

### Main issues raised and the Council's response to them

Representations on the Central Conservation Area Supplementary Planning Documents are attached.

The Central Conservation Area Supplementary Planning Documents (SPDs) have generally been welcomed by those making representations on them. They have been seen as a useful addition to the Council's planning policy guidance.

### Central Conservation Area SPDs

Many of the representations relate to minor alterations – factual errors or the provision of more detail to be incorporated into the character appraisals. Several comments have been made about traffic management and parking issues within the southern part of the Central Conservation Area. These comments have been discussed with Gloucestershire Highways in considering responses and proposed amendments to the draft documents.

The Character Appraisals identify positive, negative and neutral buildings and spaces. Some respondents asked for the notation of a small number of these buildings and spaces to be re-considered on the Townscape Analysis maps. As a result, officers decided to re-survey all the buildings in each character area to ensure that they have been correctly and appropriately identified. Through carrying out this process, officers have made a number of amendments to each character area Townscape Analysis map. Additionally, wording has been added into each appraisal to clarify the definition of those buildings and spaces.

Despite the large number of comments received, there are no alterations of major significance. There were 30 respondents in total. A breakdown of the comments is set out below and the report detailing all comments is attached for information.

	<b>NUMBER OF COMMENTS IN TOTAL</b>	<b>NUMBER OF GENERAL COMMENTS</b>	<b>NUMBER OF SUPPORTING COMMENTS</b>	<b>NUMBER OF OBJECTIONS</b>
<b>LANSDOWN</b>	17	15	2	0
<b>SUFFOLK SQUARE</b>	11	10	1	0
<b>ELDORADO</b>	11	10	1	0
<b>DEAN CLOSE &amp; HATHERLEY PARK</b>	11	10	1	0

<b>TIVOLI</b>	9	8	1	0
<b>THE PARK</b>	33	25	4	4
<b>SUFFOLKS</b>	48	38	7	3
<b>BATH ROAD</b>	25	20	3	2
<b>LECKHAMPTON</b>	12	10	1	1
<b>COLLEGE</b>	12	10	1	1
<b>ST LUKE'S</b>	11	10	1	0
<b>SYDENHAM</b>	29	21	1	7
<b>FAIRVIEW &amp; ALL SAINTS'</b>	11	10	1	0
<b>PITTVILLE</b>	17	14	2	1
<b>LOWER HIGH ST</b>	44	35	3	6
<b>ST PAUL'S</b>	11	10	1	0
<b>TOTAL</b>	<b>312</b>	<b>256</b>	<b>31</b>	<b>25</b>

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	356 / 148 / /	Supporting statement: I very much welcome the effort put into the appraisal, was interested in the historical content, and strongly support the recommended actions in the Management Plan. I do hope lack of money does not stop the Council from acquiring the necessary powers and using them where appropriate.		Support for SPDs welcomed.	None.
2	Whole document	375 / 148 / /	<p>General comment: However I also believe that the appraisal has omitted explicitly to state a key over-arching objective and an important link with the 1997 adopted local plan. This key objective is the need to maintain the residential character of the area.</p> <p>In the adopted local plan it is noted that the Inspector stated (para 4.24 etc) that “a crucial element in all the conservation areas is their residential character..... A viable use for the buildings is essential, but if residential uses at original densities (i.e. as individual houses) can be retained this will help to preserve the more subtle and unquantifiable aspects of</p>	<p>I suggest that the draft Character appraisal and Management Plan should be amended to include residential character as a crucial element of its character (para 5), rather than the principal part of a mix, and “1. Introduction..Purpose of the Management Plan” on p.29 should be amended to include preservation and enhancement of the Lansdown area historic residential character and appearance. Actions should follow from this. I fully support the existing actions but would ask that the desirability of maintaining a critical concentration and mass of residential uses at</p>	<p>Comments acknowledged. The 1997 Local Plan has been superceded by Cheltenham Borough Council Local Plan Second Review (adopted July 2006). It states the importance of residential character in Conservation Areas in paragraphs 5.20 and 5.23 and Policy BE2.</p>	<p>More acknowledgement will be made of the importance of the residential character of Lansdown and the maintenance of its residential character in the Lansdown character appraisal. This acknowledgement will be added into sections 'Use of area and how use creates special interest' and 'Pressures and capacity for change'. The pressure for sub-division and intensification of use of larger residential properites will be addressed within the 'Control of Development' management proposal within the management plan, where a new paragraph will be written in. The same will be done for the Pittville and The Park management plans where this issue is also apparent.</p>

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			<p>the character of the areas, connected, for example, with intensity of use." He or she then went on to stress that (para 4.25) "it is important that, where this character remains, it is strongly protected, particularly in the Central Conservation Area, which is of national importance and which suffers from two particular and often insidious pressures" The first of these is "the pressure to subdivide single dwellings of all sizes into smaller dwellings...(which).. can intensify activity in an area and erode quiet residential character through the cumulative effects of many small changes..." The second pressure is that of "the intrusion of commercial development into residential areas."</p>	<p>original densities be built into the plan.</p>		
3	Whole document	403 / 202 / /	<p>General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.</p> <p>Funding - a) It seems unfair that the inhabitants should bear any</p>	None stated.	<p>Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents.</p> <p>The Supplementary Planning Documents address the importance of maintaining both historic and modern</p>	None.

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			<p>cost because they are either rich and thus lose half their income in Tax or else too poor;</p> <p>b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>		<p>buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	
4	Whole document	419 / 203 / /	<p>General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to</p>	None stated to documents.	<p>Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at</p>	None.

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			and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.		improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	
5	Whole document	629 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work on the Civic Pride UDF should benefit from the production of these character areas as well as the ones already adopted as SPD.		Support welcomed.	None.
6	Whole document	645 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.

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			<p>terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.</p>			
7	Paragraph 5.31 Negative factors	376 / 148 / /	<p>General comment: Several of the negative impacts on residential character noted in para 5.31 of the appraisal are tackled in the management plan. However there are no management plans to tackle negative features (e) and (f), high traffic volumes and large amounts of on-street parking, or to eliminate rat runs such as Christchurch Road (para 5.5). I suggest this is a major omission. I recognise that these negative features are influenced by activities outside the Lansdown area but that should not prevent the inclusion of counter-measures in the Management plan. At the very least the plan should call for the Borough and County Council to explore remedies while ensuring that new developments and traffic schemes both outside and inside Lansdown do not</p>	<p>Implement management proposals to address negative features (e) and (f) high traffic volumes and large amounts of on-street parking. At the very least the plan should call for the Borough and County Council to explore remedies while ensuring that new developments and traffic schemes both outside and inside Lansdown do not make the problems worse.</p>	<p>Comments noted. The character appraisal does acknowledge that high traffic volumes and on-street parking in the Lansdown character area are negative factors. Issues relating to Cheltenham's highways (including traffic volumes and on-street parking) are managed by Gloucestershire County Council. After discussing these issues with Gloucestershire County Council and Gloucestershire Highways, it has been determined that the roads within Lansdown can accommodate the traffic volumes and parking levels. It was agreed that these issues need attention in more narrow, often one-way roads in the Suffolks area, for example, which cannot accommodate high traffic levels and parking.</p>	None.

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			make the problems worse.			
8	Action LD2	501 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."
9	Paragraph 4 Drives and loss of front gardens	517 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
10	Paragraph 5 Tree management	531 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the important contribution trees make to reducing climate change through climate fixing and shading.
11	Paragraph 6 Boundary enclosures	546 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity



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			additional wildlife habitats.	additional wildlife habitats.		by providing additional wildlife habitats.
12	Action LD8	562 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?	Amend wording of action if deemed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.
13	Action LD9	577 / 159 / /	General comment: New signage should be sustainably sourced.	Add comment in Action point.	Comment noted. Signage has to be clear and functional. This doesn't exclude it being sustainably sourced however it has to be of an appropriate material to enable it to fulfil these functions.	None.
14	Report Sustainability appraisal report	596 / 159 / /	General comment: Table 15: Appraisal of Options 2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features'.	Amend if wording of management proposals is amended.	Comments noted. 2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices. 3. Proposals already encourage planting and use	2. Amend wording in table as appropriate to reflect comments. 3. Amend wording in table as appropriate to reflect comments. 5. Amend wording in table as appropriate to reflect comments. 9. Amend wording in table as appropriate to reflect comments. 11. Amend wording in table as appropriate to

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			<p>Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High</p>		<p>of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of appropriate small-scale renewable energy schemes</p>	<p>reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>

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			<p>Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this if strengthen requirement to use reclaimed/recycled/sustainable/locally sourced materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings.</p>		<p>as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features)'. 15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices. 18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already going to amended in light of previous comments made to add wording on biodiversity.</p>	

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			<p>Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings;</p> <p>18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.</p>			

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1	Whole document	345 / 178 / /	<p>General comment: The Suffolks would really benefit from a regular street market- arts, crafts, collectables, handmade fashion, music. Not tat. Saturdays like Portobello market albeit smaller. The road could be closed and wouldn't conflict with existing businesses. Indeed, would support them with extra footfall. If this isn't the place for such a suggestion, please tell me where I should direct it.</p>	What do you mean by 'sound'	Comment noted. A popular street market is already held in Suffolk Parade on an annual basis where the road is closed to traffic and stalls line the street.	None.
2	Whole document	404 / 202 / /	<p>General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.</p> <p>Funding -</p> <p>a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;</p> <p>b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help?</p>	None stated.	Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available	None.

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			<p>and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>		<p>to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	
3	Whole document	420 / 203 / /	<p>General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over</p>	None stated to documents.	<p>Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential</p>	None.

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			and in the street where I live the front gardens are now dark and somewhat forbidding.		roads and the amount of cut-off is taken into account at the design stage.	
4	Whole document	630 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work on the Civic Pride UDF should benefit from the production of these character areas as well as the ones already adopted as SPD.		Support welcomed.	None.
5	Whole document	646 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.

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6	Action SS2	502 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> ).".
7	Paragraph 4 Drives and loss of front gardens	518 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
8	Paragraph 5 Tree management	532 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the contribution trees make to climate fixing and shading.
9	Paragraph 6	547 / 159 / /	General comment: Detail	Detail should be added	Comment noted and agreed.	The paragraph will be



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	Boundary enclosures		should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.		amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
10	Action SS9	578 / 159 / /	General comment: New signage should be sustainably sourced.	Add comment in Action point.	Comment noted. Signage has to be clear and functional. This doesn't exclude it being sustainably sourced however it has to be of an appropriate material to enable it to fulfil these functions.	None.
11	Report Sustainability appraisal report	597 / 159 / /	General comment: Table 15: Appraisal of Options 2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerals, small scale renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan)	Amend if wording of management proposals is amended.	Comments noted. 2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices. 3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made. 5. Improved traffic	2. Amend wording in table as appropriate to reflect comments. 3. Amend wording in table as appropriate to reflect comments. 5. Amend wording in table as appropriate to reflect comments. 9. Amend wording in table as appropriate to reflect comments. 11. Amend wording in table as appropriate to reflect comments. 12. Amend wording in table as appropriate to reflect comments. 15. No change. 18. No change. Wording in the table already recognises

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			<p>also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen</p>		<p>management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features)'.</p> <p>15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes</p>	<p>improvements SPDs will have on this sustainability appraisal objective.</p>

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			<p>requirement to use reclaimed/recycled/sustainable/locally sourced materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings. Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p>		<p>through Planning Acts or Section 215 notices.</p> <p>18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already going to be amended in light of previous comments made to add wording on biodiversity.</p>	

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			<p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings;</p> <p>18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.</p>			

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	405 / 202 / /	<p>General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.</p> <p>Funding -                      a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;                      b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>	None stated.	<p>Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area.</p> <p>There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	None.

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
2	Whole document	421 / 203 / /	General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.	None stated to documents.	Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	None.
3	Whole document	631 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More		Support welcomed.	None.

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			specifically the current work on the Civic Pride UDF should benefit from the production of these character areas as well as the ones already adopted as SPD.			
4	Whole document	647 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.
5	Action EL2	503 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
						( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."
6	Paragraph 4 Drives and loss of front gardens	519 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
7	Paragraph 5 Tree management	533 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the contribution trees make to climate fixing and shading.
8	Paragraph 6 Boundary enclosures	548 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
9	Action EL8	563 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?	Amend wording of action if deemed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.
10	Action EL9	579 / 159 / /	General comment: New signage should be sustainably sourced.	Add comment in Action point.	Comment noted. Signage has to be clear and functional. This doesn't	None.



Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
					exclude it being sustainably sourced however it has to be of an appropriate material to enable it to fulfil these functions.	
11	Report Sustainability appraisal report	598 / 159 / /	<p>General comment: Table 15: Appraisal of Options</p> <p>2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials,</p>	Amend if wording of management proposals is amended.	<p>Comments noted.</p> <p>2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices.</p> <p>3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of traditional architectural features on some historic buildings' in response to</p>	<p>2. Amend wording in table as appropriate to reflect comments.</p> <p>3. Amend wording in table as appropriate to reflect comments.</p> <p>5. Amend wording in table as appropriate to reflect comments.</p> <p>9. Amend wording in table as appropriate to reflect comments.</p> <p>11. Amend wording in table as appropriate to reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>appropriate planting, not increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sources materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make</p>		<p>previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerals, small scale renewable energy schemes and other such features)'.                      15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices.</p> <p>18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already going to amended in light of previous comments made to add wording on biodiversity.</p>	

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>improvements to light pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings. Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced</p>			

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>materials. Could also require use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings; 18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.</p>			

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	406 / 202 / /	<p>General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.</p> <p>Funding -  a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;  b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>	None stated.	<p>Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	None.

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
2	Whole document	422 / 203 / /	General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.	None stated to documents.	Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	None.
3	Whole document	632 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work		Support welcomed.	None.

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			on the Civic Pride UDF should benefit from the production of these character areas as well as the ones already adopted as SPD.			
4	Whole document	648 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.
5	Action DC&HP2	504 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
6	Paragraph 4 Drives and loss of front gardens	520 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
7	Paragraph 5 Tree management	534 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the contribution trees make to climate fixing and shading.
8	Paragraph 6 Boundary enclosures	549 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
9	Action DC&HP8	564 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?	Amend wording of action if deemed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.
10	Action DC&HP9	580 / 159 / /	General comment: New signage should be sustainably sourced.	Add comment in Action point.	Comment noted. Signage has to be clear and functional. This doesn't exclude it being sustainably	None.



Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
					sourced however it has to be of an appropriate material to enable it to fulfil these functions.	
11	Report Sustainability appraisal report	599 / 159 / /	<p>General comment: Table 15: Appraisal of Options</p> <p>2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not</p>	Amend if wording of management proposals is amended.	<p>Comments noted.</p> <p>2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices.</p> <p>3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of</p>	<p>2. Amend wording in table as appropriate to reflect comments.</p> <p>3. Amend wording in table as appropriate to reflect comments.</p> <p>5. Amend wording in table as appropriate to reflect comments.</p> <p>9. Amend wording in table as appropriate to reflect comments.</p> <p>11. Amend wording in table as appropriate to reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sources materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light</p>		<p>traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features)'. 15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices.</p> <p>18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already</p>	

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings.</p> <p>Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require</p>		<p>going to amended in light of previous comments made to add wording on biodiversity.</p>	

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings; 18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.			

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	407 / 202 / /	<p>General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.</p> <p>Funding -  a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;  b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>	None stated.	<p>Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
2	Whole document	423 / 203 / /	General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.	None stated to documents.	Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	None.
3	Whole document	633 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work		Support welcomed.	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			on the Civic Pride UDF should benefit from the production of these character areas as well as the ones already adopted as SPD.			
4	Whole document	649 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.
5	Action TV2	505 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
6	Paragraph 4 Drives and loss of front gardens	521 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
7	Paragraph 5 Boundary enclosures	550 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
8	Action TV7	565 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?	Amend wording of action if deemed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.
9	Report Sustainability appraisal report	600 / 159 / /	General comment: Table 15: Appraisal of Options 2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example	Amend if wording of management proposals is amended.	Comments noted. 2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon	2. Amend wording in table as appropriate to reflect comments. 3. Amend wording in table as appropriate to reflect comments. 5. Amend wording in table as appropriate to reflect comments. 9. Amend wording in



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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>satellite dishes, large aerals, small scale renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of</p>		<p>emissions. Can't control energy efficiency through Section 215 notices.</p> <p>3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will</p>	<p>table as appropriate to reflect comments.</p> <p>11. Amend wording in table as appropriate to reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sources materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable</p>		<p>be strengthened in response to previous comments and use of appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerals, small scale renewable energy schemes and other such features)'. 15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices. 18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already going to amended in light of previous comments made to add wording on biodiversity.</p>	

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			<p>ble/locally sourced materials and installing energy efficiency measures when enhancing buildings. Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings;</p> <p>18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.</p>			

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	441 / 154 / 44 /	Supporting statement: We welcome the Review, and in particular the emphasis on specific improvement projects. The detailed Appraisals, prepared by Kate Turner, will be very useful reference documents for Borough officials, Residents' Associations and others.		Support welcomed.	None.
2	Whole document	444 / 154 / 44 /	<p>General comment: The published outcome from this exercise should take a different form from that proposed. Rather than a series of 19 separate documents, one for each character area, we urge that the output should be three distinct texts, each covering the whole of the Conservation Area - or at least the southern part of that Area. The three texts should be:</p> <p>1) A Guide to Good Practice for Property Owners - designed to acknowledge the major part that owners play in creating and maintaining the quality of townscape in the Conservation Area, and to offer examples of good practice in (for example) painting of rendered buildings, installation of</p>	<p>Produce three distinct texts (as described in the 'comments' paragraph), rather than 19 separate character appraisals and management plans. Make clear the relationship between Civic Pride and the character appraisals and management plans.</p>	<p>Comments noted. Planning Policy Guidance 15 stresses the need for local planning authorities to make an assessment of the special character and appearance of all conservation areas in their districts. The Government has also made the preparation of such assessment appraisals for all conservation areas a Best Value Performance indicator for local authorities. This confirms that it is important the documents remain as a distinct character appraisal and management plan, in-order to meet Government targets, policy and guidance.</p> <p>Through maintaining the 19 character areas as distinct elements and having a character appraisal and management plan for each area, the Central Conservation Area has been effectively analysed and suitable management plans have been drawn up for each of the character areas. This enables anyone interested in a specific area to find all they want</p>	None.

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			<p>railings or walls, planting of trees, maintenace of hedges etc;                      2) A single Supplementary Planning Document (SPD), focused on the common planning issues found in many parts of the Conservation Area. The SPD should be clearly different from, and complementary to, the recent note on house extensions and the 'Design and Development Brief' for The Park;                      3) A Public Space Improvement Programme - bringing together those projects of development and enhancement stated in the management plans. This programme should embrace issues of traffic management and car parking, which are of high concern to residents in this part of the Conservation Area; and issues of street furniture, street trees, street maintenance etc. This implies that Gloucestershire Highways should be co-responsible for this Programme. The relation to Civic Pride should be made clear.</p>		<p>in a particular document.                      Following similar comments made by the respondent in a preliminary consultation meeting, a paragraph was written into each of the management plans which explained the three main functions of the document (as a control tool, a project development tool, and a best practice guide). This was done prior to the documents being released for public consultation. It is important to acknowledge, however, that the statutory function of the document is to act as a Supplementary Planning Document within the planning system.                      The relationship between Civic Pride and the Conservation Supplementary Planning Documents has been addressed in the documents which fall within the Civic Pride project area. A management proposal on Civic Pride has been written into the appropriate management plans which explains that the Civic Pride project has been developed in a manner which responds positively to the requirements of the appropriate character appraisals and management plans. The accompanying action point goes on to state -                      "The Council and its partners will ensure that the detailed design and implementation of Civic Pride projects will preserve and enhance the character of the Conservation Area in a manner</p>	

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					compatible with the Character Appraisal for those parts of the area affected by it." Civic Pride has also been addressed in the character appraisals with the aim of the Civic Pride project being explained in the 'Planning Context' paragraph of the appropriate character appraisals.	
3	Whole document	451 / 154 / 44 /	General comment: The Public Space Improvement Programme should include a commitment to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area, with the aim of solving the high inconvenience to traffic, to pedestrians and to residents arising from the present system of one-way movements; and a review of the parking regime at Bath Terrace and Commercial Street car parks so as to give maximum incentive to all car users in this area (whether shoppers, owners or residents) to use the off-street parking there rather than to park on the streets	The Public Space Improvement Programme should include a commitment to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area, with the aim of solving the high inconvenience to traffic, to pedestrians and to residents arising from the present system of one-way movements; and a review of the parking regime at Bath Terrace and Commercial Street car parks so as to give maximum incentive to all car users in this area (whether shoppers, owners or residents) to use the off-street parking there rather than to park on the streets	Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic	None.

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					management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.	
4	Whole document	454 / 154 / 44 /	General comment: The Borough Council should adopt a policy to secure off-street parking in all new development, as far as this can be achieved within present government planning guidance, which are based on the principle that failure to provide parking space will deter growth in car ownership; and to work with other local authorities to challenge that guidance, on the grounds that the principle is clearly not working in practice.	The Borough Council should adopt a policy to secure off-street parking in all new development, as far as this can be achieved within present government planning guidance, which are based on the principle that failure to provide parking space will deter growth in car ownership; and to work with other local authorities to challenge that guidance, on the grounds that the principle is clearly not working in practice.	Comment noted. Government guidance and the local plan set the maximum limits for car-parking in new developments. This document cannot alter these policies and must operate within them. Each planning application needs to be considered on its own merits and the parking regime for each is likely to be individually tailored. Where there are particular issues relating to on-street parking, the relevant management plans have addressed these issues through outlining management proposals.	None.
5	Whole document	346 / 178 / /	General comment: 1). Firstly the area desperately needs a	not sure what this means	1). Comments noted. Management proposals such as 'Driveways and	None.

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			<p>playground. There are now many young families in The Park and nothing very close by. Just a few swings and slides would be great, even if only on the grassy patch next to The Exmouth on the Bath Road. OR, in return for the putting up with the drunken noise coming from the park campus can they not offer a corner for a playground for children perhaps</p> <p>2). Having recently moved to The Park, Cheltenham from living in Little Venice - Westminster council- it strikes me that the street furniture, paving and lighting is very poor in comparison.</p> <p>3). Railings are great but can end up creating a naff fake gated community feeling - especially when electric- and other options should be encouraged too. Tarmac drives should be discouraged, a number of drives have been tarmaced over when gravel would have been much nicer.</p> <p>4). Grants should be made</p>		<p>loss of front gardens', 'Street furniture' and 'Footpath around the tear drop form of The Park' attempt to reduce or combat many of the comments the respondent has made.</p> <p>Currently there are no substantial areas of public green space within the character area for use, as the respondent suggests, as a playground. The grassy patch adjacent the Exmouth Arms public house is privately owned.</p> <p>2). Comment noted. Cheltenham Borough Council is continually lobbying Gloucestershire on the issue of poor street furniture, paving and lighting. Management proposals 'Street furniture', 'Lamp standards' and 'Footpath around tear drop form of The Park' within the Management Plan for The Park character area address some of these issues.</p> <p>3). Comment noted. Local Plan policies BE 1 'Open Space In Conservation Areas' and BE 7 'Parking On Forecourts Or Front Gardens In Conservation Areas' address this issue.</p> <p>Additionally, management proposal 'Drives and loss of front gardens' addresses this issue and supplements the Local Plan policies.</p> <p>4). These documents cannot develop grants for such works and there are no grants currently available for works in conservation areas.</p> <p>5). Bin storage can only be</p>	



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			<p>available for residents. I have awful cheap fencing I am keen to replace but would never get my leasehold neighbours to agree and I would not like to spend 15000 on suitable barriers for a flat worth only 280000.</p> <p>5). Bins are also unsightly and alternative storage solutions should be encouraged.</p> <p>6). The 70s style houses in the park -Tudor Lodge and the ones by St Stephens Road- are being chopped into student dwellings- resulting in rubbish being dumped outside, curtains hanging off rails, beds being dumped outside...also just because they are not Georgian doesn't mean they should be permitted to have dreadful upvc windows...</p> <p>7). Finally, parking on Tudor Lodge Drive should be clamped down on, it's a recent trend that makes it very tatty.</p>		<p>controlled on new developments. It is the responsibility of property owners to soften the visual impact bins can have.</p> <p>6). These comments are predominantly management issues for property owners and therefore a civil matter. However, the comments relating to rubbish being left outside properties have been passed to the Council's relevant Enforcement team who will go out and investigate this issue and take appropriate action. With regards to the comment relating to windows, current planning legislation allows residential houses (not flats) in conservation areas to replace their windows without requiring planning permission. Article 4 (2) Directions could be implemented to remove permitted development rights from residential houses (not flats) to control the alteration of certain features (e.g. windows) so planning permission would be required for such works. Although Article 4 directions cannot be implemented through the character appraisals, however a section on them has been written into each management plan which will form background research into implementation of such directions when it is deemed appropriate.</p> <p>7). Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street</p>	

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					<p>furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each</p>	

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					organisation to tackle resident's concerns.	
6	Whole document	408 / 202 / /	<p>General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.</p> <p>Funding -                      a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;                      b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with</p>	None stated.	<p>Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for</p>	None.

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			a moderate fee towards Heritage funding.		demand in the implementation of projects.	
7	Whole document	424 / 203 / /	General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.	None stated to documents.	Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	None.
8	Whole document	435 / 206 / 60 /	General comment: Our response is focussed very much upon The Park "Teardrop" as defined several times in the subject document. In preparing this response, we have met and discussed the issues with	None stated.	Following similar responses made at a preliminary consultation meeting, we added a section in the Management Plan which explains the three functions of the Plan, being - as a control tool (SPDs will form material considerations in determining planning applications); a project development tool	None.

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			our friends in the St. Philip and St. James Area Residents' Association. In particular we agree with their position on "A Guide to Good Practice for Property Owners", namely that education, guidance, the building of enthusiasm to work with rather than against a, perhaps perceived, punitive authority is very worthwhile.		(identifying pro-active work which can address some of the negative issues identified in the character appraisal) and a best practice guide (comprising action points which seek to preserve and enhance an area's character and appearance which should be considered in the design and implementation of all projects, whether they need planning permission or not). This section was added prior to the documents going out to public consultation.	
9	Whole document	436 / 206 / 60 /	Objection: We also agree that a great amount of what is written about the whole conservation area is repetitive and therefore wasteful, and this aspect could best be covered by an overarching general view of the conservation area with specific sub-sections devoted to the very different parts of Cheltenham included in the whole area.	Produce one document which covers the whole of the Central Conservation Area with specific sub-sections devoted to the very different parts of Cheltenham included in the whole area.	Comment noted. It is important that the Council has separate appraisals and management plans for each character area in the Central Conservation Area - the distinctive character of each area has been effectively analysed in detail and appropriate management plans have been drawn up which address key issues affecting each area. This is particularly important in meeting the statutory requirement of Section 71 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. By having separate documents, anyone interested in a particular area can find all the information they want in one of the documents.	None.
10	Whole document	437 / 206 / 60 /	Objection: We do feel, as we have submitted before, that the definition of The Park included in the appraisal is too wide. Much is said about	Review the boundary of The Park character area so it comprises of just the "Teardrop".	Comment noted. The boundaries for each of the 19 character areas in the Central Conservation Area have been carefully devised, using Derek Latham's previous study on character areas (part of	None.

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			<p>The Park Teardrop (and it is encouraging to see the understanding of the uniqueness of this area in the document) but then the area under review has been drawn materially wider to include other local areas, which whilst very important and attractive in their own right, are quite different in structure from the "Teardrop". Our contention is that the "Teardrop" should be a separate area.</p> <p>This contention is supported by the Park Design and Development Brief. This document, whilst less prescriptive than many of us would have liked, has been really the only support there has been to prevent the most excessive developments around The Park in recent years. This Brief relates only to the Teardrop, and really can only do so because of the specific characteristics of The Park. We are also very concerned that the specific nature of the clauses giving guidance for developers, contained in the Brief, is missing from the Appraisal and Management Plan.</p>		<p>the CUCAP project) as a basis for drawing the boundaries. The boundary of The Park character area is felt to be appropriate in terms of assessing character and devising management proposals. Merrett's historic map of 1834 has been studied which defines The Park, and the current boundary of The Park character area does follow quite closely the historic extent of The Park which always included much more than simply "The Teardrop". The Council recognises that The Park Design and Development Brief (SPG) focuses on just the tear-drop form of The Park, and it has been agreed that the Park Design and Development Brief would not be removed from adoption, but sit at a lower level in the hierarchy of planning documents, focussing in on more specific detail.</p>	

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11	Whole document	438 / 206 / 60 /	Objection: Another really important matter is the apparent non-participation in this whole process of Glos County Council. A very great part of any conservation area, as perceived by the general public, is the street scene. Our street scene throughout Cheltenham is in the hands of GCC which is not a party to this process and as far as we've been informed, is unlikely to be so.	Involve Gloucestershire County Council in the drafting and production of the documents.	Comments noted. The respondent has been advised that Gloucestershire County Council were sent the full set of management proposals in each Management Plan (which forms the Supplementary Planning Document) prior to the documents being released for public consultation. Their comments were acknowledged and incorporated into the consultation versions of the documents. Gloucestershire County Council were also statutory consultees who were sent all the draft documents as part of the statutory consultation process. The County Council are also involved in agreeing the recommended changes to appropriate documents as a response to consultation responses raised.	None.
12	Whole document	440 / 206 / 60 /	Supporting statement: Much else of what has been drafted is very supportive of the aims of concerned citizens and is to be applauded and we endorse it, including e.g. a review of whether The Park could become a no-parking zone.		Support welcomed.	None.
13	Whole document	457 / 208 / /	Supporting statement: I welcome the review.		Support welcomed.	None.
14	Whole document	460 / 208 / /	General comment: I wish to see greater recognition of the	The documents need to show greater recognition	Comments noted. Following similar responses made at a preliminary consultation meeting, we added a	None.

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			<p>role private property owners play in maintaining the quality of townscape in the Conservation Area and to offer incentives for the good practice of painting, installing railings and walls, tree planting and maintenance of hedges etc in keeping with the local environment. I would also like to see more effective planning enforcement where that is needed, more action by Gloucestershire Highways to improve public spaces, more calming of traffic, more off-street parking, greater clarity on the role of these documents in the planning process, and clear commitment by the Borough Council to specific environmental projects.</p>	<p>of the role private property owners play in maintaining the quality of townscape in the Conservation Area; greater clarity on the role of these documents in the planning process, and clear commitment by the Borough Council to specific environmental projects.</p>	<p>section in the Management Plan which explains the three functions of the Plan, being - as a control tool (SPDs will form material considerations in determining planning applications); a project development tool (identifying pro-active work which can address some of the negative issues identified in the character appraisal) and a best practice guide (comprising action points which seek to preserve and enhance an area's character and appearance which should be considered in the design and implementation of all projects, whether they need planning permission or not). This section was added prior to the documents going out to public consultation.</p>	
15	Whole document	466 / 208 / /	<p>General comment: The idea that planning permission can be obtained to build houses without parking facilities, in an area where parking was such a problem, on the basis that failure to provide parking spaces will deter growth in car ownership, is ludicrous. The Borough Council should adopt a policy that all new developments should include</p>	<p>None specifically to wording of document but the Borough Council should adopt a policy that all new developments should include off-street parking.</p>	<p>Comment noted. Government guidance and the local plan set the maximum limits for car-parking in new developments. This document cannot alter these policies and must operate within them. Each planning application needs to be considered on its own merits and the parking regime for each is likely to be individually tailored. Where there are particular issues relating to on-street parking, the</p>	None.



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			off-street parking.		relevant management plans have addressed these issues through outlining management proposals.	
16	Whole document	469 / 208 / /	Objection: Traffic problems such as parking and speed control in certain roads in our area needs urgent attention. Many people at the meeting felt very strongly about this issue.	The Management Plan should include a commitment to review the traffic management scheme in the Andover/Norwood Road/Suffolk Road/Bath Road area.	Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss	None.

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					potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.	
17	Whole document	634 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work on the Civic Pride UDF should benefit from the production of these character areas as well as the ones already adopted as SPD.		Support welcomed.	None.
18	Whole document	650 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in

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			<p>when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.</p>			<p>each document.</p>
19	Part Part 2 Management plan	476 / 208 / /	<p>General comment: A significant number of the policies and actions, on which (as stated in the Appraisals) the future good management of the Conservation Area depends, lie with the Country Council, now that the responsibility for highways has shifted back to them. These include the care for, and planting of, street trees; the wide range of street furniture; and the issue of traffic management, for example on the Bath Road, which has heavy use by both traffic and pedestrians. Because these issues are so crucial to the character of the Conservation Area, I would suggest to you that the Borough Council should insist of the involvement of the County Council not simply as a consultee on these management plans, but as a full partner.</p>	<p>The Borough Council should insist on the involvement of the County Council not simply as a consultee on these management plans, but as a full partner.</p>	<p>Comment noted. Gloucestershire County Council cannot become full partners in the process of adopting the supplementary planning documents as legally they cannot adopt the documents. Cheltenham Borough Council is currently working with Gloucestershire County Council and Gloucestershire Highways to address the traffic management issues. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to understand why these traffic management issues are occurring and ways in which the County Council and Gloucestershire</p>	<p>None to wording of documents.</p>

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					Highways may resolve them.	
20	Chapter 2 Article 4 (2) Directions	448 / 154 / 44 /	General comment: An Article 4 direction should be introduced for this part of the Conservation Area, in order to assist high standards of development, provided that the Borough Council is willing to devote the staff-time that is needed for effective enforcement of planning controls.	None relating to wording of documents but implement Article 4 directions in the southern part of the Central Conservation Area.	Comment noted. It is agreed that it is beneficial to implement Article 4 Directions in-order to give additional planning controls. It is planned that research into the implementation of Article 4 Directions will be undertaken later on in 2008.	None.
21	Chapter 2 Article 4 (2) Directions	463 / 208 / /	General comment: Planning permission should be a requirement in a conservation area such as ours, not just for alteration of houses but also for all changes to the character of the streets and general environment. In an attempt to achieve this I think the rules need to be changed on the replacement of street lights, road signs and other street furniture which at present do not need planning permission. Planning permission should also be required for all buildings in a conservation area, not just for listed buildings. It would appear Article 4 is very important for controlling development and the	None specifically to wording of document but would like to see planning permission required for the replacement of street lights, road signs and other street furniture and implement Article 4 Directions in The Park/Suffolks/Bath Road areas.	Comment noted. It is agreed that it is beneficial to implement Article 4 Directions in-order to give additional planning controls. It is planned that research into the implementation of Article 4 Directions will be undertaken later on in 2008.	None.

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			protection of non-listed buildings and the general environment and the Council should apply for it to be introduced in this area!			
22	Action TP2	506 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."
23	Paragraph 4 Drives and loss of front gardens	522 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
24	Paragraph 5 Tree management	535 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the contribution trees make to climate fixing and shading.
25	Paragraph 6	551 / 159 / /	General comment: Detail	Detail should be added	Comment noted and agreed.	The paragraph will be amended to incorporate the

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
	Boundary enclosures		should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.		contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
26	Action TP8	566 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?	Amend wording of action if deemed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.
27	Action TP9	581 / 159 / /	General comment: New signage should be sustainably sourced.	Add comment in Action point.	Comment noted. Signage has to be clear and functional. This doesn't exclude it being sustainably sourced however it has to be of an appropriate material to enable it to fulfil these functions.	None.
28	Action TP10	589 / 159 / /	General comment: The energy efficiency of any replacement lamps will be maximised.	Add detail into action point.	Comment noted and agreed.	Detail on the energy efficiency of any replacement lamps being maximised will be added to the action point.
29	Paragraph 11 University of Gloucestershire's grounds within The Park	590 / 159 / /	General comment: The central open space of the Park makes a positive contribution to reducing climate change and has an important role in biodiversity.	Add detail in paragraph on positive contribution of open space as described in 'comments'. The Action point should include detail on the	Comment noted and agreed.	Detail on the contribution the open space in The Park makes to biodiversity and reducing climate change will be added into the paragraph.

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			The Action point should include detail on the retention of the open space contributing to biodiversity and reducing climate change.	retention of the open space contributing to biodiversity and reducing climate change.		
30	Paragraph 11 University of Gloucestershire's grounds within The Park	439 / 206 / 60 /	General comment: The central area in the centre of the Teardrop is owned by the University and is presently well looked after, boundary fencing excepted in some areas. What protection can be included in the eventual documents arising from this process that will ensure its continued existence in this or an improved form?	Ensure document protects continued existence of the central space within the Park in current or improved form.	Comment noted. As a response to same point being raised in a preliminary consultation meeting, a management proposal was added to The Park's management plan entitled 'University of Gloucestershire's grounds within The Park'. This proposal was added prior to the document being released for statutory public consultation. This proposal reads - 11 University of Gloucestershire's grounds within The Park The central green space within the teardrop form of The Park is a quintessentially important historic feature within the character area. The space was historically designed as pleasure grounds and has retained much of its open character despite several historic and more recent University buildings being located in the north eastern part of the grounds. Action TP11: The Council will ensure the retention of the spacious character of this important central space within the Park through ensuring that any future development or redevelopment within the grounds does not erode any of the open	None.

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					space. This will ensure the retention of this area of green open space which makes an essentially important contribution to the character area.	
31	Paragraph 12 Double yellow lines around tear drop form of The Park	352 / 189 / /	<p>General comment: In general, removing parking makes the situation worse elsewhere. Motorists already speed along this stretch of The Park - a clear road is likely to encourage this.</p> <p>Though generally supportive of what the initiative is trying to achieve, I would encourage those involved with this document and its implementation not to be too 'precious' about the area.</p>	Do not remove the parking.	Comment noted. The Council will lobby Gloucestershire County Council to investigate the opportunities and benefits of implementing a restrictive parking zone around the central space of The Park.	None.
32	Action TP13	591 / 159 / /	General comment: Is it possible to re-lay the footpath around The Park with a more appropriate, sustainable material?	Amend wording of Action point if possible to add that the footpath around The Park should be re-laid with a more appropriate, sustainable material.	Comment noted. The Council is currently researching sustainable materials through the Civic Pride project. The sustainability of materials is determined by a number of factors, including sourcing, re-use and whole life cost.	Text will be added to the action point to state that the Council will, where appropriate, use sustainably sourced materials in the implementation of this proposal.
33	Report Sustainability appraisal report	601 / 159 / /	General comment: Table 15: Appraisal of Options 2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or	Amend if wording of management proposals is amended.	Comments noted. 2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices.	2. Amend wording in table as appropriate to reflect comments. 3. Amend wording in table as appropriate to reflect comments. 5. Amend wording in table as appropriate to reflect comments.



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			<p>installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p>		<p>3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of</p>	<p>9. Amend wording in table as appropriate to reflect comments.</p> <p>11. Amend wording in table as appropriate to reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>

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			<p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sources materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for</p>		<p>appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerals, small scale renewable energy schemes and other such features)'.                      15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices.                      18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already going to amended in light of previous comments made to add wording on biodiversity.</p>	

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			<p>recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings. Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings;</p> <p>18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of</p>			

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			biodiversity and the need to protect it.			

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1	Whole document	442 / 154 / 44 /	Supporting statement: We welcome the Review, and in particular the emphasis on specific improvement projects. The detailed Appraisals, prepared by Kate Turner, will be very useful reference documents for Borough officials, Residents' Associations and others.		Support welcomed.	None.
2	Whole document	445 / 154 / 44 /	<p>Objection: The published outcome from this exercise should take a different form from that proposed. Rather than a series of 19 separate documents, one for each character area, we urge that the output should be three distinct texts, each covering the whole of the Conservation Area - or at least the southern part of that Area. The three texts should be:</p> <p>1) A Guide to Good Practice for Property Owners - designed to acknowledge the major part that owners play in creating and maintaining the quality of townscape in the Conservation Area, and to offer examples of good practice in (for example) painting of rendered buildings, installation of railings or walls, planting of</p>	Produce three distinct texts (as described in the 'comments' paragraph), rather than 19 separate character appraisals and management plans. Make clear the relationship between Civic Pride and the character appraisals and management plans.	<p>Comments noted. Planning Policy Guidance 15 stresses the need for local planning authorities to make an assessment of the special character and appearance of all conservation areas in their districts. The Government has also made the preparation of such assessment appraisals for all conservation areas a Best Value Performance indicator for local authorities. This confirms that it is important the documents remain as a distinct character appraisal and management plan, in-order to meet Government targets, policy and guidance.</p> <p>Through maintaining the 19 character areas as distinct elements and having a character appraisal and management plan for each area, the Central</p>	None

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			<p>trees, maintenance of hedges etc;</p> <p>2) A single Supplementary Planning Document (SPD), focused on the common planning issues found in many parts of the Conservation Area. The SPD should be clearly different from, and complementary to, the recent note on house extensions and the 'Design and Development Brief' for The Park;</p> <p>3) A Public Space Improvement Programme - bringing together those projects of development and enhancement stated in the management plans. This programme should embrace issues of traffic management and car parking, which are of high concern to residents in this part of the Conservation Area; and issues of street furniture, street trees, street maintenance etc. This implies that Gloucestershire Highways should be co-responsible for this Programme. The relation to Civic Pride should be made clear.</p>		<p>Conservation Area has been effectively analysed and suitable management plans have been drawn up for each of the character areas. This enables anyone interested in a specific area to find all they want in a particular document. Following similar comments made by the respondent in a preliminary consultation meeting, a paragraph was written into each of the management plans which explained the three main functions of the document (as a control tool, a project development tool, and a best practice guide). This was done prior to the documents being released for public consultation. It is important to acknowledge, however, that the statutory function of the document is to act as a Supplementary Planning Document within the planning system. The relationship between Civic Pride and the Conservation Supplementary Planning Documents has been addressed in the documents which fall within</p>	

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					<p>the Civic Pride project area. A management proposal on Civic Pride has been written into the appropriate management plans which explains that the Civic Pride project has been developed in a manner which responds positively to the requirements of the appropriate character appraisals and management plans. The accompanying action point goes on to state - "The Council and its partners will ensure that the detailed design and implementation of Civic Pride projects will preserve and enhance the character of the Conservation Area in a manner compatible with the Character Appraisal for those parts of the area affected by it."</p> <p>Civic Pride has also been addressed in the character appraisal with the aim of the Civic Pride project being explained in the 'Planning Context' paragraph of the appropriate character appraisals.</p>	
3	Whole document	452 / 154 / 44 /	General comment: The Public Space Improvement Programme should include a commitment to review the	The Public Space Improvement Programme should include a commitment to review the	Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and	None.

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			<p>traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area, with the aim of solving the high inconvenience to traffic, to pedestrians and to residents arising from the present system of one-way movements; and a review of the parking regime at Bath Terrace and Commercial Street car parks so as to give maximum incentive to all car users in this area (whether shoppers, owners or residents) to use the off-street parking there rather than to park on the streets</p>	<p>traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area, with the aim of solving the high inconvenience to traffic, to pedestrians and to residents arising from the present system of one-way movements; and a review of the parking regime at Bath Terrace and Commercial Street car parks so as to give maximum incentive to all car users in this area (whether shoppers, owners or residents) to use the off-street parking there rather than to park on the streets</p>	<p>footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that</p>	



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					could be taken by each organisation to tackle resident's concerns.	
4	Whole document	455 / 154 / 44 /	General comment: The Borough Council should adopt a policy to secure off-street parking in all new development, as far as this can be achieved within present government planning guidance, which are based on the principle that failure to provide parking space will deter growth in car ownership; and to work with other local authorities to challenge that guidance, on the grounds that the principle is clearly not working in practice.	The Borough Council should adopt a policy to secure off-street parking in all new development, as far as this can be achieved within present government planning guidance, which are based on the principle that failure to provide parking space will deter growth in car ownership; and to work with other local authorities to challenge that guidance, on the grounds that the principle is clearly not working in practice.	Comment noted. Government guidance and the local plan set the maximum limits for car-parking in new developments. This document cannot alter these policies and must operate within them. Each planning application needs to be considered on its own merits and the parking regime for each is likely to be individually tailored. Where there are particular issues relating to on-street parking, the relevant management plans have addressed these issues through outlining management proposals.	None.
5	Whole document	342 / 175 / 59 /	General comment: The bland areas such as Bath Terrace carpark and rear of St James school would be greatly improved by simple landscaping including tree planting. I have already persuaded the council to plant 3 trees in Bath Terrace car park but many more are needed. Trees and further landscaping would also improve the appearance of the surrounding streets and	Additional trees should be planted in Bath Terrace car park and at the rear of St James school.	Comments noted. The suggestion of planting additional trees in car parks will be passed to the Council's parking team.	None.

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			also calm the traffic.			
6	Whole document	369 / 179 / /	<p>General comment: 1) Traffic and parking</p> <p>Traffic I have said a lot about the rat run personality which Montpellier Villas takes on during certain parts of the day and week and that we suffer from being one of the few side streets along this side of Suffolk road without additional traffic management elements. as a street with parking along both sides of the road there is only space for one vehicle at a time, the only passing places are where some of us have drives. Therefore drivers put their foot down so they can get through without the inconvenience of having to reverse or stop for other drivers. I would love to see more families living here but the traffic and inconsiderate (and illegal) parking make it a difficult if you have toddlers and push chairs to cope with. We need something sympathetic to change the situation. I think we could be a 20 miles an hour zone and some form of one-way should be considered as in</p>	<p>Sympathetic traffic management is needed in Montpellier Villas.</p> <p>Possible introduction of a 20 miles per hour zone and some form of one-way should be considered as in Montpellier Terrace or single side parking. The vehicle size also needs to be effectively restricted.</p>	<p>Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those</p>	None.

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			Montpellier Terrace or single side parking (which would improve the environment). The vehicle size also needs to be more effectively restricted.		measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.	
7	Whole document	370 / 179 / /	<p>General comment: Regarding the parking, the 2 main issues are -</p> <p>a) the 'residents only parking', which because it covers only weekdays and Sat between 0900 &amp; 1700 means that our household who pay over £100 a year in fees a year and yet we have to face no where to park coming home from work in after 1600 (people always take a chance after 1600), or on Sundays (when we have been off visiting the 'mothers!'). In fact the residents only parking is regularly abused anyway and people regularly use it - both visitors and residents - who have no permit. Lunch time is also a pain because of the local lunch time trade. I think the area should to be all residents parking 24x7 and then people would know</p>	The parking on Montpellier Villas needs to be addressed. The area should be resident's parking only 24/7. The street should also be made single side parking.	<p>Comments noted. Gloucestershire County Council is responsible for implementing residents' parking schemes in Cheltenham. The comment will be passed to the County who manage a request list for altering or implementing residents' parking schemes in the town.</p> <p>Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in</p>	None.

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			where they stand, especially if the street was made into single side parking. The second issue re parking is -		Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.	
8	Whole document	372 / 179 / /	General comment: 2) Anti-social behavior  Living in this area means that to an extent you accept that people visiting cause noise and litter. Also that for some people either renting or buying - this is their first time away from home and they have to learn to be considerate. But further along the spectrum is plan	None stated.	Comment acknowledged. Cheltenham Borough Council cannot control the issues raised through these appraisals and management plans but the comments have been passed to the community safety and licensing team and the environmental maintenance team to investigate these issues. The respondent has been informed of this.	None.

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			bad behaviour late at night and some residential issues with people playing loud music that can be heard in the street. I am annoyed by the amount of broken glass in the road and on pavements and as this must be from the 3 public houses in the area - I wonder that they don't feel that they should be good neighbours and at least clean up in the vicinity of their establishments. I enjoy our 'night-life' but it's time resident's interests were taken into account.			
9	Whole document	373 / 179 / /	General comment: Well thank you again for giving me the opportunity to register my views, I look forward to seeing all the improvements - Cheltenham is a great town to live and work in but it needs more loving care and attention, as I have said it is time that residents and pedestrians reclaimed some of the things that make our lives more agreeable. Hope that the big trees at the end of our road survive and that you find a way for some more to be planted some where in our area. Oh and	None stated.	Comments acknowledged. Cheltenham Borough Council is continually lobbying Gloucestershire County Council about the poor condition of pavements in the town. Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area	None.

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			our pavements are in a shocking state!		<p>and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas.</p> <p>In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.</p>	
10	Whole document	374 / 179 / /	Supporting statement: Fully support your plans good luck		Support for SPDs welcomed.	
11	Whole document	355 / 189 / /	General comment: While generally in favour of what is being proposed, I would urge those involved not to be too	Ensure the document contains practical things, which for those living here, are not too onerous.	Comment noted. The Management Plan contains proposals which comprise 'practical' works to preserve and enhance the	None.

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			'precious', given that the support of residents will be needed to ensure any changes actually happen.		character and appearance of specific sites and character areas within the Central Conservation Area.	
12	Whole document	371 / 198 / /	<p>General comment: Regarding the parking, the 2 main issues are -</p> <p>b) illegal parking, the yellow lines are degraded or tarmac ked over and are largely ignored anyway. This relates to the junction areas of Montpellier Villas mainly at Suffolk Road and Daffodil Street. Illegal parking causes dangerous situations eg being unable to turn into MV from Suffolk Rd because there are vehicles are parked right up to the junction and if a vehicle is already in the road (going in or coming out) I have to stop in Suffolk Road, which as you know has heavy traffic which rarely observes the speed limit. So sight is restricted and the junction is obstructed. At Daffodil Street the issue is more chronic as people park up to and over the junction (I think they think as it is a one-way that it doesn't matter). I would be happy to provide photos if that would</p>	The pavements at the junctions of Montpellier Villas with Suffolk Road and Montpellier Villas with Daffodil Street need to be widened a little. This could perhaps be done with the planting of a tree or single side parking.	<p>Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a</p>	None.

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			<p>help. This causes a major obstruction to traffic turning into MV mostly from the right out of Daffodil Street, as there is parking to be negotiated and vehicles have to maneuver past the vehicles parked on the opposite side of the road in MV. They don't always make it and we know to our cost the number that don't because our cars get scrapped over and over. If the vehicle is a van or lager it becomes increasingly difficult and at times impossible I have seen vehicles having to reverse back up Daffodil Street, or get stuck across MV and and hope that they can find car owners to move their parked cars - it is a nightmare - heaven help us if we need fire-fighting equipment to make the maneuver! All for the sake of stopping people parking illegally - a little widening of the pavements at either side of the junction (with a tree?) would do it or single side parking. How do I know all this - because I live nearly opposite Daffodil Street and</p>		<p>concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.</p>	



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			actually saw a largish delivery van get stuck and scrape my car to get through!			
13	Whole document	409 / 202 / /	<p>General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.</p> <p>Funding -  a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;  b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking</p>	None stated.	<p>Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride</p>	None.

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			spaces might be found with a moderate fee towards Heritage funding.		has ensured that there will be adequate car-parking for demand in the implementation of projects.	
14	Whole document	425 / 203 / /	General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.	None stated to documents.	Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	None.
15	Whole document	401 / 204 / /	General comment: 'Rat-running' of traffic along Andover Road, Great Norwood Street and Norwood Road  This item was not mentioned by the council at the meeting	Not stated but it is likely the respondent would wish that 'rat-running' was addressed in the appraisal and management plan for The Suffolks.	Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate	None.

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>in Great Norwood Street, but was one of the big issues for residents;  As part of the redevelopment of the Norwood Traingle, work also needs doing in Great Norwood Street to reduce the amount and speed of traffic;  Introduce a 20 MPH speed limit;  Make a semi pedestrian area at the top as one turns in from Suffolk Road;  Look at reducing signage to confuse drivers and make them slow down. This is common in some countries;  Make it no right turn from Suffolk Road into Great Norwood Street when approaching from the West;  Bring the pavement area out on the No Parking side at a few points, and add some trees to make it a more difficult street to speed in.</p>		<p>to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.</p>	

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
16	Whole document	458 / 208 / /	Supporting statement: I welcome the review.		Support welcomed.	None.
17	Whole document	461 / 208 / /	General comment: I wish to see greater recognition of the role private property owners play in maintaining the quality of townscape in the Conservation Area and to offer incentives for the good practice of painting, installing railings and walls, tree planting and maintenance of hedges etc in keeping with the local environment. I would also like to see more effective planning enforcement where that is needed, more action by Gloucestershire Highways to improve public spaces, more calming of traffic, more off-street parking, greater clarity on the role of these documents in the planning process, and clear commitment by the Borough Council to specific environmental projects.	The documents need to show greater recognition of the role private property owners play in maintaining the quality of townscape in the Conservation Area; greater clarity on the role of these documents in the planning process, and clear commitment by the Borough Council to specific environmental projects.	<p>Comment noted. These documents highlight issues that need addressing in character areas and they cannot be used to offer incentives to private property owners.</p> <p>The Council has an effective planning enforcement team and these documents cannot increase levels of enforcement.</p> <p>Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from</p>	None.

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
					Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.	
18	Whole document	467 / 208 / /	General comment: The idea that planning permission can be obtained to build houses without parking facilities, in an area where parking was such a problem, on the basis that failure to provide parking spaces will deter growth in car ownership, is ludicrous. The Borough Council should adopt a policy that all new developments should include off-street parking.	None specifically to wording of document but the Borough Council should adopt a policy that all new developments should include off-street parking.	Comment noted. Government guidance and the local plan set the maximum limits for car-parking in new developments. This document cannot alter these policies and must operate within them. Each planning application needs to be considered on its own merits and the parking regime for each is likely to be individually tailored. Where there are particular issues relating to on-street parking, the relevant management plans have addressed these issues through outlining management proposals.	None.
19	Whole document	470 / 208 / /	Objection: Traffic problems	The Management Plan	Gloucestershire County Council is the highways authority	None.

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			such as parking and speed control in certain roads in our area needs urgent attention. Many people at the meeting felt very strongly about this issue.	should include a commitment to review the traffic management scheme in the Andover/Norwood Road/Suffolk Road/Bath Road area.	responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council	

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
					organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.	
20	Whole document	612 / 212 / /	Supporting statement: I wish to congratulate you on what I see as a well thought through document as it's obvious to me that a huge amount of work and effort has gone into it's conception.		Support welcomed.	None.
21	Whole document	613 / 212 / /	General comment: At the consultation meeting (held at Bethesda Methodist Church) relating the Suffolks character area, there was a significant degree of feeling relating to the use of Great Norwood Street/Norwood Road as a rat run and is highlighted by you as a key issue in the Suffolks Development Framework document. However the document concerned does not indicate what remedies or actions should or might be taken to alleviate this problem.	I would appreciate it if this could be addressed prior to any adoption of the document as this and the speed of the traffic concerned was the main issue that was highlighted by many of the speakers at the meeting held at Bethesda Methodist Church on the 17th of March.	Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas.	None.

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					<p>In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.</p>	
22	Whole document	635 / 214 / 61 /	<p>Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work on the Civic Pride UDF should benefit from the production of these character</p>		Support welcomed.	None.



Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			areas as well as the ones already adopted as SPD.			
23	Whole document	651 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed. A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.	None.
24	Paragraph 5.6 Road use	347 / 179 / /	General comment: Please include Montpellier Villas regarding managing traffic as it too acts as a rat run, am, pm and weekends. It also suffers from major illegal parking both in terms of yellow lines and use of residents only parking. Parking up to and indeed over junctions is a regular issue causing dangerous situations mostly at at Suffolk Rd and Daffodil Street. If you do not include MV which has no traffic management at the moment, it will just become worse when other areas become	Excellent initiative which I am sure will draw the support of most if not all residents and traders, we love our area and want to improve it. We want others to enjoy it too.	Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			less available to motorists. Please also consider how to stop the on pavement parking on Daffodil Street pm and weekends. Also huge and beautiful Oak trees in Garden at Beehive end of MV should be included. Finally, we love our visitors, but I do object to the litter they leave, especially the broken glass and bottles left behind. The pubs should take some responsibility for this.		create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.	
25	Paragraph 5.44 Negative factors	396 / 204 / /	General comment: On street parking  The Suffolks area is swamped by both day workers in Cheltenham, arriving at 8am and leaving at 6pm, and restaurant goers who park from 7pm onwards; Introduction of residents parking would be a very big	None stated.	Comments noted. Cheltenham Borough Council acknowledges that the Suffolks area suffers from high levels of on-street parking and consequently would benefit from having a residents' parking scheme. Gloucestershire County Council is responsible for implementing residents' parking schemes in Cheltenham. It manages a 'request' list for residents' parking schemes in the	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			bonus; Effective parking management would help. People park with impunity on double yellow lines because they know they will not receive a parking ticket.		town and this request will be passed to the County for their examination. The County Council will be required by law to undertake a consultation exercise with residents to get their approval to implement any resident parking scheme.	
26	Paragraph 5.44 Negative factors	614 / 212 / /	General comment: Can I also ask if you would look at including 14 Gratton Road (Pioneer Garage) in Draft Development Framework Document as one of the key negatives of the Suffolks as the site has been the subject of previous unsuccessful planning applications which have been unsuccessful so far due to poor design, over development of the site and negative effect on the historic quality of the area. I am sure it's inclusion would greatly enhance the chances of a top quality development being built of the site which is adjacent to an important Georgian listed terrace on the West side of Gratton Road (see figure 27 of the aforementioned document).	Include 14 Gratton Road (Pioneer Garage) within document as a key negative site in The Suffolks character area.	Comment noted and agreed. The Pioneer car garage was an inappropriate use in this predominantly residential area and formed a negative feature in the street. There is now a potential opportunity for the positive redevelopment of the site with a more appropriate residential use.	A paragraph will be written into the section entitled 'Use of area and how use creates special interest', which will acknowledge the inappropriate use of this building as a car garage and the potential for the positive enhancement of the rear of the site. The currently unattractive space at the rear of the garage will be marked as a 'significant negative area' on the Townscape Analysis map. Wording will also be added in the 'Negative factors' section which will address the current inappropriate use and poor visual quality of this site in this location.
27	Part Part 2 Management plan	473 / 208 / /	General comment: The general condition of roads and footpaths particularly in the Bath Road, Leckhampton and Suffolk's	Address the issue of poorly maintained roads, footpaths and public alleyways, particularly in the Bath Road,	Comment noted. Poorly maintained roads and footpaths are a general issue throughout the town and Cheltenham Borough	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			areas are very poor and need a lot of work and money spent repairing them. Slippery slabs on the Bath Road and 'puddling' at the lights outside the post office were particularly mentioned. And public alleyways need to be included in the plan	Leckhampton and Suffolk's areas in the Management Plan.	Council are continually lobbying Gloucestershire County Council about this issue.	
28	Part Part 2 Management plan	477 / 208 / /	General comment: A significant number of the policies and actions, on which (as stated in the Appraisals) the future good management of the Conservation Area depends, lie with the Country Council, now that the responsibility for highways has shifted back to them. These include the care for, and planting of, street trees; the wide range of street furniture; and the issue of traffic management, for example on the Bath Road, which has heavy use by both traffic and pedestrians. Because these issues are so crucial to the character of the Conservation Area, I would suggest to you that the Borough Council should insist of the involvement of the County Council not simply as a consultee on	The Borough Council should insist on the involvement of the County Council not simply as a consultee on these management plans, but as a full partner.	Comment noted. Gloucestershire County Council cannot become full partners in the process of adopting the supplementary planning documents as legally they cannot adopt the documents. Cheltenham Borough Council is currently working with Gloucestershire County Council and Gloucestershire Highways to address the traffic management issues. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to understand why these traffic management	None to wording of documents.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			these management plans, but as a full partner.		issues are occurring and ways in which the County Council and Gloucestershire Highways may resolve them.	
29	Section 2 Article 4 (2) Directions	449 / 154 / 44 /	General comment: An Article 4 direction should be introduced for this part of the Conservation Area, in order to assist high standards of development, provided that the Borough Council is willing to devote the staff-time that is needed for effective enforcement of planning controls.	None relating to wording of documents but implement Article 4 directions in the southern part of the Central Conservation Area.	Comment noted. It is agreed that it is beneficial to implement Article 4 Directions in-order to give additional planning controls. It is planned that research into the implementation of Article 4 Directions will be undertaken later on in 2008.	None
30	Section 2 Article 4 (2) Directions	464 / 208 / /	General comment: Planning permission should be a requirement in a conservation area such as ours, not just for alteration of houses but also for all changes to the character of the streets and general environment. In an attempt to achieve this I think the rules need to be changed on the replacement of street lights, road signs and other street furniture which at present do not need planning permission. Planning permission should also be required for all buildings in a conservation area, not just for listed buildings. It would	None specifically to wording of document but would like to see planning permission required for the replacement of street lights, road signs and other street furniture and implement Article 4 Directions in The Park/Suffolks/Bath Road areas.	Comment noted. It is agreed that it is beneficial to implement Article 4 Directions in-order to give additional planning controls. It is planned that research into the implementation of Article 4 Directions will be undertaken later on in 2008.	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			appear Article 4 is very important for controlling development and the protection of non-listed buildings and the general environment and the Council should apply for it to be introduced in this area!			
31	Chapter 3 Civic Pride	343 / 175 / 59 /	Supporting statement: The Article 4 proposals would be supported in general. As far as the footway and road surfaces are concerned they are not only unsightly and do not enhance the conservation area, they are also dangerously uneven and in some places lack important road signs.		Support welcomed re. Article 4 directions. Cheltenham Borough Council are continually lobbying Gloucestershire County Council about the condition of highways and footpaths throughout the town. Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
					Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.	
32	Paragraph 1 Control of development	392 / 204 / /	General comment: Control of development - The Council continue to give planning permission to in fill buildings, as seen around the Bath Road Car Park, which although to be applauded for bringing people closer to facilities and the town, add problem of yet more cars on the streets, which not only adds to congestion, but also makes the streets look jumbled and messy.	None stated.	Comment noted. Government guidance and the local plan set the maximum limits for car-parking in new developments. This document cannot alter these policies and must operate within them. Each planning application needs to be considered on its own merits and the parking regime for each is likely to be individually tailored. Where there are particular issues relating to on-street parking, the relevant management plans have addressed these issues through outlining management proposals.	None.

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
33	Paragraph 2 Loss of traditional architectural features on some historic buildings	393 / 204 / /	<p>General comment: Loss of traditional architectural features on some historic buildings.</p> <p>For listed buildings the Council surely have the ability to issue enforcement notices when they become aware of such issues; Several examples exist in Great Norwood Street, where the council do not appear to have done anything to ask home owners to adhere to listed building consent i.e. Plastic Windows, Aluminium Windows, Large Satellite Dishes etc.</p>	None stated.	Any unauthorised work to a listed building is a criminal offence and such instances are dealt with by the Council. Unauthorised works in conservation areas are similarly dealt with. In a small number of instances buildings have been listed without original windows in situ.	None.
34	Action SF2	507 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."
35	Paragraph 3	394 / 204 / /	General comment: Negative	None stated.	Any unauthorised works to listed	None.



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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
	Equipment or installations (for example satellite dishes, large aerals, small renewable energy schemes and other such features)		<p>impacts of the presence of equipment or installations on or around buildings, such as large aerals or satellite dishes.</p> <p>For listed buildings the Council surely have the ability to issue enforcement issues when they become aware of such issues; Several examples exist in Great Norwood Street, where the council do not appear to have done anything to ask home owners to adhere to listed building consent i.e Large Satellite Dishes etc.</p>		buildings or in conservation areas are effectively dealt with by the Council's Planning Enforcement team.	
36	Paragraph 4 Drives and loss of front gardens	523 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
37	Paragraph 4 Drives and loss of front gardens	395 / 204 / /	<p>General comment: Drives and loss of front gardens</p> <p>The council need to work on a solution to reduce the amount of cars in the area, which may then have the result of stopping people parking on their front gardens.</p>	None stated.	Cheltenham Borough Council will lobby Gloucestershire County Council about addressing traffic management issues in the Suffolks area.	None.

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
38	Paragraph 5 Tree management	536 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the contribution trees make to climate fixing and shading.
39	Paragraph 5 Tree management	397 / 204 / /	General comment: Tree management  It appears very difficult if one complains to the Council about over grown trees or hedges to actually get any action; Just past the Norwood Junction an ivy hedge has over grown the path (to the point one cannot walk on the pavement) for several years but several complaints to the council has resulted in no action.	None stated.	Comments noted and concerns passed to Gloucestershire County Council who will investigate this issue.	None.
40	Paragraph 6 Boundary enclosures	552 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
41	Paragraph 6 Boundary enclosures	398 / 204 / /	General comment: Boundary enclosures (including some poor hedging)  It appears very difficult if one complains to the Council about the over grown trees or	None stated.	Comments noted and passed onto the Trees section.	None.

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			hedges to actually get any action; Just past the Norwood junction an ivy hedge has over grown the path (to the point one cannot walk on the pavement) for several years but several complaints to the council has resulted in no action.			
42	Action SF8	567 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?	Amend wording of action if deemed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.
43	Paragraph 9 Surface materials	399 / 204 / /	General comment: Surface materials  Add to this poor surfaces. The pavements in this area in certain areas are in a poor condition.	Add to this (management proposal) poor surfaces.	Comment noted and agreed.	The poor condition of pavements in the Suffolks area (as noted by a number of respondents) will be written into this paragraph.
44	Action SF9	592 / 159 / /	General comment: Surface materials should be reclaimed, recycled, sustainable and/or locally sourced.	Amend wording to incorporate comment.	Comment noted and agreed. The Council is researching sustainable paving materials through the Civic Pride project. The sustainability of materials is determined by a number of factors e.g. sourcing, re-use, whole life cost etc.	Text will be added in the action point which states that the Council will, where appropriate, use sustainably sourced materials in the implementation of this proposal.

Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
45	Paragraph 10 Car park at the rear of Old School Court	354 / 189 / /	General comment: While appreciating the desire to make this car park and the Bath Terrace one more attractive, it would be counter-productive to remove any parking spaces in carrying it out.	State that no parking spaces will be lost.	Comment noted. Cheltenham Borough Council would oppose any loss of short stay parking spaces.	The wording of Action points SF10 (Car park at the rear of Old School Court) and BR10 (Bath Terrace car park - in Bath Road character appraisal document) will be amended to incorporate wording that the Council would oppose any loss of short stay parking spaces in future enhancement works to the car parks.
46	Paragraph 12 Civic Pride	353 / 189 / /	Supporting statement: Like any resident, I would be extremely grateful if the pavements were repaired and kept in good repair.  I also like the idea of a local 'square' going across Suffolk Road - I would not be happy about any increase in traffic along that road.		Comment noted. Cheltenham Borough Council is continually lobbying Gloucestershire County Council about the condition of highways and footpaths throughout the town.	None.
47	Report Sustainability appraisal report	602 / 159 / /	General comment: Table 15: Appraisal of Options 2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features'.	Amend if wording of management proposals is amended.	Comments noted. 2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices. 3. Proposals already	2. Amend wording in table as appropriate to reflect comments. 3. Amend wording in table as appropriate to reflect comments. 5. Amend wording in table as appropriate to reflect comments. 9. Amend wording in table as appropriate to reflect comments. 11. Amend wording in table as appropriate to

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High</p>		<p>encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of appropriate small-scale</p>	<p>reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sources materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings.</p>		<p>renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerals, small scale renewable energy schemes and other such features)'. 15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices. 18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already going to amended in light of previous comments made to add wording on biodiversity.</p>	

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			<p>Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings;</p> <p>18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.</p>			

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	443 / 154 / 44 /	Supporting statement: We welcome the Review, and in particular the emphasis on specific improvement projects. The detailed Appraisals, prepared by Kate Turner, will be very useful reference documents for Borough officials, Residents' Associations and others.		Support welcomed.	None.
2	Whole document	446 / 154 / 44 /	<p>Objection: The published outcome from this exercise should take a different form from that proposed. Rather than a series of 19 separate documents, one for each character area, we urge that the output should be three distinct texts, each covering the whole of the Conservation Area - or at least the southern part of that Area. The three texts should be:</p> <p>1) A Guide to Good Practice for Property Owners - designed to acknowledge the major part that owners play in creating and maintaining the quality of townscape in the Conservation Area, and to offer examples of good practice in (for example) painting of rendered buildings, installation of railings or walls, planting of</p>	<p>Produce three distinct texts (as described in the 'comments' paragraph), rather than 19 separate character appraisals and management plans. Make clear the relationship between Civic Pride and the character appraisals and management plans.</p>	<p>Comments noted. Planning Policy Guidance 15 stresses the need for local planning authorities to make an assessment of the special character and appearance of all conservation areas in their districts. The Government has also made the preparation of such assessment appraisals for all conservation areas a Best Value Performance indicator for local authorities. This confirms that it is important the documents remain as a distinct character appraisal and management plan, in-order to meet Government guidance, policy and targets.</p> <p>Through maintaining the 19 character areas as distinct elements and having a character appraisal and management plan for each</p>	None



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			<p>trees, maintenance of hedges etc;</p> <p>2) A single Supplementary Planning Document (SPD), focused on the common planning issues found in many parts of the Conservation Area. The SPD should be clearly different from, and complementary to, the recent note on house extensions and the 'Design and Development Brief' for The Park;</p> <p>3) A Public Space Improvement Programme - bringing together those projects of development and enhancement stated in the management plans. This programme should embrace issues of traffic management and car parking, which are of high concern to residents in this part of the Conservation Area; and issues of street furniture, street trees, street maintenance etc. This implies that Gloucestershire Highways should be co-responsible for this Programme. The relation to Civic Pride should be made clear.</p>		<p>area, the Central Conservation Area has been effectively analysed and suitable management plans have been drawn up for each of the character areas. This enables anyone interested in a specific area to find all they want in a particular document. Following similar comments made by the respondent in a preliminary consultation meeting, a paragraph was written into each of the management plans which explained the three main functions of the document (as a control tool, a project development tool, and a best practice guide). This was done prior to the documents being released for public consultation. It is important to acknowledge, however, that the statutory function of the document is to act as a Supplementary Planning Document within the planning system.</p> <p>The relationship between Civic Pride and the Conservation Supplementary Planning Documents has been addressed in the documents which fall within</p>	

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					<p>the Civic Pride project area. A management proposal on Civic Pride has been written into the appropriate management plans which explain that the Civic Pride project has been developed in a manner which responds positively to the requirements of the appropriate character appraisals and management plans. The accompanying action point goes on to state - <i>The Council and its partners will ensure that the detailed design and implementation of Civic Pride projects will preserve and enhance the character of the Conservation Area in a manner compatible with the Character Appraisal for those parts of the area affected by it.</i></p> <p>Civic Pride has also been addressed with the aim of the Civic Pride project being explained in the 'Planning Context' paragraph of the appropriate character appraisals.</p>	
3	Whole document	450 / 154 / 44 /	General comment: An Article 4 direction should be introduced for this part of the Conservation Area, in order	None relating to wording of documents but implement Article 4 directions in the southern	Comment noted. It is agreed that it is beneficial to implement Article 4 Directions in-order to give	None

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			to assist high standards of development, provided that the Borough Council is willing to devote the staff-time that is needed for effective enforcement of planning controls.	part of the Central Conservation Area.	additional planning controls. It is planned that research into the implementation of Article 4 Directions will be undertaken later on in 2008.	
4	Whole document	453 / 154 / 44 /	General comment: The Public Space Improvement Programme should include a commitment to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area, with the aim of solving the high inconvenience to traffic, to pedestrians and to residents arising from the present system of one-way movements; and a review of the parking regime at Bath Terrace and Commercial Street car parks so as to give maximum incentive to all car users in this area (whether shoppers, owners or residents) to use the off-street parking there rather than to park on the streets	The Public Space Improvement Programme should include a commitment to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area, with the aim of solving the high inconvenience to traffic, to pedestrians and to residents arising from the present system of one-way movements; and a review of the parking regime at Bath Terrace and Commercial Street car parks so as to give maximum incentive to all car users in this area (whether shoppers, owners or residents) to use the off-street parking there rather than to park on the streets	Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The	None.

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					meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.	
5	Whole document	456 / 154 / 44 /	General comment: The Borough Council should adopt a policy to secure off-street parking in all new development, as far as this can be achieved within present government planning guidance, which are based on the principle that failure to provide parking space will deter growth in car ownership; and to work with other local authorities to challenge that guidance, on the grounds that the principle is clearly not working in practice.	The Borough Council should adopt a policy to secure off-street parking in all new development, as far as this can be achieved within present government planning guidance, which are based on the principle that failure to provide parking space will deter growth in car ownership; and to work with other local authorities to challenge that guidance, on the grounds that the principle is clearly not working in practice.	Comment noted. Government guidance and the local plan set the maximum limits for car-parking in new developments. This document cannot alter these policies and must operate within them. Each planning application needs to be considered on its own merits and the parking regime for each is likely to be individually tailored. Where there are particular issues relating to on-street parking, the relevant management plans have addressed these issues through outlining management proposals.	None.
6	Whole document	410 / 202 / /	General comment: I understand from the Echo that a lot has been done for St Paul's area and in the	None stated.	Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>"pipeline" the Lower High Street.</p> <p>Funding -</p> <p>a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;</p> <p>b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>		<p>management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	
7	Whole document	426 / 203 / /	General comment: The high-pressure sodium	None stated to documents.	Comments acknowledged. It is unknown which areas in	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.		particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	
8	Whole document	459 / 208 / /	Supporting statement: I welcome the review.		Support welcomed.	None.
9	Whole document	462 / 208 / /	General comment: I wish to see greater recognition of the role of private property owners play in maintaining the quality of townscape in the Conservation Area and to offer incentives for the good practice of painting, installing railings and walls, tree planting and maintenance of hedges etc in keeping with the local environment. I would also like to see more	The documents need to show greater recognition of the role private property owners play in maintaining the quality of townscape in the Conservation Area; greater clarity on the role of these documents in the planning process, and clear commitment by the Borough Council to specific environmental	Comment noted. These documents highlight issues that need addressing in character areas and they cannot be used to offer incentives to private property owners. The Council has an effective planning enforcement team and these documents cannot	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			effective planning enforcement where that is needed, more action by Gloucestershire Highways to improve public spaces, more calming of traffic, more off-street parking, greater clarity on the role of these documents in the planning process, and clear commitment by the Borough Council to specific environmental projects.	projects.	increase levels of enforcement. Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with	

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
					<p>representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.</p>	
10	Whole document	468 / 208 / /	<p>General comment: The idea that planning permission can be obtained to build houses without parking facilities, in an area where parking was such a problem, on the basis that failure to provide parking spaces will deter growth in car ownership, is ludicrous. The Borough Council should adopt a policy that all new developments should include off-street parking.</p>	<p>None specifically to wording of document but the Borough Council should adopt a policy that all new developments should include off-street parking.</p>	<p>Comment noted. Government guidance and the local plan set the maximum limits for car-parking in new developments. This document cannot alter these policies and must operate within them. Each planning application needs to be considered on its own merits and the parking regime for each is likely to be individually tailored. Where there are particular issues relating to on-street parking, the relevant management plans have addressed these issues through outlining management proposals.</p>	None.



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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
11	Whole document	471 / 208 / /	Objection: Traffic problems such as parking and speed control in certain roads in our area needs urgent attention. Many people at the meeting felt very strongly about this issue.	The Management Plan should include a commitment to review the traffic management scheme in the Andover/Norwood Road/Suffolk Road/Bath Road area.	Gloucestershire County Council is the highways authority responsible for maintaining Cheltenham's highways and footpaths, street trees and street furniture such as signing, lighting and bollards. A number of consultation comments made relate to traffic management issues within The Park, The Suffolks and Bath Road areas. Main issues raised include the need to review the traffic management scheme in the Andover Road/Norwood Road/Suffolk Road/Bath Road area and traffic speeds along these roads which are often used as rat-runs; the need to review the one-way movements along Norwood Road which are seen to create high inconvenience to traffic and the need for sympathetic traffic management in Montpellier Villas. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
					Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to explore these issues in greater detail, identify the reasons why these issues are a concern for residents, discuss potential measures to address these issues, and identify any knock-on impact from those measures. The outcome will be a greater understanding of local issues for the respective Council organisations, and a general discussion on the actions that could be taken by each organisation to tackle resident's concerns.	
12	Whole document	636 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work on the Civic Pride UDF should benefit from the production of these character areas as well as the ones		Support welcomed.	None.

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			already adopted as SPD.			
13	Whole document	652 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.
14	Paragraph 5.38 General condition of area	475 / 208 / /	General comment: The condition of 161 Bath Road was discussed and the need for the Council to urgently act to resolve this very unsatisfactory situation which is ruining the street scene of the otherwise very delightful shopping centre.	None stated to wording of document but Council needs to resolve situation at 161 Bath Road.	Comment noted. The Council has issued a Section 215 notice under the Town and Country Planning Act which requires the owner/occupier of the building to bring the building back to a good state of repair.	None.
15	Part Part 2 Management plan	472 / 208 / /	General comment: The general condition of roads and footpaths particularly in the Bath Road, Leckhampton and Suffolk's areas are very poor and need a lot of work and money spent repairing them. Slippy slabs on the Bath Road and 'puddling' at the lights	Address the issue of poorly maintained roads, footpaths and public alleyways, particularly in the Bath Road, Leckhampton and Suffolk's areas in the Management Plan.	Comment noted. Cheltenham Borough Council is continually lobbying Gloucestershire County Council to address issues of the poor condition of pavements and roads throughout the town.	None.

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			outside the post office were particularly mentioned. And public alleyways need to be included in the plan.			
16	Part Part 2 Management plan	478 / 208 / /	<p>General comment: A significant number of the policies and actions, on which (as stated in the Appraisals) the future good management of the Conservation Area depends, lie with the Country Council, now that the responsibility for highways has shifted back to them. These include the care for, and planting of, street trees; the wide range of street furniture; and the issue of traffic management, for example on the Bath Road, which has heavy use by both traffic and pedestrians. Because these issues are so crucial to the character of the Conservation Area, I would suggest to you that the Borough Council should insist of the involvement of the County Council not simply as a consultee on these management plans, but as a full partner.</p>	The Borough Council should insist on the involvement of the County Council not simply as a consultee on these management plans, but as a full partner.	<p>Comment noted. Gloucestershire County Council cannot become full partners in the process of adopting the supplementary planning documents as legally they cannot adopt the documents. Cheltenham Borough Council is currently working with Gloucestershire County Council and Gloucestershire Highways to address the traffic management issues. In late summer 2008, officers from Gloucestershire County Council, Gloucestershire Highways and Cheltenham Borough Council will meet with representatives from the Suffolks, Bath Road and Park areas to discuss generic traffic management issues that have been raised by respondents. The meeting will seek to understand why these traffic management issues are occurring and ways in which the County Council and Gloucestershire Highways may resolve them.</p>	None to wording of documents.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
17	Chapter 2 Article 4 (2) Directions	465 / 208 / /	<p>General comment: Planning permission should be a requirement in a conservation area such as ours, not just for alteration of houses but also for all changes to the character of the streets and general environment. In an attempt to achieve this I think the rules need to be changed on the replacement of street lights, road signs and other street furniture which at present do not need planning permission. Planning permission should also be required for all buildings in a conservation area, not just for listed buildings. It would appear Article 4 is very important for controlling development and the protection of non-listed buildings and the general environment and the Council should apply for it to be introduced in this area!</p>	<p>None specifically to wording of document but would like to see planning permission required for the replacement of street lights, road signs and other street furniture and implement Article 4 Directions in The Park/Suffolks/Bath Road areas.</p>	<p>Comment noted. It is agreed that it is beneficial to implement Article 4 Directions in-order to give additional planning controls. It is planned that research into the implementation of Article 4 Directions will be undertaken later on in 2008.</p>	None.
18	Action BR2	508 / 159 / /	<p>General comment: Wording of management proposal should be amended to incorporate sustainability issues.</p>	<p>Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.</p>	<p>Comment noted and agreed.</p>	<p>Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms,</p>

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						including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."
19	Paragraph 4 Drives and loss of front gardens	524 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
20	Paragraph 5 Tree management	537 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the contribution trees make to climate fixing and shading.
21	Paragraph 6 Boundary enclosures	553 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
22	Action BR8	568 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency	Amend wording of action if deemed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.

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			of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?			
23	Action BR9	582 / 159 / /	General comment: New signage should be sustainably sourced.	Add comment in Action point.	Comment noted. Signage has to be clear and functional. This doesn't exclude it being sustainably sourced however it has to be of an appropriate material to enable it to fulfil these functions.	None.
24	Paragraph 10 Bath Terrace car park	400 / 204 / /	General comment: Car park at the rear of Old School Court The whole of Bath Road Car Park needs re-thinking to blend it into the environment; Positioning of the recycling bins is poor, and adds to the poor look of the area; CCTV needs adding; Residents Parking permits need re-introducing, which could help reduce the amount of street parked vehicles; The public conveniences stick because of their poor design.	None stated.	Comments acknowledged. Cheltenham Borough Council has recently installed CCTV cameras in Bath Terrace car park. The positioning of the recycling bins is for loading/unloading purposes and also because they should be positioned away from residential properties to reduce noise/nuisance levels. In response to the comment on residents' parking permits, the Council agrees that the Suffolks area is congested with cars and would benefit from having a residents' parking scheme. Gloucestershire County Council is responsible for implementing residents' parking schemes in Cheltenham and this request has been forwarded to them. The County Council is required by law to undertake a consultation exercise with residents to get their approval to implement any resident parking scheme.	None.
25	Report Sustainability	603 / 159 / /	General comment: Table 15:	Amend if wording of		2. Amend wording in

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
	appraisal report		<p>Appraisal of Options</p> <p>2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p>	management proposals is amended.	<p>Comments noted.</p> <p>2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices.</p> <p>3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient</p>	<p>table as appropriate to reflect comments.</p> <p>3. Amend wording in table as appropriate to reflect comments.</p> <p>5. Amend wording in table as appropriate to reflect comments.</p> <p>9. Amend wording in table as appropriate to reflect comments.</p> <p>11. Amend wording in table as appropriate to reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>



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			<p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sources materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower</p>		<p>designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features)'.</p> <p>15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices.</p> <p>18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already going to amended in light of previous comments made to add wording on biodiversity.</p>	

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings.</p> <p>Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings;</p>			

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.			

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	358 / 191 / /	<p>Objection: What a waste of time and money. Whoever thought up this idea obviously doesn't have enough to do. Why should the Government-Council-Nanny State control what I do to my 'frontage' purely on aesthetic grounds eg satellite dish? Leckhampton is not a museum - it's where people of the 21st century live!</p>	<p>Why should it be made 'sound'. It should be binned. The people who thought up the idea should be named.</p>	<p>Comment noted. It is a Government requirement to produce conservation area appraisals and management plans. There is a requirement to ensure the good management of conservation areas and the management proposals aim to preserve and enhance the special character and appearance of conservation areas.</p>	None.
2	Whole document	411 / 202 / /	<p>General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.</p> <p>Funding -</p> <p>a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;</p> <p>b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p>	None stated.	<p>Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character</p>	None.

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			<p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>		<p>appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	
3	Whole document	427 / 203 / /	<p>General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now</p>	None stated to documents.	<p>Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of</p>	None.

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			dark and somewhat forbidding.		cut-off is taken into account at the design stage.	
4	Whole document	637 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work on the Civic Pride UDF should benefit from the production of these character areas as well as the ones already adopted as SPD.		Support welcomed.	None.
5	Whole document	653 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.
6	Part Part 2 Management plan	474 / 208 / /	General comment: The general condition of roads	Address the issue of poorly maintained roads,	Comment noted. Poorly maintained roads and	None.

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			and footpaths particularly in the Bath Road, Leckhampton and Suffolk's areas are very poor and need a lot of work and money spent repairing them. Slippy slabs on the Bath Road and 'puddling' at the lights outside the post office were particularly mentioned. And public alleyways need to be included in the plan.	footpaths and public alleyways, particularly in the Bath Road, Leckhampton and Suffolk's areas in the Management Plan.	footpaths are a general issue throughout the town and Cheltenham Borough Council are continually lobbying Gloucestershire County Council about this issue.	
7	Action LK2	509 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."
8	Paragraph 4 Drives and loss of front gardens	525 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
9	Paragraph 5 Tree management	538 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the contribution trees make to climate fixing and shading.
10	Paragraph 6 Boundary enclosures	554 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
11	Action LK8	569 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?	Amend wording of action if deemed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.
12	Policy Sustainability appraisal report	604 / 159 / /	General comment: Table 15: Appraisal of Options 2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerials, small scale	Amend if wording of management proposals is amended.	Comments noted. 2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency	2. Amend wording in table as appropriate to reflect comments. 3. Amend wording in table as appropriate to reflect comments. 5. Amend wording in table as appropriate to reflect comments. 9. Amend wording in table as appropriate to reflect comments.



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			<p>renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have</p>		<p>through Section 215 notices.</p> <p>3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and</p>	<p>11. Amend wording in table as appropriate to reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>

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			<p>positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sourced materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy</p>		<p>use of appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features)'. 15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices. 18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already going to amended in light of previous comments made to add wording on biodiversity.</p>	

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			<p>efficiency measures when enhancing buildings.                      Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings;</p> <p>18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.</p>			

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	412 / 202 / /	<p>General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.</p> <p>Funding -  a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;  b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>	None stated.	<p>Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
2	Whole document	428 / 203 / /	General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.	None stated to documents.	Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	None.
3	Whole document	638 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work		Support welcomed.	None.

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			on the Civic Pride UDF should benefit from the production of these character areas as well as the ones already adopted as SPD.			
4	Whole document	654 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.
5	Paragraph 5.45 Negative factors	479 / 209 / /	Objection: I would like to request that reference to Verney Close as 'negative buildings' is reappraised and, in point 5.45 'Negative Factors', the listing of Verney Close is removed.  The respondent has provided detailed information on 'Span' housing developments, of which Verney Close is one.	I would like to request that reference to Verney Close as 'negative buildings' is reappraised and, in point 5.45 'Negative Factors', the listing of Verney Close is removed.	Agree with comment.	After re-appraising Verney Close and researching Span houses, it has been agreed that Verney Close as highlighted on the Townscape Analysis map will be altered from negative buildings to positive buildings. The reference to Verney Close in section 5.45 'Negative Factors' will be removed.
6	Action CG2	510 / 159 / /	General comment: Wording of management proposal should be amended to	Amend wording of action to take stronger stance on use of materials and	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the

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			incorporate sustainability issues.	be explicit about using sustainable, recycled, reclaimed, locally sourced.		character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."
7	Paragraph 4 Drives and loss of front gardens	526 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
8	Paragraph 5 Tree management	539 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the contribution trees make to climate fixing and shading.
9	Paragraph 6 Boundary enclosures	555 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
10	Action CG8	570 / 159 / /	General comment: Action - Is there scope here to ensure that any	Amend wording of action if deemed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?		visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	
11	Action CG9	583 / 159 / /	General comment: New signage should be sustainably sourced.	Add comment in Action point.	Comment noted. Signage has to be clear and functional. This doesn't exclude it being sustainably sourced however it has to be of an appropriate material to enable it to fulfil these functions.	None.
12	Report Sustainability appraisal report	605 / 159 / /	General comment: Table 15: Appraisal of Options 2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The	Amend if wording of management proposals is amended.	Comments noted. 2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices. 3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural	2. Amend wording in table as appropriate to reflect comments. 3. Amend wording in table as appropriate to reflect comments. 5. Amend wording in table as appropriate to reflect comments. 9. Amend wording in table as appropriate to reflect comments. 11. Amend wording in table as appropriate to reflect comments. 12. Amend wording in table as appropriate to reflect comments. 15. No change. 18. No change. Wording



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			<p>proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting</p>		<p>features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes</p>	<p>in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>

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			<p>to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sources materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings. Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive</p>		<p>and other such features)'. 15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices. 18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already going to be amended in light of previous comments made to add wording on biodiversity.</p>	

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			through cutting need to travel to work; 15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings; 18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.			

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	413 / 202 / /	<p>General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.</p> <p>Funding -                      a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;                      b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>	None stated.	<p>Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
2	Whole document	429 / 203 / /	General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.	None stated to documents.	Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	None.
3	Whole document	639 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work		Support welcomed.	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			on the Civic Pride UDF should benefit from the production of these character areas as well as the ones already adopted as SPD.			
4	Whole document	655 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.
5	Action SL2	511 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
6	Paragraph 4 Drives and loss of front gardens	527 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
7	Paragraph 5 Tree management	540 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the contribution trees make to climate fixing and shading.
8	Paragraph 6 Boundary enclosures	556 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
9	Action SL7	571 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?	Amend wording of action if deemed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.
10	Action SL9	584 / 159 / /	General comment: New signage should be sustainably sourced.	Add comment in Action point.	Comment noted. Signage has to be clear and functional. This doesn't exclude it being sustainably	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
					sourced however it has to be of an appropriate material to enable it to fulfil these functions.	
11	Policy Sustainability appraisal report	606 / 159 / /	<p>General comment: Table 15: Appraisal of Options</p> <p>2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not</p>	Amend if wording of management proposals is amended.	<p>Comments noted.</p> <p>2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices.</p> <p>3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of</p>	<p>2. Amend wording in table as appropriate to reflect comments.</p> <p>3. Amend wording in table as appropriate to reflect comments.</p> <p>5. Amend wording in table as appropriate to reflect comments.</p> <p>9. Amend wording in table as appropriate to reflect comments.</p> <p>11. Amend wording in table as appropriate to reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>



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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sources materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light</p>		<p>traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features)'. 15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices.</p> <p>18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already</p>	

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings.</p> <p>Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require</p>		<p>going to be amended in light of previous comments made to add wording on biodiversity.</p>	

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings;                      18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.</p>			

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	348 / 182 / /	Objection: I would like to object to a number of statements made in the document. On street parking is not a problem to me but whilst it may detract from views, are you advocating that we do not have cars, surely this is discrimination, in favour of people who live in larger houses with drives and garages, these people can have cars without this being a problem?	None stated.	Comment acknowledged. The Sydenham character area appraisal and management plan (along with all other character appraisals and management plans for the Central Conservation Area) analyses the character of areas and highlights negative issues such as on-street parking. These major issues are addressed in the management plan with possible solutions to reduce or combat these issues. The document does not discriminate against residents who have to park on-street - it is raising this an issue and attempting to find ways to reduce the negative impact of high levels of on-street parking.	None.
2	Whole document	385 / 182 / /	General comment: There are many other relics from Victorian building practices that can and should be allowed to be replaced such as lead valleyed roofs through gutters and basement areas that need damp protection that should be redesignated as permitted development as they would no longer be acceptable in modern building practice.	None stated.	Comments acknowledged. Conservation area designation recognises the importance of protecting individual buildings, as well as the more general aspects of the historic environment. English Heritage publishes much specialist advice on the care and repair of historic buildings. Their recognised conservation policy is that the repair or replacing like for like materials, including lead gutters etc. is the correct approach. In addition the inappropriate or incorrectly installed damp proofing can cause consequential problems such as dry rot or excessive salt contaminated internal plasterwork.	None.

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3	Whole document	386 / 201 / /	General comment: I have had a cursory look at the SPD for All Saints and others. I did not have enough time to be sure, but it seemed as if the fairly significant new build on the corner of Priory Street and London Road was not noted. I hardly think this can be so, but it may be worth checking.	Check that this development is referred to in relevant document.	Comment noted. The development which the respondent is referring to is Wellington Place, which is located in Sydenham character area. The building is referred to in paragraphs 3.10 and 5.17 of the document and is marked on the Sydenham character area Townscape Analysis map.	None.
4	Whole document	387 / 201 / /	Objection: Grammatically speaking it is incorrect to say "there are a number" as appears frequently. There is a number or there are a great many - of...	Not stated but presumably alter wording where appropriate.	Comment noted and agreed.	This phrase will be altered in the document where it appears.
5	Whole document	414 / 202 / /	General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.  Funding - a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor; b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in	None stated.	Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>		<p>Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	
6	Whole document	430 / 203 / /	<p>General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets</p>	None stated to documents.	<p>Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County</p>	None.

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			that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.		Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	
7	Whole document	480 / 210 / /	General comment: The boundary of the Central Conservation Area should be increased along London Road to include 136 and 138 London Road. These comprise Georgian villas dating from c. 1811. Recent enquiries to re-development these sites is threatening the continued existence of the buildings and the boundary of the Central Conservation Area should be increased to include these buildings to give them added protection against demolition.	Extend boundary of Central Conservation Area along London Road to include 136 and 138 London Road.	Comment noted. This comment has been placed in the Sydenham character area and management plan responses as the boundary of the Sydenham character area and Central Conservation Area is adjacent to 136 London Road. The suggestion will be analysed when the boundary of the Central Conservation Area is reviewed in the future.	None.
8	Whole document	640 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work on the Civic Pride UDF		Support welcomed.	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			should benefit from the production of these character areas as well as the ones already adopted as SPD.			
9	Whole document	656 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.
10	Summary Key characteristics	483 / 186 / /	General comment: It would be helpful if under 'key characteristics' the particular, distinguishing virtues of the area, warranting its conservation area status were set out.	In the 'key characteristics' section, identify the distinguishing virtues of the area, warranting its conservation area status.	Comment noted and agreed.	Detail on the contribution of the terraces and communal gardens on Berkeley Place, Priory Parade and Oxford Parade will be added to the 'Key characteristics' section. Detail on the two pairs of historic houses on the junction of London Road with Sydenham Villas Road will be added to the section on 'Architecture and historic qualities of buildings'.
11	Figure Townscape Analysis Map of the Sydenham Character Area	481 / 186 / /	Objection: The gratuitous and irritating use of OS maps.	Amend maps so they are not distorted.	Agree with comment.	Amend distorted OS maps in all documents where applicable to minimise distortion.



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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
12	Paragraph 4.5 Boundary treatments	484 / 186 / /	General comment: The brick walls are predominantly to the side and rear of properties (not at the front).	Not stated but presumably amend wording to state brick walls are positioned at the side and rear of properties.	Comment noted. Figure 13 shows the high brick wall at the rear of Berkley Place.	The paragraph in section 4.5 will be amended to acknowledge that brick walls are predominantly to the side and rear of properties.
13	Paragraph 4.9 Key views and vistas	485 / 186 / /	General comment: What does "lack of streets with a linear plan form" mean?	Clarify sentence.	Comment noted. Sentence means that there are a small number of streets in the character area with a long, straight plan form.	Sentence will be clarified.
14	Paragraph 5.5 Commercial/Business	486 / 186 / /	General comment: It would seem almost as if all commerce adds to vitality.	None stated.	Comment noted.	The last sentence will be amended to read - "These form an important element in the variety of uses in the area which increase activity although they do create additional noise levels."
15	Paragraph 5.10 Architecture and historic qualities of buildings	487 / 186 / /	General comment: I suggest that you refer to the draft Cheltenham (Central) Conservation Area Character Appraisal for district no.28, prepared for the Council in 1996, when considering amendments to the CAA & MP. Perhaps worth noting:  The key gateway role of the pair of villas at the London Road entrance to Sydenham Villas Road.  The especially attractive two storey terraces in Oxford Street and Priory Terrace.	Note comments above within the character appraisal.	Comments noted.	Appropriate revisions will be made to the character appraisal to incorporate these comments with reference to the draft Cheltenham (Central) Conservation Area Character Appraisal for district no.28, prepared for the Council in 1996.

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			<p>The attractive intimacy of culs de sac down towards the Chelt.</p> <p>The buildings on the corner of London Road with College Road and with Priory Street.</p> <p>The 3 storey stone terraces set back from London Road/ High Street behind open lawns and gardens, providing a distinctive rhythm to the main road. Surely one of the most distinctive, and attractive, characteristics of the area. This is emphasised further by the cedars of Lebanon.</p>			
16	Paragraph 5.14 Historic and semi-detached villas	482 / 186 / /	Objection: Figures 27 and 28 appear to illustrate terraced or semi-detached houses, not villas.	Amend wording of Figures 27 and 28 to read terraced or semi-detached houses.	Comment noted and agreed.	The title of paragraph 5.14 will be amended to read - "Historic villas and semi-detached houses". The title of Figure 27 will be amended to read - "Historic terraced houses on Hale's Road." The title of Figure 28 will be amended to read - "Historic semi-detached houses on Sydenham Road North."
17	Paragraph 5.20 Contribution of key unlisted buildings	490 / 186 / /	General comment: There seems to be a section on key unlisted buildings. Key listed buildings would be just as important, if not more so.	Add section on key listed buildings.	Comment noted. The chapter on 'Architecture and historic qualities of buildings' and the 'Listed Buildings' table address the listed buildings located within the character area.	A sentence will be added into paragraph 5.18 to read - "All listed buildings due to their listed status are extremely important." The reference note at the bottom of the table

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						of listed buildings will be amended to read - "Refer to <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> for full list descriptions and <a href="http://www.imagesofengland.org.uk">www.imagesofengland.org.uk</a> for photographic records." These additions will be made to all of the documents. The wording of the first two sentences in paragraph 5.20 ("Contribution of key unlisted buildings") will be amended to read - "A number of buildings are not statutory listed and are therefore less important. However they do encompass qualities of age, style and materials which are locally distinct and which make a positive contribution to the character and appearance of the character area and Conservation Area." These two sentences will be amended in all the documents.
18	Paragraph 5.23 Building materials	488 / 186 / /	General comment: The stucco and ashlar cladding is to the front and prominent sides of buildings. Brick work is often left exposed to the rear and side.	None stated but presumably add detail to paragraph.	Comment noted and agreed with.	Add detail into paragraph.
19	Paragraph 5.27 Street trees	489 / 186 / /	General comment: The cedars on the west side of Berkeley Place are key elements in the area. The opportunity should be taken to plant one in each corner of	None stated but presumably acknowledge the importance of the cedars on the west side of Berkeley Place.	Comment noted and agreed with.	Wording will be added to paragraph to acknowledge importance of cedar trees.

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			the east side.			
20	Paragraph 5.30 Negative factors	383 / 182 / /	Objection: I also do not agree with the statement that velux windows detract from a roof's appearance these are quite attractive and useful additions to lofts and otherwise dark and dingy Victorian terraces.	None stated.	Comment acknowledged. However, Velux roof lights on historic buildings remove historic fabric and damage the visual quality of the historic roofscape. They are not appropriate in historic settings. However conservation rooflights may be appropriate in some situations.	Additional wording will be added to paragraph b) to read - "Where there is evidence of historic roof lights or where new conservation roof lights may be appropriate, each case will be considered on its own merits." This wording will be added into each character appraisal where this negative factor is noted.
21	Action SD2	512 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."
22	Paragraph 3 Equipment or installations (for example satellite dishes, large aerials, smallscale renewable energy schemes and other	382 / 182 / /	Objection: Satellite dishes and aerials are they a problem well they did not exist in Victorian times so should they be banned I do not agree surely the same argument could be used for chimneys now for the most	None stated.	Comments acknowledged. The character appraisal and management plan recognises that large aerials and satellite dishes etc. can at times detract from the character of areas and the special architectural qualities of some buildings. The document does <u>not</u> state that buildings cannot have	None.

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	such features)		part unused but clearly ugly why not remove these? We all watch television now so surely all homes should be allowed to have aerials. Why is there no mention of the added cost burden on residents living in these designated areas if we are to be asked to preserve views for the benefit of others surely they should contribute via grants or by reduced council tax.		satellite dishes or aerials but comments that such equipment should normally be positioned away from public view or prominent positions.	
23	Paragraph 3 Equipment or installations (for example satellite dishes, large aerials, smallscale renewable energy schemes and other such features)	384 / 182 / /	Objection: The statement that solar panels should be restricted I disagree most strongly with this I would like to see this technology supported. I also have no objection to other improvements to the insulation of old Victorian buildings especially solid walled terraces and sash windows, the council should approve and recommend a specification of timber double glazed sashes for use and similar specs for dry lining and cladding of solid walls. Also permitted development of lobbies for draught proofing and conservatories both of which help to improve the quality of life and thermal	The council should approve and recommend a specification of timber double glazed sashes for use and similar specs for dry lining and cladding of solid walls.	Comments acknowledged. The document does not state that solar panels should be restricted. It states that such equipment should normally be positioned away from public view or prominent positions in-order that it does not negatively impact on the character or appearance of areas or the architectural interest of the building. The Council acknowledges the importance of energy conservation but also recognises that historic buildings account for only 5% of all UK buildings. It is important that historic features are not lost from the nation's architectural heritage. The use of double glazed timber windows should only be used where their use is architecturally appropriate and used in conjunction with other energy and heat saving devices.	None.

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			efficiency in these old buildings.			
24	Paragraph 4 Drives and loss of front gardens	528 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
25	Paragraph 5 Tree management	541 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the contribution trees make to climate fixing and shading.
26	Paragraph 6 Boundary enclosures	557 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
27	Action SD7	572 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?	Amend wording of action if deemed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.
28	Action SD9	585 / 159 / /	General comment: New signage should be	Add comment in Action point.	Comment noted. Signage has to be clear and	None.

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			sustainably sourced.		functional. This doesn't exclude it being sustainably sourced however it has to be of an appropriate material to enable it to fulfil these functions.	
29	Report Sustainability appraisal report	607 / 159 / /	<p>General comment: Table 15: Appraisal of Options</p> <p>2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change,</p>	Amend if wording of management proposals is amended.	<p>Comments noted.</p> <p>2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices.</p> <p>3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p>	<p>2. Amend wording in table as appropriate to reflect comments.</p> <p>3. Amend wording in table as appropriate to reflect comments.</p> <p>5. Amend wording in table as appropriate to reflect comments.</p> <p>9. Amend wording in table as appropriate to reflect comments.</p> <p>11. Amend wording in table as appropriate to reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>

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			<p>e.g. use of materials, appropriate planting, not increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sources materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated</p>		<p>9. Additional wording will be added to action point 'Loss of traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerals, small scale renewable energy schemes and other such features)'. 15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices.</p> <p>18. Management proposals 'Drives and loss of front</p>	



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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>land' - Could make improvements to light pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings. Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable</p>		gardens' and 'Tree Management' are already going to be amended in light of previous comments made to add wording on biodiversity.	

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			ble/locally sourced materials. Could also require use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings; 18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.			

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	415 / 202 / /	<p>General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.</p> <p>Funding -                      a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;                      b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>	None stated.	<p>Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	None.

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
2	Whole document	431 / 203 / /	General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.	None stated to documents.	Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	None.
3	Whole document	641 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work		Support welcomed.	None.

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			on the Civic Pride UDF should benefit from the production of these character areas as well as the ones already adopted as SPD.			
4	Whole document	657 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.
5	Action FV2	513 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
6	Paragraph 4 Drives and loss of front gardens	529 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
7	Paragraph 5 Tree management	542 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the contribution trees make to climate fixing and shading.
8	Paragraph 6 Boundary enclosures	558 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
9	Action FV8	573 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?	Amend wording of action if deemed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.
10	Action FV9	586 / 159 / /	General comment: New signage should be sustainably sourced.	Add comment in Action point.	Comment noted. Signage has to be clear and functional. This doesn't exclude it being sustainably	None.

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					sourced however it has to be of an appropriate material to enable it to fulfil these functions.	
11	Report Sustainability appraisal report	608 / 159 / /	<p>General comment: Table 15: Appraisal of Options</p> <p>2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not</p>	Amend if wording of management proposals is amended.	<p>Comments noted.</p> <p>2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices.</p> <p>3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of</p>	<p>2. Amend wording in table as appropriate to reflect comments.</p> <p>3. Amend wording in table as appropriate to reflect comments.</p> <p>5. Amend wording in table as appropriate to reflect comments.</p> <p>9. Amend wording in table as appropriate to reflect comments.</p> <p>11. Amend wording in table as appropriate to reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sources materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light</p>		<p>traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features)'.                      15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices.</p> <p>18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already</p>	



Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings.</p> <p>Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require</p>		<p>going to be amended in light of previous comments made to add wording on biodiversity.</p>	

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings; 18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.			

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	377 / 200 / /	Supporting statement: Having attended part of a local public meeting and having read the plan I confirm my broad support for almost all of the conclusions of the appraisal and the proposals set out in the management plan. The Action PVs also seem appropriate responses to the recommendations.		Support welcomed.	
2	Whole document	381 / 200 / /	General comment: In the context of any St Vincent's extension as well as streets affected by St Paul's regeneration, any protection against the potential flood risk of the Pittville Lake, as occurred in July 2007, e.g earth banks, will need to be built in a manner sympathetic to the Pittville Area character appraisal.	None stated.	Comment acknowledged. Any works in Pittville Park which require planning permission will need to take account of the Pittville Character Area Supplementary Planning Document which will be a material consideration in determining planning applications.	None.
3	Whole document	416 / 202 / /	General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.  Funding - a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their	None stated.	Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>income in Tax or else too poor;</p> <p>b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>		<p>buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	
4	Whole document	432 / 203 / /	<p>General comment: The high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium</p>	None stated to documents.	<p>Comments acknowledged. It is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the</p>	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.		project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	
5	Whole document	642 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work on the Civic Pride UDF should benefit from the production of these character areas as well as the ones already adopted as SPD.		Support welcomed.	None.
6	Whole document	658 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.			were adopted will be added as an annex in each document.
7	Whole document	661 / 214 / 61 /	General comment: One final point to make is in terms of the issue relating to flooding in Cheltenham. It is known that there is a potential problem in certain parts of the town centre. In particular the Pittville character area is known to be susceptible to flooding.	It is considered that it would be advantageous to acknowledge this issue within the appraisal and to provide some management suggestions to counter this potential problem.	Comment noted and agreed. It is acknowledged that flooding is an issue in Cheltenham. Flood alleviation works are dealt with strategically, but schemes must ensure that they take into account the character of the local area, as analysed in the character appraisals for the Central Conservation Area. Such alleviation works should preserve or enhance the character or appearance of conservation areas where possible. Measures have already been taken in the management proposals - 'Control of development', 'Drives and loss of front gardens' and 'Surface Materials' to address the issue of flooding and sustainability. This issue is also already addressed in the Local Plan policy CP 7 - 'Design'.	The management proposal entitled 'Loss of traditional architectural features on some historic buildings' will be altered to incorporate wording which will highlight, through the implementation of guidance, the importance of property owners regularly maintaining their gutters to ensure that they work to their full potential, thus preventing ceilings and roofs collapsing due to heavy rain and blocked gutters. The wording will be added into this management proposal in each of the draft management plans for the Central Conservation Area.
8	Figure 1 Townscape analysis map of Pittville character area	379 / 200 / /	Objection: Dunalley School in West Drive is more negative than neutral.	None specifically stated but presumably would like to see Dunalley School labelled as a 'negative' building.	Comment acknowledged. After reviewing the designation of Dunalley Primary School as a 'neutral' building, it is felt appropriate that the building remains highlighted as neutral. It is low-lying, set in good sized grounds and is set well back from the highway and public space. It	None.

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
					does not have a negative impact on the character area.	
9	Paragraph 5.46 Problems, pressures and capacity for change	380 / 200 / /	General comment: The adjacent grassland referred to in para 5.46 is operated as a wildlife garden for the school and others. It is understood that this land is now earmarked for a new extension for the St Vincent's Centre. The design of any such development should have greater regard to the criteria laid down in the appraisal.	None stated.	Comment acknowledged. The design of any future development on this piece of land will need to take account of the Pittville Character Area Supplementary Planning Document which will be a material consideration in determining planning applications.	None.
10	Action PV1	378 / 200 / /	General comment: 1 The Council responses in principle need to be backed up with more robust action. Thus in Action BV1 the final paragraph implies that henceforth the Council will adopt the recommendations of the Management Plan where this brings in additional criteria for developments. If this is so some greater proportion of 'Positive buildings' might be expected to be seen in forthcoming new developments or re-developments compared with a preponderance of 'neutral' building's occurring in the last decade or so.	The Council responses in principle need to be backed up with more robust action.	Comments acknowledged.	None.

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			Although this may be subjective for many there does seem to have been insufficient regard for the features of the area when granting consents in recent years e.g the new block of flats on the North side of Pittville Circus Road adjacent to Berkhamstead School.			
11	Action PV2	514 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."
12	Paragraph 4 Drives and loss of front gardens	530 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Amend wording of paragraph and action point to include detail on biodiversity and 'wildlife corridors' in paragraph and surface water run-off in action point.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate the reduction in biodiversity and the wording of the action point will be amended to include surface water run-off.
13	Paragraph 5 Tree	543 / 159 / /	General comment: Amend	Amend wording of	Comment noted and agreed.	The wording of the paragraph will be amended



Showing representation type: All

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
	management		wording of paragraph and action point to include detail on contribution trees make to climate change.	paragraph and action point to include detail on contribution trees make to climate change.		to incorporate detail on the contribution trees make to climate fixing and shading.
14	Paragraph 6 Boundary enclosures	559 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
15	Action PV8	574 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?	Amend wording of action if needed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.
16	Action PV10	593 / 159 / /	General comment: Can the paving materials around the gates be sustainable/recycled/reclaimed/local materials? Can this proposal enhance pedestrian and cycle access in the area?	Incorporate comments into Action point where possible.	Comment noted. The Council is currently researching sustainable materials through the Civic Pride project. The sustainability of materials is determined by a number of factors including sourcing, re-use and whole life cost. Improvements to the paving and landscaping will have consequential benefits for pedestrian and cyclist movement through the area.	The action point will be amended to incorporate wording stating that the Council will, where considered appropriate, use sustainably sourced materials in the implementation of this proposal and the improved setting of Pittville Gates will enhance pedestrian and cyclist movement in the area.
17	Report Sustainability appraisal report	609 / 159 / /	General comment: Table 15: Appraisal of Options	Amend if wording of management proposals is		2. Amend wording in table as appropriate to

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood</p>	amended.	<p>Comments noted.</p> <p>2. It is recognised that the use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices.</p> <p>3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of</p>	<p>reflect comments.</p> <p>3. Amend wording in table as appropriate to reflect comments.</p> <p>5. Amend wording in table as appropriate to reflect comments.</p> <p>9. Amend wording in table as appropriate to reflect comments.</p> <p>11. Amend wording in table as appropriate to reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sourced materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p>		<p>sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p> <p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features)'. 15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices.</p> <p>18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already going to be amended in light of previous comments made to add wording on biodiversity.</p>	

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			<p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings. Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings;</p> <p>18. 'Protect and enhance</p>			

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Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
			open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.			

Rec. number	Document section	Representation number	Respondent comment	Respondent requested changes	CBC comment	Proposed modification
1	Whole document	491 / 186 / /	Supporting statement: Very smart document.		Support welcomed.	None.
2	Whole document	496 / 186 / /	General comment: Desperately high proportion of UPVC windows (no control since houses too poor to be listed and too small to be divided into flats).	None stated.	Comment noted. The issue of the high proportion of uPVC windows has been addressed in the document in sections including 'Negative factors' and the management proposal 'Loss of traditional architectural features on some historic buildings'.	None.
3	Whole document	497 / 186 / /	General comment: Relative poverty of the area has the advantage that many small, original shopfronts remain unreplaced, and the disadvantage that they have been defaced by crude, security shutters.	Not stated but presumably add detail into character appraisal. I suggest that you refer to the draft Cheltenham (Central) Conservation Area Character Appraisal for district no.8, prepared for the Council in 1998, when considering amendments to your Lower High Street CAA & MP.	Comment noted and agreed.	A new paragraph will be added into the section on 'Architecture and historic qualities of buildings' to address the comments made. Detail on the security shutters will also be added into the 'Negative factors' section of the character appraisal, in line with content in the draft Cheltenham (Central) Conservation Area Character Appraisal for district no. 8.
4	Whole document	499 / 186 / /	General comment: One reason why this stretch of the High Street is a discrete unit is that it is closed visually to the west by the railway bridge and to the east by the bend in the road at no. 249.	Add detail into document.	Comment noted. The bend of the road seems to appear more at No. 269 High Street rather than No. 249.	Add detail into section 'General character and plan form of the Lower High Street character area'.
5	Whole document	417 / 202 / /	General comment: I understand from the Echo that a lot has been done for St Paul's area and in the	None stated.	Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and	None.

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			<p>"pipeline" the Lower High Street.</p> <p>Funding -</p> <p>a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;</p> <p>b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>		<p>management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	
6	Whole document	433 / 203 / /	General comment: The high-pressure sodium	None stated to documents.	Comments acknowledged. It is unknown which areas in	None.

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			<p>lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.</p>		<p>particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.</p>	
7	Whole document	643 / 214 / 61 /	<p>Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work on the Civic Pride UDF should benefit from the production of these character areas as well as the ones</p>		Support welcomed.	None.



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			already adopted as SPD.			
8	Whole document	659 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.
9	Paragraph 1.12 Lower High Street character area	615 / 213 / /	Objection: There is no evidence adduced that the much criticised Latham 'UDF' (which then never resurfaced) has been a significantly "useful stepping-stone". Therefore that phrase (which appears to congratulate the document and/or the council officers who commissioned it) should be deleted. Latham's promotion of oversize "gateway" blocks like the one at the junction of St. George's Road and Gloucester Road (replacing the round-cornered, nineteenth-century 'Calcutta Inn') has been an adverse	Therefore that phrase (which appears to congratulate the document and/or the council officers who commissioned it) should be deleted.	Comment noted. The paragraph states that the Latham study included a plan which divided the whole town into character areas and is the basis for defining the character areas boundaries. It is reasonable to state that the Latham study has been a useful stepping stone for the development of subsequent initiatives including the development of these character appraisals and management plans.	None.

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			"initiative" for Cheltenham's townscape.			
10	Paragraph 2.6 Wider landscape setting	616 / 213 / /	General comment: Your Figure 5 (photograph) shows that Churchill Gardens is an expansive park, which can easily accommodate substantial yews in an avenue.	None stated.	Comment noted.	None.
11	Chapter 3 Historic development	500 / 186 / /	General comment: In terms of understanding the area I suggest it is worth pointing out where the tramroad from Glos docks ended in coal wharfs, etc on Gloucester Road (hence the gas works, now tesco). Hence industry, smells and poor housing here. (history of cholera, slum clearance etc).	I suggest it is worth pointing out where the tramroad from Glos docks ended in coal wharfs, etc on Gloster road (hence the gas works, now tesco).	Comment noted and agreed.	Wording will be added to the chapter on 'Historic development' to incorporate this comment.
12	Paragraph 3.14 Development by 1820	617 / 213 / /	<p>Objection: Until the Waitrose area is removed from the Cheltenham Conservation Area (CCA), it is not true to state that the site of Alstone Spa lies "just outside" the CCA, because it is east of the CCA boundary (which is the Honeybourne Line).</p> <p>The Alstone Spa site and the early, stone railway-walling, gate-piers and bollasters dating from the first St. James' Terminus c. 1840</p>	Remove wording that the Alstone Spa lies "just outside" the CCA, because it is east of the CCA boundary (which is the Honeybourne Line).	Comments noted and agreed. The Alstone Spa was positioned within the boundary of the Central Conservation Area.	Amend wording so the paragraph reads that the Alstone Spa was positioned to the north of Upper Alstone Mill (the latter of which is now occupied by the petrol station of the Waitrose development).

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			were all allowed to be erased totally by the Waitrose development and its associated road levelling/widening .			
13	Figure 7 Historical development of Lower High Street character area	492 / 186 / /	Objection: My only objection to the document was the distortion of figure 7.	Amend map so it is not distorted.	Comment noted and agreed with.	Map will be amended so it is no longer distorted.
14	Figure 7 Historical development of Lower High Street character area	493 / 186 / /	General comment: Figure 7 does give the age of streets – excellent – but it should be drawn from this in the text that the east/west roads are unusually early by Cheltenham standards, while the domestic streets that weave into them are nearly all C19.	Add detail in section on Historic Development.	Comment noted and agreed.	Add detail into chapter on Historic Development.
15	Paragraph 4.14 Key views and vistas	618 / 213 / /	Objection: It is unwise wording (for future development control) to commend this view as an “interesting visual contrast between ... different ... scales”, because oversize apartment blocks are better described as a clash of scale within Conservation Area fabric or its setting.	Words such as “interesting”, “distinctive”, “special” should be pruned out of these Character Appraisals because they are lazy work, imprecise; and being ambiguous, they give openings to developers’ advocates at future appeals.	Comments noted.	The last sentence in this paragraph will be amended to read - "This particular view offers an interesting visual contrast between the different sizes, scales, ages, materials and architectural styles of these various buildings." A new sentence at the end of the paragraph will be added to read - "In this specific context this variety is positive."
16	Paragraph 5.5 Commercial/Business	619 / 213 / /	Objection: The word “activity” is sufficient to commend commercial activity in High	Remove the word "vibrancy" from paragraph.	Comment noted.	The word "vibrancy" will be replaced by the word "vitality."

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			Street. Adding the word "vibrancy" is unnecessary (urban-planner lingo), and can be used to mask what residents find to be avoidable "disturbance".			
17	Paragraph 5.11 Road use	620 / 213 / /	<p>Objection: "Filter" is too weak to describe Poole Way; it is part of the main west-east traffic route through the town, linking into the Northern Relief Road, which forms part of Cheltenham's well established, clockwise 'Inner Ring Road' which is currently tight to the town's commercial core.</p> <p>As there is no 'Outer Ring Road', nor is one likely to be created, then if Boot's Corner were closed (under recent "Civic Pride" proposals) the unavoidably necessary 'Ring Road' (gyratory route for Cheltenham) would have to pass via Poole Way. Hopes of "managing" such major flows, especially with an urban extension just along Tewkesbury Road, are disingenuous.</p>	Amend paragraph to remove the word "filter" and incorporate comments.	<p>Comments noted.</p> <p>In response to the comments on the Civic Pride proposals, consultants have carried out extensive traffic surveys to ensure that roads can cope with the additional traffic flows along them.</p>	The last sentence will be removed from this paragraph. Poole Way is part of the Northern Relief Road connecting Swindon Road with the High Street. This detail will be added into the paragraph.
18	Paragraph 5.17 Architecture and historic qualities of	494 / 186 / /	General comment: These small C19 terrace houses are often atypical of	Add detail into chapter 'Architecture and historic qualities of buildings'.	Comment noted and agreed with.	Add appropriate detail into chapter 'Architecture and historic qualities of buildings'.

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	buildings		<p>Cheltenham. They often distinguish themselves from most of the other housing in the conservation area by having, as you point out, no front gardens, but nor do they have basements or steps up to the front door. They do not have front parapets and are not concerned to hide the roofs, indeed instead of having two ridges to keep the height (and therefore visibility) down, they have one high, central ridge. One result of this is that the chimneys become a prominent element in the streetscape. The rain water instead of being directed through to the back, is taken straight down the front of the house (Gloucester fashion). They do not run to the expense of mouldings or 3 dimensional brick work, but some of them satisfy the urge for decoration by 2 dimensional diaper work.</p>			<p>making reference to the draft Cheltenham (Central) Conservation Area Character Appraisal for district no.8, prepared for the Council in 1998.</p>
19	Paragraph 5.27 20th and 21st century development	621 / 213 / /	<p>Supporting statement: It is good and (for development control) necessary to see some plain words such as "inappropriate scale" attached to specific recent</p>		Support welcomed.	None.

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			developments. Do not dilute.			
20	Paragraph 5.28 20th and 21st century development	622 / 213 / /	General comment: "Visually striking" and "strong identity" are not watertight phrases. It could be argued that these 1930's houses form an acceptably attractive group per se (i.e. conforming in scale to the nineteenth-century town even if not in style), and therefore they do enhance the overall residential character and history of the area.	Amend wording to reflect comments.	Comments noted and agreed.	The last sentence of the paragraph will be amended to read - "The strong use of red-brick makes the houses visually striking and their unifying features create a strong positive identity." A new sentence will be added to the end of the paragraph to read - "In addition, their relationship to each other and their front gardens all combine to form an attractive street."
21	Paragraph 5.31 Contribution of key unlisted buildings	623 / 213 / /	General comment: Add photo of 441 High Street, former Sun Inn.	Add photo of 441 High Street, former Sun Inn.	Comment noted and agreed.	Insert photo of 441 High Street to accompany text.
22	Paragraph 5.32 Local details	624 / 213 / /	General comment: In Cheltenham, cast-iron street-plates (e.g. Figure 41, Devonshire Street) are remarkably impressive, pleasing and readable.	Reproducing them in appropriate streets (easily done in lighter materials) throughout all character areas should be stated as a possible Management Plan initiative.	Comment noted and agreed. The reproduction of these street-plates cannot be implemented through this document. In time, this issue may be addressed through the Civic Pride project. The Council will protect these remaining street-plates in the town.	None.
23	Paragraph 5.39 Street furniture	625 / 213 / /	General comment: The word "through" is typed twice.	Remove the additional word "through" from sentence.	Comment noted and agreed.	The sentence will be amended to read - "The area has many pedestrian routes running through it".
24	Paragraph 5.43 Contribution of trees and green spaces	495 / 186 / /	General comment: Atypical lack of trees.	Add into chapter on 'Contribution of trees and green spaces'.	Comment noted and agreed.	Add detail of atypical lack of trees in character area (as oppose to other character areas and overall Central Conservation Area) in chapter on 'Contribution of trees and green spaces'.

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						Make reference to the draft Cheltenham (Central) Conservation Area Character Appraisal for district no.8, prepared for the Council in 1998, when considering amendments.
25	Paragraph 5.45 Street trees	498 / 186 / /	General comment: Poole Way may be an alien scar on the area. The high brick wall on one side and fine line of tulip trees and plane trees on the other should be given credit.	Acknowledge high brick wall and tulip trees and plane trees along Poole Way in document.	Comments noted and agreed.	Detail will be added in paragraph 5.45.
26	Paragraph 5.49 Other areas of greenery	365 / 198 / /	General comment: Churchill Memorial Gardens  The importance of this park is identified and in order for its undoubted contribution to the area to be assured there needs to be a proper plan in place. The original layout and planting in the gardens was of high quality, as has been proved over time. More robust controls should be in place to ensure that no more of the original features are lost, such as trees for the 'go no-where' cycle track and accompanying out of character metal barriers and wall. Several trees were lost for the cycle track, and the rose gardens for easy	There needs to be a plan in place which specifically addresses the planting and maintenance of Winston Churchill Memorial Gardens and more robust plans in place to ensure that no more of the original features are lost.	Comments acknowledged. The comments have been passed to the Council's Green Environment team who have stated that there is currently no management plan for the Winston Churchill Memorial Gardens.	A proposal will be written into the Management Plan which will address the importance of the Winston Churchill Memorial Gardens and the need to maintain them.

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			<p>maintenance. Major changes should not be done without complete overall landscape treatment, after consultation with suitable experts.</p> <p>In recent times the ad hoc changes and planting show a lack of understanding that these very attractive gardens owe much to its formal layout and planting. Established parks and gardens survive so well and contribute so much because they were well planned and the planting was appropriate for long term benefit.</p> <p>The poem on the ground is an attractive modern addition, although the drinking fountain lacks pleasing design and its inclusion as a feature is questionable, as it doesn't work. A small tree should be planted in its place.</p> <p>The planting of lavender and rosemary in this area was a 'nice idea', but inappropriate for a public garden, as without attention, both look untidy and straggly, and their useful and attractive life is</p>			



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			<p>short. This applies also to the Wisteria planted against the pillars of the pergola.</p> <p>The entrance from High Street, lacks impact, and the ceanothus each side of the entrance to the listed building does not enhance. These require pruning and training to become an attractive feature, and even if maintained in this way, are not really appropriate to set against this listed building.</p> <p>A proper plan needs to be in place, for planting and maintenance. Although tree protection and management is identified in the report, a recent proposal threatened the very important yew tree avenue, by lopping them down to 4 feet. This is now going to planning for proper assessment and decision, which should have happened in the first place.</p>			
27	Paragraph 5.49 Other areas of greenery	402 / 205 / /	<p>General comment: 5.49 Churchill Gardens</p> <p>I would like to see wording which recognizes the importance of the Yew Avenue as trees (and not the</p>	Acknowledge the importance of the Yew trees in the Gardens within this paragraph.	Comments acknowledged. It is important to note that the yew trees have grown bigger than is desirable and have consequently lost their uniform shape. The yews have always been trained as clipped and shaped plants, and have never allowed to grow into	Some wording which recognises the importance of the yew trees either side of the central footpath will be added into this paragraph.

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			<p>proposed reduction to bushes) bordering the central pathway of this park.</p> <p>The yew avenue makes a significant contribution, and I think the most important contribution, to the character of the park, running from the entrance gate in Market Street right across to the Listed Chapel.</p> <p>The yew trees are the right proportion and scale for their setting, especially considering the wide spacing between the individual trees. They are attractively shaped and healthy, and it would have been a disaster to have cut them down to the proposed 1.2 metres in height, followed by a significant reduction in width on both sides in the following two years.</p> <p>It is quite likely that the yew avenue was planted in memory of Winston Churchill, who died around the time this former Parish Church cemetery was remodelled into a park to commemorate his life.</p>		<p>trees. Cheltenham Borough Council has liaised with one of English Heritage's landscape architects and the Cheltenham Tree Group who endorse this style of corrective pruning. The proposal is that the height and width of the trees will be reduced in stages, over the next three years to reduce the visual impact of the pruning and the trees will then be pruned to form a conical shape.</p>	

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			<p>Yews are planted as memorial trees, and it is important therefore that they stay as trees and as a living memorial to Churchill, and are not reduced to bushes, risking vandalism by so doing – the awful way they would look for several years would be an invitation to youths to jump in/on them/ kick them. Also cutting back to such a low height and width would result in them looking almost dead initially when all the green growth has been cut off, not the “untouchable” and impenetrable trees they currently are.</p> <p>Reducing the yews to bushes also risks the death of one or more, and re-growth could be slow in some or prove variable, thus losing the lovely paired symmetry of the avenue.</p> <p>A landscape scheme/plan should be considered now, involving local residents, and possibly encouraging a group of “Friends of Churchill Gardens” to form.</p>			
28	Paragraph 5.49	626 / 213 / /	General comment: Churchill	State that apart from a	Comments noted.	Wording which recognises

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	Other areas of greenery		<p>Gardens</p> <p>This is a sizeable park, but now has long, high, bare side-walls (of brick and of engineering-brick). The yew avenue is the key central feature which lifts this park above seeming an 'empty' grass tract.</p> <p>Within the large expanse of this park, these substantial conical yews have the correct spacing and mass for their location.</p> <p>Churchill Gardens is currently the least visited/promoted of five sizeable parks in the Cheltenham Conservation Area, (Hatherley Park is not yet in the Conservation Area). There is potential for Churchill Gardens to be more widely known, and to be the green 'glory' of the Lower High Street character area.</p> <p>Laid out initially as a park circa 1959, these gardens warrant (and are now, after nearly 50 years, overdue for 'revisiting' by means of) a comprehensive landscape study and enhancement scheme. The area character</p>	<p>group of deciduous trees in the Children's play compound, the major planting feature right across the centre of this park is the Yew Avenue. Further research is needed to discover whether these yews date from the historic layout of the park as St. Mary's Cemetery, although the current central path (and cross-path) do align on maps with those of the cemetery, laid out in 1831. Even if the planting was redone in 1959, the choice of yew makes a correct historical reference to a cemetery. Please read and include in this representation the attached document 'Lopping of Avenue of Yew Trees', which I sent recently to all councillors to halt the proposed decimation of this prominent Conservation Area feature, an attempt by the parks maintenance department which was both unauthorised and not justified on paper.</p>		<p>the importance of the Yew trees either side of the central footpath will be added into this paragraph.</p>

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			<p>appraisal is the opportunity to propose this design study, (which would include identifying the most appropriate conservation treatment for the yew avenue).</p>			
29	Paragraph 5.50 Other areas of greenery	366 / 198 / /	<p>General comment: Other green space</p> <p>The triangle of land at end of Great Western Road formed part of the Waitrose deal, and was to be 'public open space'. I believe that eventually it was signed over to Council ownership. To ensure the long standing benefit of this space to the community and the environment, it needs to be designated as green space on the local plan. It is important as there is little green space within the area, and its future should be secured to prevent building on this space.</p> <p>In order to encourage the sense of community 'ownership', it should be given a name. As all traces of the Alstone areas are lost to the Waitrose development, perhaps</p>	<p>To ensure the long standing benefit of this space to the community and the environment, it needs to be designated as green space on the local plan.</p> <p>In order to encourage the sense of community 'ownership', it should be given a name.</p>	<p>Comments acknowledged. The character appraisal and management plan cannot designate this piece of land as green space in the Local Plan. These comments will be passed on to Strategic Land Use team.</p>	None.

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			'Alstone Pocket' or something similar could be adopted.			
30	Paragraph 5.50 Other areas of greenery	367 / 198 / /	General comment: At present the blunderbuss planting on the embankment of the Honeybourne Line has now resulted in many semi-mature trees growing very closely together. In order for them to thrive some should now be removed and the area beneath the trees cleared and either grassed or underplanted, to prevent the trees forming a shelter for 'undesirable' behaviour. This would offer the opportunity for this area to become a valuable and attractive green space, and wildlife haven, particularly when the trees on the boundary facing the roundabout have grown further.	None stated.	Comments acknowledged. These comments have been passed to the Council's Green Environment team who have stated that some works to prune the trees along the Honeybourne Line will be undertaken as part of a section 106 agreement. This will involve the selective removal of self sown ash, sycamore etc. on the bank adjacent to the bridge over Queen's Road. There should also be some planting of more appropriate species next winter. Further selective thinning of trees along the Honeybourne Line will take place when possible.	None.
31	Paragraph 5.50 Other areas of greenery	368 / 198 / /	General comment: The footpath across this area takes a sharp right angled route which I'm sure looked good on the drawing board, but the most direct route will be taken, which in this case is diagonal, and a natural path is evident. The patch of trees/grasses in the centre does not seem to make	None.	Comments acknowledged.	None.

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			sense, and looks like they were put in place when planting the embankment, just because 'there were a few left over'.			
32	Paragraph 5.50 Other areas of greenery	627 / 213 / /	General comment: The quantity of trees, shrubs and grassland, visible from Great Western Road extending onto (and beyond) the Honeybourne Embankment is remarkable, a very fitting boundary for the Cheltenham Conservation Area.	State that this area of green space is already attractively landscaped, and warrants ongoing enhancement. It was identified during the Waitrose development as a remaining area of green space, and should not now be viewed as a plot for any kind of building, whether residential or 'community'. More needs to be stated in support of this widely noticed green area (at the roundabout), supplemented by adding a photograph within this 'Contribution of trees and green spaces' section. Accordingly, it is not necessary or wise (or adequately researched) to state that this green space is "little used", a careless phrase which must be deleted.	Comments noted. In response to another comment, the request for this piece of land to be designated as green space in the local plan will be passed to the Council's Strategic Land Use Team.	Agree to add photograph of green space to accompany text. The wording "little used" will be removed from the last sentence of this paragraph.
33	Paragraph 5.52 Negative factors	362 / 198 / /	General comment: On-street parking - In narrow historic streets there is no alternative	Take into account on street parking and signage in roads	Comments acknowledged. Agree with comments on parking. The document cannot address areas	None.

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			<p>for most residents. However, the areas immediately bordering the conservation area should also be taken into account as these impact on the character area. For example, new houses in Market Street, have garages fronting onto it, but are not used, and cars are parked on the pavement along its length. This also applies to signage, for example Sally sign on side of Waitrose building at New Street.</p>	<p>bordering the conservation area and how that impacts on Lower High Street character area.</p>	<p>outside the boundary of the Central Conservation Area. The Council acknowledges that failure to use garages can cause problems and will look to address parking issues as new proposals come forward.</p>	
34	Paragraph 5.52 Negative factors	363 / 198 / /	<p>General comment: Graffiti and litter - These are unfortunately a fact of life in most areas, and the only thing to do is keep clearing it up.</p> <p>In places like the Churchill Memorial Gardens, perhaps the way to go is to have staff in evidence more often. Smarter use of resources could possibly lead to parks department staff being given responsibility for specific areas, for example, Churchill Gardens, the green space at end of Great Western Road, and the pathway along the River Chelt, adjacent to the new road. This area</p>	Not stated.	Comments acknowledged. Cheltenham Borough Council acknowledges that more gardeners are needed.	None.



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			(although out of the conservation area) has good trees bordering the roadside, but the other planting, though very forgiving, is not being well maintained.			
35	Paragraph 5.52 Negative factors	364 / 198 / /	General comment: There is surely room for a 'park keeper's room' within the Mission Hall in Churchill Gardens which is underused, being (as far as I am aware) used only by a Martial Arts Group. Maybe in the future, with community support, this could become much more part of the Gardens, and be used, for example, for events such as exhibitions, talks, plant sales, and even perhaps teas could be served in the summer.	None stated.	Comment acknowledged.	No change.
36	Paragraph 5.52 Negative factors	628 / 213 / /	General comment: F). Fair statement. Do not dilute, but stress "scale" and "materials" as being the factors especially harmful to Cheltenham's remarkably homogeneous 19th century fabric. A decent robust statement here is the only chance of resisting 'poor' schemes as planning applications.	Do not dilute, but stress "scale" and "materials" as being the factors especially harmful to Cheltenham's remarkably homogeneous 19th century fabric.	Comment noted. These comments have already been addressed in management proposal 'Control of Development' within the Management Plan.	None.

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37	Action LH2	515 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."
38	Paragraph 4 Tree management	544 / 159 / /	General comment: Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Amend wording of paragraph and action point to include detail on contribution trees make to climate change.	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the contribution trees make to climate fixing and shading.
39	Paragraph 5 Boundary enclosures	560 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
40	Action LH7	575 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as	Amend wording of action if needed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.

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			improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?			
41	Action LH8	587 / 159 / /	General comment: New signage should be sustainably sourced.	Add comment in Action point.	Comment noted. Signage has to be clear and functional. This doesn't exclude it being sustainably sourced however it has to be of an appropriate material to enable it to fulfil these functions.	None.
42	Paragraph 10 Grove Street	594 / 159 / /	General comment: The redevelopment of light commercial units in a piecemeal fashion with residential units will result in a loss of employment land and a reduction in local employment opportunities.	Add detail into paragraph.	Comment noted and agreed.	The action point will be amended to incorporate wording which states there will be better opportunity for the retention of employment land as part of a comprehensive approach to the redevelopment of plots in Grove Street.
43	Action LH12	595 / 159 / /	General comment: Will the Action point also enhance provision for pedestrians and cyclists along the High Street?	Add detail into Action point if appropriate.	Comment noted and agreed.	The wording of Action LH12 will be amended to incorporate detail that the traffic management scheme along the Lower High Street will improve the situation for all users of this road, including disabled users, pedestrians and cyclists.
44	Report Sustainability appraisal report	610 / 159 / /	General comment: Table 15: Appraisal of Options 2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if	Amend if wording of management proposals is amended.	Comments noted. 2. It is recognised that the	2. Amend wording in table as appropriate to reflect comments. 3. Amend wording in table as appropriate to reflect comments.

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			<p>presumption to allow renewable energy installation under Action 'Equipment or installations (for example satellite dishes, large aerials, small scale renewable energy schemes and other such features'. Also under proposal 'Enhancement of existing buildings and land' if part of enforcement includes requirement to improve energy efficiency. The proposal 'Lamp standards' (in The Park management plan) also relates;</p> <p>3. 'Improve resilience of people, businesses and the environment to the inevitable consequences of climate change' - By ensuring enhancements are resilient to effects of climate change, e.g. use of materials, appropriate planting, not increasing surface water run-off, requirements for energy efficiency etc could have positive effect on resilience;</p> <p>4. 'Manage and reduce flood risk and surface water run-off' - If proposal 'Drives and loss of front gardens' was strengthened, this would</p>		<p>use of small scale renewable energy schemes in appropriate locations will help reduce carbon emissions. Can't control energy efficiency through Section 215 notices.</p> <p>3. Proposals already encourage planting and use of gravel etc. in front gardens to reduce run-off. The wording of the 'Tree Management' and 'Loss of traditional architectural features on some historic buildings' management proposals will be strengthened to reflect earlier comments made.</p> <p>5. Improved traffic management and improvement of public space will have consequential benefits for cyclists.</p> <p>9. Additional wording will be added to action point 'Loss of traditional architectural features on some historic buildings' in response to previous comments made to improve energy efficient designs and use of sustainable materials.</p> <p>11. Improvements to light pollution and air pollution likely to be minimal.</p>	<p>5. Amend wording in table as appropriate to reflect comments.</p> <p>9. Amend wording in table as appropriate to reflect comments.</p> <p>11. Amend wording in table as appropriate to reflect comments.</p> <p>12. Amend wording in table as appropriate to reflect comments.</p> <p>15. No change.</p> <p>18. No change. Wording in the table already recognises improvements SPDs will have on this sustainability appraisal objective.</p>

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			<p>ensure that any development would not increase surface water run-off;</p> <p>5. 'Maximise the use of sustainable modes of transport' -Could have positive effect in some places, e.g. on Lower High Street and at Pittville Gates by improving access for pedestrians and cyclists;</p> <p>9. 'Minimise the volume of waste created and promote reuse, recycling, composting to reduce landfill' - Could improve on this id strengthen requirement to use reclaimed/recycled/sustainable/locally sources materials;</p> <p>11. 'Improve air, water and soil quality and reduce noise and light pollution and the amount of contaminated land' - Could make improvements to light pollution through street lighting? Potential to improve air pollution through transport improvements, e.g. around Pittville Gates and Lower High Street.</p> <p>12. 'Support people and existing businesses in reducing their carbon footprint and the use of</p>		<p>12. Wording of management proposal - 'Loss of traditional architectural features on some historic buildings' will be strengthened in response to previous comments and use of appropriate small-scale renewable energy schemes as highlighted in proposal 'Equipment or installations (for example satellite dishes, large aerals, small scale renewable energy schemes and other such features)'.                      15. Cannot currently control use of recycled/reclaimed/sustainable/locally sourced materials in all development schemes through Planning Acts or Section 215 notices.                      18. Management proposals 'Drives and loss of front gardens' and 'Tree Management' are already going to be amended in light of previous comments made to add wording on biodiversity.</p>	

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			<p>natural resources' - Could make greater contribution by strengthening requirement for recycled/reclaimed/sustainable/locally sourced materials and installing energy efficiency measures when enhancing buildings. Presumption to allow renewable energy would also contribute. Protecting local employment opportunities, e.g. units in Grove Street, would also be positive through cutting need to travel to work;</p> <p>15. 'Integrate sustainable construction principles and standards into all development schemes' - Could make a positive contribution by requiring use of recycled/reclaimed/sustainable/locally sourced materials. Could also require use of principles as part of proposal 'Enhancement of existing buildings and land' to achieve enhancement of poorly maintained buildings;</p> <p>18. 'Protect and enhance open spaces, gardens and allotments for leisure and recreation, including opportunities for wildlife and</p>			

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			local food production' - Could be more explicit in proposals about importance of biodiversity and the need to protect it.			

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1	Whole document	388 / 202 / /	<p>General comment: I understand from the Echo that a lot has been done for St Paul's area and in the "pipeline" the Lower High Street.</p> <p>Funding -                      a) It seems unfair that the inhabitants should bear any cost because they are either rich and thus lose half their income in Tax or else too poor;                      b) Is there a European Heritage Fund hidden somewhere in the European Union establishment in Brussels? Will the South West Regional Development Agency provide some help? and finally 'The Lottery'?</p> <p>Personally it would be great to keep these lovely old houses in a good state of repair including pressure-hosing some of the old Cotswold stone.</p> <p>From a tourists point of view some additional parking spaces might be found with a moderate fee towards Heritage funding.</p>	None stated.	<p>Comments noted. These are general comments which can be seen to relate to all 16 character appraisals and management plans and have therefore been added into consultation responses for each of the 16 documents. The Supplementary Planning Documents address the importance of maintaining both historic and modern buildings in a good state of repair through management proposal 'Enhancement of existing buildings and land', for example, which is found in a large number of the Management Plans for the Central Conservation Area. There are no grants available to those living in conservation areas and the character appraisals and management plans cannot introduce or implement any grants. The Management Plans attempt to find solutions to reduce / combat issues of traffic management, on-street parking etc. The Civic Pride has ensured that there will be adequate car-parking for demand in the implementation of projects.</p>	None.
2	Whole document	434 / 203 / /	General comment: The	None stated to	Comments acknowledged. It	None.



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			high-pressure sodium lanterns that are now appearing on Cheltenham's residential streets are "fully cut off", meaning that they direct their light almost entirely on to the highway. The old style "semi-cut off" low-pressure sodium lanterns emitted light up to and slightly above the horizontal, so that surrounding buildings and gardens also benefited, as did pedestrians in streets that were warm and inviting. Much is being lost as the new style lanterns take over and in the street where I live the front gardens are now dark and somewhat forbidding.	documents.	is unknown which areas in particular the respondent is referring to so this response has been added into the consultation responses for each character appraisal and management plan. This issue is being looked at through Civic Pride where the project is looking at improving the lighting of pedestrian spaces. This issue is also already addressed by Gloucestershire County Council who state that lights are generally semi cut-off not fully cut-off on residential roads and the amount of cut-off is taken into account at the design stage.	
3	Whole document	644 / 214 / 61 /	Supporting statement: It is acknowledged that a lot of work and resources are involved in producing these documents and their value in helping to inform and guide future development and enhancement proposals for the Borough should not be underestimated. More specifically the current work on the Civic Pride UDF should benefit from the production of these character		Support welcomed.	None.

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			areas as well as the ones already adopted as SPD.			
4	Whole document	660 / 214 / 61 /	General comment: It would be helpful if each document could, as an annex perhaps, list all the other character areas that make up Cheltenham Central Conservation Area indicating at what stage they are in terms of SPD status and when they were adopted. This would provide clear background as to what status each area has in relation to the overall conservation area.	Add list to each document.	Comment noted and agreed.	A list of all character areas that make up the Cheltenham Central Conservation Area which indicates at what stage they are in terms of SPD status and when they were adopted will be added as an annex in each document.
5	Action SP2	516 / 159 / /	General comment: Wording of management proposal should be amended to incorporate sustainability issues.	Amend wording of action to take stronger stance on use of materials and be explicit about using sustainable, recycled, reclaimed, locally sourced.	Comment noted and agreed.	Additional wording within the action point will be added to read - "In undertaking any works to buildings in the character area, owners should consider the implications for sustainable building practices. This could take a number of forms, including sustainable sourcing of materials and use of energy efficient designs. Additional information is available in the Council's supplementary planning guidance on Sustainable Buildings ( <a href="http://www.cheltenham.gov.uk">www.cheltenham.gov.uk</a> )."
6	Paragraph 4 Tree management	545 / 159 / /	General comment: Amend wording of paragraph and	Amend wording of paragraph and action	Comment noted and agreed.	The wording of the paragraph will be amended to incorporate detail on the

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			action point to include detail on contribution trees make to climate change.	point to include detail on contribution trees make to climate change.		contribution trees make to climate fixing and shading.
7	Paragraph 5 Boundary enclosures	561 / 159 / /	General comment: Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Detail should be added into the paragraph on trees and hedgerow contributing to biodiversity by providing additional wildlife habitats.	Comment noted and agreed.	The paragraph will be amended to incorporate the contribution trees and hedgerow make to increasing biodiversity by providing additional wildlife habitats.
8	Action SP7	576 / 159 / /	General comment: Action - Is there scope here to ensure that any enhancements make the buildings resilient to climate change and could we impose required measures such as improving energy efficiency of buildings, ensuring use of sustainable/recycled/reclaimed/local materials?	Amend wording of action if needed appropriate.	Comment noted. However Section 215 notices are aimed at enhancing the visual appearance of run-down buildings and land and cannot control against the energy efficiency of buildings etc.	None.
9	Action Action SP10	588 / 159 / /	General comment: New signage should be sustainably sourced.	Add comment in Action point.	Comment noted. Signage has to be clear and functional. This doesn't exclude it being sustainably sourced however it has to be of an appropriate material to enable it to fulfil these functions.	None.
10	Report Sustainability appraisal report	611 / 159 / /	General comment: Table 15: Appraisal of Options 2. 'Reduce carbon emissions, striving for a carbon neutral borough' - Could have effect if	Amend if wording of management proposals is amended.	Comments noted. 2. It is recognised that the	2. Amend wording in table as appropriate to reflect comments. 3. Amend wording in table as appropriate to reflect comments.

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