

**REVISED ADOPTED CHELTENHAM CIVIC PRIDE URBAN DESIGN
FRAMEWORK SPD AND NORTH PLACE & PORTLAND STREET
DEVELOPMENT BRIEF**

**STATEMENT OF OUTCOME & SUMMARY OF THE SUSTAINABILITY
APPRAISAL REPORT**

DECEMBER 2010

1.0 Introduction

- 1.1 This statement has been prepared to summarise the outcome of the Sustainability Appraisal (SA) process for the revised adopted Cheltenham Civic Pride Urban Design Framework Supplementary Planning Document (SPD) and its technical appendix; the revised North Place & Portland Street Development Brief. A Sustainability Appraisal is a way of ensuring that the potential economic, social and environmental effects of a SPD are; identified and; measures are taken to remedy any detrimental effects.
- 1.2 This summary includes details of how the SA findings, along with the consultation responses have influenced the production of the SPD and development brief. This is a requirement under Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004 which stipulates that authorities on adopting a plan or programme must prepare a statement setting out:
- How environmental considerations have been integrated into the plan or programme;
 - How the environmental report has been taken into account;
 - How responses to the Sustainability Appraisal have been taken into account;
 - The reason for choosing the plan or programme in the light of other reasonable alternatives;
 - The measures to be taken to monitor the significant environmental effects of implementing
- 1.3 This statement also serves to complete the remaining stages of the Strategic Environmental Assessment (SEA) Directive, which were not covered in the Sustainability Appraisal Report but can now be finalised. Specifically, this covers criterion (i) from Annex 1 of the SEA Directive which sets out a requirement to provide:
- i) a description of measures envisaged concerning monitoring in accordance with Article 10¹.
- 1.4 This statement is published alongside the revised adopted SPD and development brief which were adopted by Council on 13 December 2010.

2.0 Background

- 2.1 The original Cheltenham Civic Pride Urban Design Framework SPD and North Place and Portland Street Development Brief were adopted in 2008. However, due to the economic slump and other factors, questions were raised about the deliverability of the development brief and so after receiving the advice of the Cheltenham Development Task Force, a revision of the brief was initiated to provide a document which was more in tune with the economic reality.

¹ Article 10 - Monitoring

1. Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action.

2. In order to comply with paragraph 1, existing monitoring arrangements may be used if appropriate, with a view to avoiding duplication of monitoring.

- 2.2 Whilst the changes mainly affect the development brief, any changes in the brief must be reflected in the parent SPD.
- 2.3 As with the original development brief, the revised brief provides guidance for the comprehensive redevelopment of the North Place & Portland Street sites, in the context of Policy PR 2 of the adopted Cheltenham Borough Local Plan Second Review, 2006. The adopted Local Plan policy provides broad guidance on the range of uses that can be accommodated on the two sites. This was expanded upon in the original development brief in 2008 and now the 2010 revisions allow for greater flexibility in the type and range of uses permissible on the sites.
- 2.4 The SA assessed the development brief against a set of sustainability objectives, which ensures that the potential economic, social and environmental effects of the brief are identified and measures are taken to remedy any detrimental effects.
- 2.5 Alongside the draft version of the SPD and development brief, the SA Report was published for consultation in August 2010. Copies of the report were available on the council's website, at the council offices and deposit locations (in accordance with the adopted Statement of Community Involvement). A statement of compliance with the Statement of Community Involvement has been published alongside this document in addition to a statement of the main issues raised through the consultation process including how they have been addressed. A trans-boundary consultation with other member states was not considered appropriate in this case.
- 2.6 In preparing the brief two options were considered;
- revise the SPD and development brief to take account of the deliverability issues.
 - business as usual approach / do nothing scenario and rely on the existing SPD and development brief in the hope of delivery.
- 2.7 The council considered that the revised brief was the preferred option as it provides for greater flexibility to prospective developers thereby increasing the deliverability of the sites whilst retaining the majority of the key design principles sought from the earlier version.
- 2.8 The sustainability appraisal focuses on the environmental, social and economic implications of the brief. The sustainability appraisal found there to be no negative effects of the proposals when compared against the alternative (to do nothing). The main reason for this is that the revised brief does not differ so significantly from the original version such that there are any significant impacts.
- 2.9 Both the original and revised brief score mostly significant positive effects for the sustainability objectives. In total there were the same fourteen significant positive effects and three positive effects (based on assumptions) for both versions of the brief. As set out above, the differences between the two versions resulted in no substantial change in the assessment. Consequently, no changes were made to the development brief at this stage of the SA process. In addition, the draft SA proposed to retain the same sustainability

recommendations (section 5 of the draft SA report) contained within the original SA report carried out for the 2008 document.

3.0 Consultation Responses

- 3.1 As set out earlier, a detailed report of the consultation process is provided in a separate consultation document, published alongside this document. However, this section merely provides a summary of the outcome of this process on the SA report.
- 3.2 Following the consultation process, only two comments were received on the draft SA report itself. The first requested the inclusion of an additional document; "A new framework for delivering priority habitats and species in England" (2008), as part of the assessment of plans, policies and programmes. This has now been considered and incorporated. The second comment did not relate directly to the SA report and in any case was reiterated in the response to the SPD and development brief.
- 3.3 Neither of these comments were significant and therefore did not result in any further changes to the sustainability assessment itself, the development brief or SPD.
- 3.4 In terms of responses received on the SPD and the brief, whilst these were greater in number, again none of these were considered to have any significant sustainability effects. Therefore, whilst a number of the comments resulted in changes to the SPD and the development brief, the draft SA report remains unchanged.

4.0 Monitoring Arrangements

- 4.1 Now that the revised SPD and development brief have been adopted they will be monitored through Cheltenham Borough Council's Annual Monitoring Report. This will ensure that the SPD and development brief continue to guide development and ensure that the design and layout of any development that takes place makes full use of the opportunities available whilst remaining sympathetic to the site's sensitivities.