

**Cheltenham Borough Council,  
Gloucestershire County Council and the  
South West of England Regional  
Development Agency**

Supplementary Planning Documents

North Place and Royal Well Development Briefs

Sustainability Appraisal Report

Adopted 28<sup>th</sup> July 2008

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Glossary:

ACDP	Audit Commission Data Profile
AQMAs	Air Quality Management Areas
BAP	Biodiversity Action Plan
BVPIs	Best Value Performance Indicators
CBC	Cheltenham Borough Council
CEEQUAL	Civil Engineering Environmental Quality Assessment
DPD	Development Plan Document
GCC	Gloucestershire County Council
HMSO	Her Majesty's Stationary Office
IMD	Indices of Multiple Deprivation
LA	Local Authority
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LPA	Local Planning Authority
MSoA	Medium Super Output Area
NAQS	National Air Quality Strategy

NVZ	Nitrate Vulnerability Zone
ODPM	Office of the Deputy Prime Minister
PDL	Previously Developed Land
PPP	Policies, Plans and Programmes
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SOA	Super Output Area
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SUDS	Sustainable Urban Drainage Systems
SWRDA	South West of England Regional Development Agency
UDF	Urban Design Framework

# 0

## Non Technical Summary

### 0.1

#### *Introduction*

The Civic Pride Partnership, consisting of Cheltenham Borough Council (CBC), Gloucestershire County Council (GCC) and the South West of England Regional Development Agency (SWRDA) commissioned Halcrow to deliver the Cheltenham Civic Pride Urban Design Framework (UDF). The commission involves bringing together, updating and taking forward a number of studies to form an Urban Design Framework. The UDF has analysed transport, economic, environmental and land-use issues affecting the town in order to create strategies to improve Cheltenham's public spaces. It has focussed specifically on the redevelopment of three council owned sites and how these may be promoted as exemplars of sustainable development. The aim of the project is to preserve the regency heritage of the town whilst at the same time revitalising the street scene, including the buildings, roads and open spaces. This will help Cheltenham work towards its objective of becoming the most beautiful town in England. The scheme will also seek to attract investment from the private sector to add more leading retailers and other commercial users as well as smaller independent traders to the vibrant mix of shops and services already present in the town.

The Planning and Compulsory Purchase Act (2004) requires Sustainability Appraisal (SA) to be carried out on Local Development Plan Documents (LDPs), and SPDs. In addition, the Environmental Assessment of Plans and Programmes Regulations (2004) require Strategic Environmental Assessments (SEA) for a wide range of plans and programmes, including LDPs. SAs and SEAs aim to help make planning more sustainable and provide for a high level of protection of the environment. It is possible to satisfy the requirements of both pieces of legislation through a single appraisal process; an approach which is taken here.

### 0.2

#### *Purpose of this SA Report*

This document comprises the SA of the draft GSS SPD and this section summarises the outcome of the SA process. This appraisal report is intended to add to the transparency of the process involved in producing the SPD as well as improving the sustainability of decisions taken.

This report records outcomes of the assessment for both the initial options and draft SPD. For consistency with other LDF documents the appraisal of the SPD



was broadly based on the Appraisal Framework adopted for the Core Strategy Issues and Options Report. However, amendments have been introduced to ensure that the appraisal framework is directly relevant to two Civic Pride sites - Royal Well and North Place.

The sustainability objectives outlined in the Appraisal Framework have been arranged under SEA/SA topics. The topics that have been selected relate to the same topics listed in Annex I of Directive 2001/42/EC of the European Parliament on 'the assessment of the effects of certain plans and programmes' (the SEA Directive); and Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, November 2005.

This appraisal framework includes sustainability objectives and indicators. The performance of the draft SPD was undertaken on the basis of the predicted impact on sustainability objectives over the current baseline situation and recommendations were made as to how the sustainability of the SPD might be improved.

### **0.3**

#### ***The Options:***

The Options evaluated are summarised below:

#### **Royal Well**

Option 1: Relocation of Municipal Offices

Option 2A & 2B: Municipal Offices Retained

Option 3: Traffic Free Royal Well

#### **North Place**

Option 1: Relocation of the Municipal Offices

Option 2: Residential Focus

Option 3: Commercial Focus

All the options share a number of key sustainability features:

- They require sustainable design and construction
- They require appropriate flood defence and water management measures
- They promote mixed uses and high standard of design which respects and enhances local character and distinctiveness
- They promote traffic calming and traffic management and encourage a shift to walking, cycling and public transport usage

All options provide varying amounts of new floorspace which is likely to attract inward investment and create new jobs and employment. The main differences emerge in terms of the mix of land uses proposed. There are more variations in the options in the case of Royal Well and here, the amount of green spaces retained and /or enhanced and the detailed approach to traffic management, are reflected in the appraisal findings.

#### **0.4**

##### ***Predicting the effects of the draft SPD***

Following an iterative process of feasibility testing, economic and sustainability assessment and a series of consultations with the Study Partners, a preferred option for each site was identified from the initial options and a draft SPD was developed (the draft Development Brief) for each site. The draft SPDs have been assessed against the SA Framework and the outcome is presented in this report. The key issues identified in the appraisal framework are summarised below:

##### **0.4.1**

###### ***Royal Well***

The draft SPD scores very well against economic objectives. By relocating the municipal offices, and regenerating the building for a mix of hotel and residential uses, the SPD will maintain and increase public access to this prominent listed building, re-establish uses more appropriate to its original residential function and encourage sensitive restoration of the building. The hotel industry is a key economic sector within Cheltenham and the draft SPD is likely to be successful in attracting inward investment and creating new jobs. There is potential to create a very attractive boutique hotel in a prominent town centre site which will boost the whole tourism sector.

Improvements to the public realm and green spaces within Royal Well will meet a range of sustainability objectives, including local distinctiveness, landscape and biodiversity, water quality and economic objectives (tourism). Sensitive handling of any new build elements, landscape design and improvements to the rear of the Municipal Offices will contribute to cultural heritage/historic objectives. There is

likely to be a positive synergistic effect between urban design/townscape and economic objectives.

Improvements in traffic management will have a positive effect on local air quality and health benefits, but this must be accompanied by wider traffic management measures to ensure these effects are not offset by negative effects elsewhere.

In summary the draft SPD for Royal Well is judged to have a positive effect on environmental and social objectives, and a significant positive effect on economic objectives.

#### 0.4.2

##### *North Place*

The draft SPD would convert the uninteresting landscape of a car park into a vibrant space with a varied mixture of commercial and residential units, and act as a catalyst for regeneration north of the High Street.

The relocation of the municipal offices to North Place is likely to initiate regeneration of the area and provide a stimulus to other retail and service functions in the vicinity.

The new square near Portland Street will comprise a major new civic space and focus for activity hub. This will help to stimulate inward investment and to promote civic pride and participation.

The public realm improvements and urban design qualities of the new development will make a significant contribution to the enhancement of townscape character and the conservation of cultural heritage. This will have a positive synergistic effect on economic and social objectives by helping to attract inward investment and encourage community interaction.

The SPD includes a significant element of new housing provision, including an element of affordable housing, which will support housing and social objectives.

All of the redevelopment is proposed on previously developed land, which supports a wide range of sustainability objectives.

The SPD will significantly improve the attractiveness of walking and cycling and enhance accessibility across the town centre. This will result in positive synergistic effects between transport, health and air quality objectives

However the inclusion of significant amounts of office/commercial and residential floorspace will potentially increase travel demands and it is recommended that a green travel plan should be produced at site development stage to encourage sustainable transport initiatives, such as car sharing and car pooling, and to minimise parking provision.

Overall the SPD is considered to have a positive effect on sustainability objectives with no negative effects. It is recognised that increased economic activity could lead to traffic growth and car emissions with negative cumulative impacts on human health. Strategic transport measures will be required across the town centre as a whole to de-couple economic and transport growth and to promote sustainable transport choices.

**0.5**

***Next SA steps***

This draft SA Report, accompanying the draft SPD will undergo public consultation in March/April. Following this the Final SPD accompanied with the Final SA Report will be produced for adoption. Any changes within the draft SPD leading the production of the final version should be reflected in the Final SA Report.

**0.6**

***SEA Directive Requirements Checklist***

Table 0.1 below summarises the requirements of the SEA Directive and indicates where they have been met in the SEA/SA process.

**Table 0.1: The SEA Directive’s requirements**

The SEA Directive’s requirements <sup>1</sup>	Where covered in the SEA/SA process
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Sections 1 and 2
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 2

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<sup>1</sup> As listed in Annex 1 of the SEA Directive

c) The environmental characteristics of areas likely to be significantly affected	Section 2
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 2
e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 2
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, & fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Sections 3 and 4
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Section 5
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Section 4
i) a description of measures envisaged concerning monitoring in accordance with Article 10	To be prepared in next stage
j) a non-technical summary of the information provided under the above headings.	Section 0

# 1

## Introduction

### 1.1

#### *Context*

The Civic Pride Partnership, consisting of Cheltenham Borough Council (CBC), Gloucestershire County Council (GCC) and the South West of England Regional Development Agency (SWRDA) commissioned Halcrow to deliver the Cheltenham Civic Pride Urban Design Framework (UDF). The commission involves bringing together, updating and taking forward a number of studies to form an Urban Design Framework.

The UDF has analysed transport, economic, environmental and land-use issues affecting the town in order to create strategies to improve Cheltenham's public spaces. It has focussed specifically on the redevelopment of three council owned sites and how these may be promoted as exemplars of sustainable development. The aim of the project is to preserve the regency heritage of the town whilst at the same time revitalising the street scene, including the buildings, roads and open spaces. This will help Cheltenham work towards its objective of becoming the most beautiful town in England. The scheme will also seek to attract investment from the private sector to add more leading retailers and other commercial users as well as smaller independent traders to the vibrant mix of shops and services already present in the town.

Development Briefs have been prepared for the Royal Well and North Place sites and developers are working up proposals for the St. James' sites, in conjunction with the Council. All three sites are publicly owned in the main, and have been previously identified as sites that can be taken forward for development.

These sites offer the best opportunities for maximum impact in terms of urban design / public realm priorities and assist in the delivery of local plan allocations. They are high profile, both in terms of their visibility / position on approaches into the town centre, and in terms of public aspirations for Cheltenham. In regard to their size, they offer significant opportunity for large scale redevelopment. The Development Briefs for North Place and Royal Well are to be adopted as Supplementary Planning Documents (SPDs), and therefore will be subjected to a Sustainability Appraisal (SA). The following report documents the scoping and options appraisal stages of the SA of these SPDs. As both sites are located close to each other they share the same development context appraisal of both the SPDs

and have been incorporated in one SA Report. This report presents the appraisal of initial and preferred options of each site in detail with mitigation measures and recommendations.

## **1.2**

### ***Preparation of Supplementary Planning Documents***

CBC intends to adopt three individual Development Briefs as SPDs, which will form part of Cheltenham's LDF.

PPS12; 'Local Development Frameworks' outlines the status and function of SPDs, which replace Supplementary Planning Guidance (SPGs) under the new planning system. SPDs are not DPDs and do not have statutory status but are material considerations in planning applications and they must relate to DPD policies. The role of SPDs is to expand and supplement policies set out in the DPDs or saved policies in the existing Local Plan.

There are statutory procedures, which must be followed in preparing SPDs. Although not subject to independent examination by a Planning Inspector, they are subject to Sustainability Appraisal (incorporating Strategic Environmental Assessment) and consultation requirements of the Statement of Community Involvement (SCI) as well as Regulations of the Town and Country Planning (Local Development) (England) Regulations 2004 which relate to public participation.

## **1.3**

### ***Cheltenham Borough Council's LDF***

During 2006 work began on Cheltenham's LDF which is the emerging development plan for Cheltenham. Under the Government's planning reforms introduced by the Planning and Compulsory Purchase Act (2004), the LDF will replace the existing Local Plan. The new LDF will set out the strategy for the way in which land is used and will guide new development in the Borough for a 10 to 15 year period.

The LDF will consist of a portfolio of Local Development Documents (LDDs). Central to this portfolio is the Core Strategy Development Plan Document (DPD), which sets out the overall vision for future development in the Borough and is the basis for later LDDs. These will include the Housing Allocation and Employment Allocation DPDs, which will identify proposed sites for development to meet CBC's vision. As well as these statutory DPDs there will be a number of non-statutory Supplementary Planning Documents (SPDs), setting out detailed guidance at a more specific level.

In addition to these LDDs, CBC is also required to prepare a number of further documents as part of the LDF process, including:

- Local Development Scheme (LDS) - 3 year project plan for the preparation of the LDF, setting out key milestones in DPD and SPD production and the resources required in producing these documents.
- Statement of Community Involvement (SCI) – outlines how CBC aims to involve local communities and stakeholders in the DPD and SPD preparation process.
- Proposals Map – shows the areas to which the DPD policies relate. The existing Local Plan Proposals Map will be updated as new policies materialise.
- Annual Monitoring Report – this report will outline and monitor progress made with the preparation of Cheltenham’s LDF.

#### 1.4

#### ***Sustainability Appraisal (Incorporating SEA) of SPDs***

The Planning and Compulsory Purchase Act (2004) requires a Sustainability Appraisal (SA) of all LDDs. Sustainability Appraisals help planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans through a structured assessment of options and policies against key sustainability issues for their area.

The requirement to undertake Strategic Environmental Assessments is established in the EU by the European Directive 2001/42/EC, ‘the Assessment of the Effects of Certain Plans and Programmes on the Environment’.

The EU SEA Directive is transposed into English law by the SEA Regulations, Statutory Instrument SI 2004 No.1633 (HMSO).

The SA for the two individual SPDs referred to the SA Scoping Report of the Core Strategy (Consultation version) in order to align its objectives with that of the Core Strategy.

The preparation of this SA Report is the third stage of the appraisal process> In the first stage the aim is to present the baseline, identify sustainability issues and build the SA Framework. The next stage identifies and documents the predicted effects of the options developed. The results of this appraisal aids in the decision making process to identify the preferred master plan option. The third stage



comprises the sustainability appraisal of the preferred option and identifies mitigation measures and recommendations. This report will accompany the draft SPD for consultation and refinement.

## 1.5

### ***Key SA/SEA Stages***

Sustainability Appraisal, incorporating Strategic Environmental Assessment has a number of process stages which have been formalised in England through the following guidance:

‘A Practical Guide to the Strategic Environmental Assessment Directive’ (ODPM, 2005).

‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents’ (ODPM, 2005).

These stages are detailed below:

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.

A1) Identifying other policies, plans and programmes, and carrying out a review of any environmental protection objectives within them. The relationships between the SPD and these policies, plans and programmes should be examined to allow synergies to be exploited and inconsistencies/constraints to be addressed.

A2) Collating baseline information in order to help identify environmental issues and opportunities relevant to sites addressed in the SPDs. This information will also provide the evidence base against which potential effects can be measured and assessed along with identifying any gaps in data which can then be addressed through the monitoring section of the SA/SEA.

A3) Identification of key sustainability issues and opportunities for the SPD. This will involve collating and documenting the outputs from Tasks A1 and A2 above in terms of potential environmental issues and opportunities that have been highlighted. Issues identified in the Cheltenham SA LDF Scoping Report should also be considered for their relevance to the SPDs in question. This section will be added to throughout the SA/SEA process as more issues and opportunities become apparent; particularly during the consultation on the scope of the SA/SEA.

A4) Developing the Sustainability Appraisal Framework. The environmental protection objectives identified in A1, and the environmental issues and opportunities identified in A3 should assist in the development of a number of sustainability objectives, indicators and targets. Input from relevant stakeholders during the consultation on the scope of the SA is important for the formation of this framework.

A5) A 5 week consultation period on the scope of the SA/SEA should be allowed by the LPA in order to satisfy the requirements of the SEA Directive. Those consulted must include the three statutory environmental consultation bodies (Natural England, English Heritage and the Environment Agency).

Stage B: Developing and refining options and assessing effects.

B1) Testing the SPD objectives against the sustainability appraisal framework. Assessing the compatibility of the objectives will allow them to be refined and will also provide a good base from which Task B2 can be commenced.

B2) Developing the SPD options. Taking into account the requirements of Regulation 17 of the Local Development Regulations, the LPAs or their representatives will need to develop options. These options will be further refined as a result of the findings of Task B3 and B4. It may be possible to drop some alternatives at an early stage if they are not viable – but reasons for elimination must be documented in the SA Report (Stage C).

B3) and B4) Prediction and evaluation of the effects of the draft SPDs. The options being considered as part of the SPD process should be appraised using a matrix based approach combined with a well presented qualitative representation of the evidence base and thought process behind each decision. This approach will be used to both predict and evaluate the effects of the SPD options and present the results in a way that they can be compared both with each other and the ‘business as usual’ scenario.

One output of tasks B3 and B4 is likely to be the identification of further sustainability issues and opportunities relevant to the SPDs. These should be used to update those previously proposed during task A3.

B5) Mitigation of adverse effects and maximisation of beneficial effects of the SPDs. Measures to prevent, reduce or offset significant adverse effects of

implementing the SPD, along with measures for enhancing the beneficial effects, should be included in the SA Report.

B6) Proposing measures to monitor the significant effects of implementing the SPD. The indicators first proposed within task A4 (which themselves will be based on those used in the baseline for the LDF SA Framework) shall be used as a basis. Information gaps identified during baseline collation can also be tackled by suggesting appropriate indicators which would require collection of that particular data. This monitoring framework shall be revisited and extended later in the SA/SEA process.

Stage C: Preparing the Sustainability Appraisal Report.

C1) The SA Report records the outputs of Stages A and B in a document upon which formal consultation is carried out.

Stage D: Consulting on the draft SPD and SA Report.

D1) Public participation on the draft SPD and the Sustainability Appraisal Report.

D2) Any significant changes needed as a result of consultation should be appraised. If changes are not significant, they should still be documented and any changes in appraisal scores made apparent.

D3) Preparation of SA Statement. Following the adoption of the SPD, a statement must be prepared to show how the SPD was changed as a result of the SA process (or indeed why there were no changes made, or why options were rejected). At this stage the monitoring measures can be confirmed or further modified in light of consultation responses and made available to the public (Stage E).

Stage E: Finalising the SA Monitoring Framework

E1) Finalising aims, methods and responsibilities for monitoring.

E2) Consideration of contingencies in light of adverse effects.

N.B. The stages in italics (D3, E1 and E2) are to be carried out by Cheltenham LPA.

Table 2.1 demonstrates how the SA process will run alongside the development of the SPDs. The SA stages shaded will be carried out by Cheltenham Borough Council and are linked to progress on the SPD., The timings are therefore unsure.

Table 2.1 – SA/SEA and SPD Timetables

SA/SEA Stages	Stage of SPD Development	Projected Dates
<b>Stage A</b>		
A1 to A4	~	October 2006
A5	~	November – December 2006
<b>Stage B</b>		
B1 to B2	Site Options Development	November 2006
B3 to B4 (initial options)	Site Options Development	December 2006 – February 2007
Consultation on developing options	Consultation and Preferred Option Recommendations	February – March 2007
B3 to B4 (preferred option)	Masterplans Development	June – July 2007
B5 to B6	Masterplans Development	June – July 2007
<b>Stage C</b>		
C1	Masterplans Development	July - 2007
<b>Stage D</b>		
D1	Statutory Consultation	March/April 2008
D2	Changes Following Consultation	May/June 2008
D3	Adoption and Monitoring of SPD	Spring/ Summer 2008 - ongoing
<b>Stage E</b>		
E1 to E2		

In addition to the stages mentioned above, the SA Report will include consideration of the SPDs in the context of the Transport Strategy and Urban Design Framework for Cheltenham Town Centre. Particular attention will be paid to the downgrading of the ring road and the diversion of traffic onto the town boulevard.

## 1.6

### ***Links with the SA of Cheltenham's LDF***

The Sustainability Appraisal Scoping Report for the Core Strategy LDF2, prepared by CBC, provided some key inputs to the SPD SA Framework. This was important, to align the objectives of the Core Strategy SA with that of the SPD SA and in order to establish a direction for the SPD SA.

To ensure that the guiding principles and objectives of the LDF SA are adopted within the SAs carried out for the SPDs; the following sections of the Scoping Report were taken into consideration during the scoping exercise for the SA of the SPDs:

The review of relevant plans, programmes and sustainability objectives - provided the SA of the SPDs with a comprehensive list of international, national, regional and local plans / programmes that needed to be considered in the development of the SA Framework. This table was adapted so as to remove any plans / programmes that were not relevant to the SPDs in question (e.g. rural development strategies), and also to consider the implications of the objectives and requirements of the different plans / programmes on the SPDs (and their SAs) instead of on the LDF.

SEA / SA Baseline Information - provided the SA of the SPDs with a number of key indicators and relevant baseline trend data to satisfy the majority of the objectives identified in the SA Framework for the SPDs.

SA Framework – the SA Framework for the LDF provided the base of the SA Framework developed for the SPDs. The SA objectives themselves are adapted so as to be more relevant to the SPDs, however, all relevant objectives from the SA Framework for the LDF have been considered and their linkages with the SA Framework for the SPDs have been signposted.

Identification and Key Sustainability Issues and Opportunities - provided foresight on a number of sustainability issues and opportunities in Cheltenham. Those relevant to the particular site specific SPDs were taken forward into the SA of these SPDs.

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<sup>2</sup> Core Strategy Scoping Report, Cheltenham Local Development Framework, January 2008

## 1.7

### ***Purpose of the Sustainability Appraisal***

This Report comprises the draft Sustainability Appraisal (SA) Report and builds on the SA Scoping Report issued in October 2006. This Draft Sustainability Report will be submitted with the Preferred Options SPD for public consultation. The final SPD and Sustainability Report will then be formally adopted by the Council.

This Scoping Report documents tasks A1 to D2 of the SA process, outlined in the latest DCLG guidance, as reproduced in the following table;

Stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
A1: Identifying other relevant plans, programmes and sustainability objectives
A2: Collecting baseline information
A3: Identifying sustainability issues and problems
A4: Developing the SA Framework
A5: Consulting on the scope of the SA
Stage B: Developing and refining options and assessing effects
B1: Testing the plan objectives against the SA framework
B2: Developing the plan options
B3: Predicting the effects of the draft plan
B4: Evaluating the effects the draft plan
B5: Considering ways of mitigating adverse effects and maximising beneficial effects
B6: Proposing measures to monitor the significant effects of implementing the plan
Stage C: Preparing the Sustainability Appraisal Report
C1: Preparing SA Report
Stage D: Consulting on draft SPD and Sustainability Appraisal Report
D1: Public participation on the SA Report and the draft plan
D2: Assessing significant changes

## 2 Environmental Baseline and Context

### 2.1 *Review of Plans and Programmes*

A review has been undertaken of relevant policies, plans, programmes and sustainability objectives. This was done at an international, national, regional, and local level. A more detailed breakdown of the objectives for each of the documents and their likely implications for the SPDs is included in Appendix 1.

Policies, plans and programmes reviewed at each level include:

#### INTERNATIONAL PLANS, POLICIES AND PROGRAMMES

Johannesburg Declaration on Sustainable Development

Kyoto Agreement

Strategic Environmental Assessment (SEA) Directive

Ambient Air Quality and Management Directive (1966/62/EC)

#### NATIONAL PLANS, POLICIES AND PROGRAMMES

A New Deal for Transport White Paper (1998)

The Air Quality Strategy for England, Scotland, Northern Ireland and Wales (2000)

Consultation Paper on the review of the Air Quality Strategy – options for further improvements in air quality

‘Bringing Communities Together Through Sport and Culture’ – Sport England (2004)

DTI Sustainable Development Strategy (2000)

Energy white paper ‘Our energy future – creating a low carbon economy’

National Cycling Strategy (NCS)

New Commitment to Neighbourhood Renewal: A National Strategy

‘Our Healthier Nation’ 1999

PPG 3: Housing

PPG 4: industrial, commercial development and small firms

PPG8: Telecommunications

PPG13: Transport

PPG14: Planning Development on unstable land  
PPG15: Planning and the historic environment  
PPG16: Archaeology and planning  
PPG17: Planning for open space, sport and recreation  
PPG21: Tourism  
PPG24: Planning and Noise  
PPG25: Development and Flood Risk  
PPS1: Delivering Sustainable Development  
PPS6: Planning for Town Centres  
PPS9: Biodiversity and Geological Conservation  
PPS10: Planning for Sustainable Waste and Management  
PPS11: Regional Spatial Strategies  
PPS12: Local Development Frameworks  
PPS22: Renewable Energy  
PPS23: Planning and Pollution Control  
DRAFT PPS 3: Housing  
DRAFT PPS 25: Development and Flood Risk  
Quality of Life Counts 1999 – 2004  
Securing the Future – UK Government Strategy for Sustainable Development  
Sustainable Communities: Building for the Future (2003) (The Sustainable Communities Plan)  
Ten Year Transport Plan  
‘Towards an Urban Renaissance’ Report of the Urban Task Force (1999)  
UK Climate Change Programme 2000  
Urban White Paper: Our Towns and Cities – The Future (2000)  
Working with the Grain of Nature – A Biodiversity Strategy for England (2002)

#### REGIONAL PLANS, POLICIES AND PROGRAMMES

A Guide to Sustainable Tourism in the South West (2000)  
‘A Sustainable Future for the South West’ The Regional Sustainable Development Framework for the South West of England (2001)  
Developing the Regional Transport Strategy (2004)



Joining up: 2004 Culture South West Report  
'Our Environment Our Future' Regional Strategy for the South West Environment  
2004-2014  
Regional Planning Guidance for the South West (2001)  
Regional Quality of Life Counts (2004)  
Regional Renewable Energy Strategy for the South West of England (2003 – 2010)  
Regional Spatial Strategy for the South West – Consultation on Draft Options  
South West Regional Biodiversity Implementation Plan (2004)  
State of the Key Sectors Reports (September 2004)  
State of the South West Report 2004  
[South West Regional Housing Strategy](#) 2005  
Strategy for the Historic Environment in the South West 2004  
SW Integrated Regional Strategy (IRS) (Nov '04)  
'Now Connecting' (2005) –the Delivery Plan  
SW Regional Economic Strategy (2003-2012)  
'Warming to the idea' South West Region Climate Change Impacts Scoping Study

#### COUNTY LEVEL PLANS, POLICIES AND PROGRAMMES

A County-wide Air Quality Strategy for Gloucestershire  
Gloucestershire Biodiversity Action Plan  
Gloucestershire Community Strategy (2004)  
Gloucestershire Local Transport Plan 2000  
Gloucestershire Local Transport Plan 2006 – 2011 (LTP2)  
Gloucestershire Minerals Local Plan (2003)  
Gloucestershire Renewable Energy Action Plan  
Gloucestershire Structure Plan Second Review (1999)  
Gloucestershire Waste Local Plan 2002 – 2012 as amended by Secretary of State  
Direction (September 2007)  
Local Agenda 21 Strategy for a Sustainable Gloucestershire (2000) – Gloucestershire  
County Council  
Report of the Director of Public Health (2005)

Sustainable Gloucestershire – the Vision 21 handbook for creating a brighter future.

Sustainable Gloucestershire – An agenda for urgent action for Local Authorities

A Gloucestershire wide Strategic Flood Risk Assessment is expected to be completed spring 2008

#### CHELTENHAM PLANS, POLICIES AND PROGRAMMES

Cheltenham Borough Council's Local Agenda 21 Position Statement

Cheltenham's Community Plan – Our Future, Our Choice (October 2003 – March 2007)

Cheltenham Crime Reduction Strategy 2002 to 2005

Cheltenham's Cultural Strategy 2002 to 2006

Cheltenham Economic Development and Regeneration Strategy

Cheltenham Homelessness Strategy

Cheltenham Housing Strategy (2005)

Cheltenham Local Plan Second Review 1991 – 2011

Climate Change: A Strategy for Cheltenham (May 2005)

Corporate Business Plan: 2004 – 2007

Environmental Management Strategy (1997)

'Improving Our Sustainability Performance' – A review of Cheltenham Borough Council's existing performance

Nottingham Declaration

Supplementary Planning Guidance: Amenity Space in Residential Development

Supplementary Planning Guidance: Play Space in Residential Development

Supplementary Planning Guidance: Security and Crime Prevention

Supplementary Planning Guidance : Sustainable Buildings

Supplementary Planning Guidance: Sustainable Developments

Sustainable Construction Action Plan

## 2.2

### ***Summary of Conflicts and Implications***

Some key points arising from the review are listed below. These have been taken account of in the SA Framework.

### 2.2.1

#### *Climate Change and Risk of Flooding*

Potential options for development should take into account the need to reduce emissions of greenhouse gases within their design, so as to help achieve national greenhouse gas emission targets and the objectives of Cheltenham's Climate Change Strategy.

Potential options should reduce the need to travel and promote a modal shift from the private car to public transport, walking and cycling.

Proposals should explore opportunities for renewable energy use and generation within their proposals.

Potential options for development should, where appropriate, make use of Sustainable Drainage Systems (SUDS) to control water run-off.

The SPDs should not propose development in areas at unacceptable risk from flooding and must consider potential mitigation and management of flood risk

A Gloucestershire wide Strategic Flood Risk Assessment is expected to be completed in spring 2008. The assessment will provide much needed flooding data and mapping for the Borough and will inform the Development Briefs. The assessment will also address some evidence gaps within the Sustainability Appraisal process.

### 2.2.2

#### *Air Quality*

Commitments and obligations to improving air quality within Cheltenham Town Centre should be taken into consideration when developing options.

### 2.2.3

#### *Water Quality*

The water quality in the River Chelt, downstream of Cheltenham is poor due to sewerage inputs. Future development should not further decrease water quality, and where possible should improve it.

- 2.2.4 *Biodiversity*  
Proposals should pay due consideration to the biodiversity recommendations of the ‘Urban Habitats’ Action Plan contained within Gloucestershire’s Biodiversity Action Plan<sup>3</sup>.
- 2.2.5 *Townscape and Urban Renaissance*  
Priority should be given to previously developed land and buildings when considering new development.  
  
Proposals should revitalise and enhance the urban area.
- 2.2.6 *Cultural Heritage*  
All options should take account of the need to preserve and enhance Cheltenham’s historic environment.
- 2.2.7 *Economic Issues*  
Potential options should help enhance Cheltenham’s reputation as a tourist destination.
- 2.2.8 *Resource Usage and Material Assets*  
Proposals should consider the importance of layout and design of developments in terms of opportunities for waste minimisation and encouraging recycling (contributing to the achievement of Waste Local Plan targets).  
  
Any new buildings should be developed using materials and methods that have a reduced impact on the environment (this includes consideration of the whole ‘lifecycle’ of a building, from construction to demolition).

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<sup>3</sup> Cheltenham BC was a founding member of the Gloucestershire Biodiversity Partnership. PPS9 and the new general duty for Local Authorities to conserve biodiversity (NERC Act 2006) mean that Cheltenham BC must ensure that development pays due consideration to biodiversity particularly the Urban Habitats Action Plan in the Gloucestershire BAP. Such an approach is possible by careful selection of the SPD options.

### 2.2.9

#### *Population and Social Issues*

Potential options should consider the need to encourage social cohesion within Cheltenham Town Centre.

Levels of social deprivation in certain areas (particularly St Paul's), should not be exacerbated by proposals, and should be improved where possible.

Proposals should help improve the health and sense of well-being of residents and visitors, through cutting pollution and accident levels whilst encouraging cycling and walking activities.

Proposals should consider the need to provide and protect open spaces and recreation areas within the Borough.

Proposed developments should be seen as an opportunity to address the need for high quality, low cost housing available to all.

Options developed should take account of the multicultural nature of Cheltenham Town Centre and should provide/maintain space and buildings for cultural activities.

All options should recognise the importance of reducing actual crime and fear of crime within their proposals.

### 2.3

#### ***Existing and Future Baseline Condition***

The Strategic Environmental Assessment Directive requires a significant level of understanding of the baseline environment, as defined in Annex 1 (b), 1 (c) and 1 (d), in order to inform both the appraised plans and future stages of the SEA/SA.

Baseline information has been taken predominantly from the baseline collated as part of the Sustainability Appraisal Scoping Report for Cheltenham's LDF. Additional information has been added where appropriate in order to support the development of SA Objectives and Criteria relevant to the SPDs.

This data was collated into a Baseline Table (Appendix 2) which illustrates:

- Appropriate indicators by which progress against the SA Objectives can be measured;
- The latest data for the study area;

- Comparators: regional or national level data against which Cheltenham's status can be compared;
- Targets where they exist;
- Trends: local/regional level data for past years (where it exists), along with a short, qualitative statement indicating whether things are getting better or worse over time.

Gaps in data encountered at this stage are highlighted for consideration in monitoring proposals.

## 2.4

### ***Summary of Existing Condition***

The baseline review starts with a general characterisation of the Cheltenham UDF area. It should be noted that not all information is currently available but the data will continue to be refined and updated over time. Full referencing of information can be found within the full SA Baseline Table within the Appendices of this document (section 2).

Baseline data was largely obtained from the following sources:

- Numerical or statistical format – largely downloaded from government or agency websites, e.g., [www.statistics.gov.uk](http://www.statistics.gov.uk), [www.defra.gov.uk](http://www.defra.gov.uk)
- Report format e.g., Cheltenham Urban Design Framework- Draft Baseline Report
- This section aims to collate a baseline for the UDF study area. However, due to the limited availability of data at this level, 'city level' information has been used for most environmental/social aspects. For the purposes of analysis in this section, the UDF area is defined by the 2003 Census ward classification and by the 2003 Medium Super Output Area (MSoA) of the NeSS Geographic Area, wherever appropriate.
- Data for Landsdown ward, College ward, All Saints ward, St. Paul's ward and the MSoA Cheltenham 004, 008, 009 and 014 is utilised for some statistics and labour supply data.

## 2.5

### ***Area Characterisation***

Cheltenham's built environment is highly regarded. The town centre contains many fine examples of Regency architecture and is justly famous for its public squares and gardens. The town contains 7 distinct conservation areas and has over 2600 listed buildings. Cheltenham's objective is to become the most beautiful town in England.

The North Place site is located at the northern edge of the UDF study area, and is approximately 2.1ha in size. This site is primarily bound by Northfield Passage/Northfield Terrace to the north, by Portland Street to the east, by St. Margaret's Road to the south and Monson Avenue to the west.

The site is currently in use as a surface public car park, split into two areas by North Place. North Place is a two-way street which forms part of the wider network as well as an access to the two car parks, whilst through traffic runs along Portland Street and St. Margaret's Road. The site is virtually flat, with limited distinguishing features. There is little in terms of vegetation on the site, with a few semi-mature trees located on the periphery of the car park, along St. Margaret's Road and Portland Street.

The Royal Well site is located on the western fringe of the UDF study area. It is bound by

- Royal Crescent, a 3.5 storey Regency terrace (Grade II\* Listed) to the west,
- Crescent Terrace and its 3.5 storey Regency buildings (Grade II Listed) to the north,
- Royal Well Road, the rear of the 5 storey Municipal Offices (Grade II\* Listed) and an adjoining modern office block in Regency Style to the east
- St. George's Road and the (mainly) 2 storey Cheltenham Ladies College building (Grade II Listed) to the south and
- An assortment of listed building in the south west

The site is located immediately to the west of the main Promenade retail area, and to the south of the High Street. It has a variety of direct and indirect walking connections to each. The site is currently in use as a coach and bus station.

## **2.6**

### **2.6.1**

#### ***Environmental Conditions***

##### *Biodiversity*

With the study area being largely urban in nature, no designated sites of Biodiversity interest are found here, however Gloucestershire County Council has adopted a Biodiversity Action Plan (2000) which includes a Habitat Action Plan that covers 'Urban Habitats'.

Whilst recognising the difficulty in estimating areas within the urban habitat the Habitat Action Plan lists a number of priority species requiring protection within the County. These species include – Stag beetle, Song thrush, buttoned snot moth,

pipistrelle bat and great crested newt. The plan anticipates that increasing development demands will impose pressure on native protected species.

The BAP identifies pollution in the River Chelt (downstream of Cheltenham), primarily caused by industrial, domestic and agricultural sources, and recognises it as an issue to be addressed immediately.

A number of green and open spaces are found in and around the study area, which will require maintenance and enhancement, where appropriate.

#### 2.6.2

##### *Water Quality and Usage*

Although data specific to the study area is not available, chemical and biological water quality from the River Chelt will be relevant to the study area.

Table 2.2 below shows the Chemical and Biological water quality of Cheltenham and the South West Region Rivers.



Table 2.2 Surface water quality in Cheltenham and the South West

	% length of river (km)			
	Cheltenham		South West	
Biological Quality	2000	2005	2000	2005
Quality/Year				
High	0	0	58.2	62.7
Good	12.38	4.11	37.7	35
Fair	87.62	95.89	3.0	1.3
Poor	0	0	1.0	0.4
Bad	0	0	0.1	0.5
Chemical Quality				
High	0	0	45.5	41.8
Good	72.99	54.2	49	51.5
Fair	14.10	35.56	3.0	3.8
Poor	12.91	10.23	2.4	2.7
Bad	0	0	0	0.1

Source: Environment Agency

It is evident from the above table that the river water quality in the region has been declining over the past five years, and it is indeed inferior compared to the South West Regional waters. The Gloucestershire BAP (2000) raises concerns over water quality levels of the Chelt downstream of Cheltenham, which have been affected by sewage inputs.

### 2.6.3

#### *Groundwater*

From the Environment Agency's data on ground water abstraction rates in the South West, a decline in the abstraction rates suggest a positive trend towards protection of the ground water resources. The rates were at 720 ML/Day in 1995 and 726 ML/D in 2000 which has been gradually reducing and reached 565 ML/D in 2003.

Cheltenham is situated on the Chelt Sands, a minor aquifer. Parts of the Borough also rest on Jurassic Limestone aquifer which is found to have fissures and cracks in some places. These cracks, especially in the centre of the town can potentially be a path to leachate/ pollutants, particularly on contaminated land (Contaminated land Strategy, 2001).

Nitrate concentration in ground water is the listed indicator by the Environment Agency to assess ground water quality as time series data is available. From the Agency's Nitrate Vulnerability Zone (NVZ) map, it is evident that parts of Cheltenham are close to the NVZ.

Issues/Trend/Data Gaps:

The surface water quality of the River Chelt is declining rapidly and needs serious consideration in order to reverse the trend. Any new development should ensure that it would not add to pressure on the resource and its quality at any point in time. Water conservation and reuse techniques should also be promoted among the public as a good practice.

Data on ground water quality and data on local sources of pollution into the River Chelt will aid in identifying the cause and thus address the issue, if any.

#### 2.6.4

##### *Soil resources and quality*

In an urban area, erosion and land contamination are relevant issues to examine with respect to soil resources, as well as the degree of protection afforded greenfield land from development. The soils in Cheltenham are identified to be of high leaching potential.

#### 2.6.5

##### *Contaminated Land:*

The Contaminated Land Strategy Report<sup>4</sup> identifies a number of sites in the town centre where previous useage might suggest the existence of potential contaminants. Although it is suspected that the central parts of the town could be

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<sup>4</sup> Strategy for Contaminated Land Inspection, Cheltenham Borough Council, 2001

contaminated, the report suggests that detailed local study will be required to ascertain the location of these areas.

Halcrow's preliminary risk assessment of the sites within the study area – Royal Well and North place (and Portland Street) - indicates that these areas were likely to have been exposed to some level of contamination in the past. However, the sites have been previously developed and therefore subject to some level of remediation and it is believed that the residual risk is low to very low. Nevertheless, redevelopment could create new pathways for contamination and therefore detailed site investigations and, if necessary, remediation, should be undertaken prior to re-development to ensure the sites are fit for the proposed use.

#### 2.6.6

##### *Protection of Soil Resources*

In order to encourage new developments to utilise already developed sites, and to protect Greenfield sites (soil resources), the RSS set a target of 50% new housing development to be located on Brownfield sites in the Borough. This is lower than the national PPS3 target of 60% due to the rural nature of the South West. According to the Residential Land Availability Report (Cheltenham Borough Council, April 2006) in 2005/06 Cheltenham delivered over 80% of new housing on Brownfield sites.

#### 2.6.7

##### *Climate Change*

CO2 emissions per capita in Cheltenham are impressively lower than the national average, however, with no time series data, trends cannot be established. Vehicular sources are believed to be the main non-point sources of CO2 emissions, and in Cheltenham only 5% of the population utilise public transport to travel to work, indicating high dependency on private transport. This trend should be reversed to reduce vehicular emissions.

#### 2.6.8

##### *Energy Efficiency:*

Local Authority (LA) buildings set good practice examples for energy efficiency. From Audit Commission data, the percentage change in CO2 emissions from these buildings show a reduction of 5.36% between 2002-03 and 2003-04. Although time series data is not available for trend analysis, this is an encouraging feature and it is recommended that the LA should encourage energy efficiency in all public buildings as well as in private buildings to reduce contributions towards climate change.

### 2.6.9

#### *Ecological Footprint:*

An Ecological Footprint is a way of quantifying how a community's lifestyle impacts upon the environment and other people. In the case of Cheltenham, the footprint takes into account the following characteristics:

- emissions generated from oil, coal and gas;
- amount of land required to absorb waste produced;
- amount of productive land and sea needed to feed a community;
- amount of productive land and sea needed to feed and provide all the energy, water and materials that the people of Cheltenham use in their everyday lives.

The Stockholm Environmental Institute calculates the Ecological Footprint of Cheltenham to be at 5.39 global ha per capita, which is more than twice the world's average of 2.2 global ha per capita; whereas the budget for sustainable living, which is derived by dividing the available biologically productive area by current population, is only 1.8 ha per capita.

Processed food consumption, procurement of food outside local resources and increased use of domestic fuel including gas, electricity and other fuels, are identified to be the major cause for the large footprint. Although data for the study area is unavailable it is presumed that the area average would be comparable to that for the whole urban area and that there is a need to encourage consumption of locally available resources, promote recycling and reuse and bring about a change in the attitudes of people towards maximising the utility of resources.

Issues/Trends/Data gaps:

With more than twice the consumption of natural resources than the world average, Cheltenham and the study area pose pressure to natural resources elsewhere in the world and there is a need to reverse this trend by prioritising use of local resources and encouraging reuse and recycling.

### 2.6.10

#### *Flood Risk*

Cheltenham has over 4000 properties at risk from flooding and many existing urban drainage systems cause further problems of flooding, pollution or damage to the environment. As the climate changes serious flooding is likely to become a more frequent event and the current 1 in 100 yr flood risk will occur more often. Information is not available from the Environment Agency regarding surface water

runoff and groundwater flooding but recent experience shows that existing drainage systems and flood attenuation schemes will not be able to cope.

Current mapping of areas at risk of flooding is imprecise but this indicates that both the North Place and Royal Well sites lie within Zone 3 of the Environment Agency's flood risk zones, the highest risk category.

Issues/Trends/Data gaps:

A Strategic Flood Risk Assessment (SFRA) for the Borough is being prepared which will provide further detail of flood risk and mitigation and assist in the determination of specific requirements for a site specific Flood Risk Assessment (FRA). Promotion of SUDS to address increased run off would help to mitigate some of the effects of climate change.

#### 2.6.11

##### *Traffic and Transport*

The Cheltenham Spa Urban Design Strategy, 2001, contains an analysis of the scale and quality of the Regency streets in the town and calls for new development to respect this quality. The transport and traffic situation in the six prominent approach roads i.e., Gloucester Road, Shurdington Road, Tewkesbury Road, London Road, Evesham Road, Cirencester Road and Station Approach are examined. The first three roads were included in the Three Approach studies, 2001 and the rest included in the UDF Approach Studies Report, 2006. Prominent issues identified by both the studies include; gateway features and landmarks improvements, provision of traffic control, aesthetics, functionality of the routes, inclusion and provisions for pedestrians and cyclists and cluttered signage. The Civic Pride Report<sup>5</sup> identifies poor approaches to Regency Cheltenham, on street parking clutter and poor lighting in some areas.

The UDF Draft Baseline Report (2006) identifies opportunities for better connectivity to the town centre for cyclists and pedestrians. Although cyclist and pedestrian routes are better provided in the Royal Well site, the car traffic on the inner ring road creates an unattractive environment for its users. North Place is well served by public transport and has good pedestrian access routes; however public transport stops have a skewed location on the southern side of the ring road

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<sup>5</sup> Civic Pride in Central Cheltenham- Pre- Consultation Working Draft, September 2006

and therefore the site appears segregated. Facilities for pedestrians and cyclists are mixed.

The North Place car park and Portland Street car park jointly have a capacity of 813 spaces, which currently are conveniently located for traffic to arrive; however it is considered that an increasing concentration of these car parks to the north of the Town Centre will eventually add to the existing traffic problem on this section of the ring road.

The Cheltenham Urban Design Framework Baseline Report (July, 2006), reveals that during the preparation of the Cheltenham Transport Plan 2000/1 to 2005/6, the Borough recorded the highest level of cycling accidents of all districts in England, which was partly due to the high levels of usage (7% cycling to work).

Cheltenham is served by the National Cycle Network which runs through the town centre, and this is supplemented by the Cheltenham Cycle Network, however cycle lane provision within the town centre is not particularly extensive. Despite this, walking and cycling became more popular for people who both lived and worked in the district, rising from 33% to 36% (1991/2001 Census).

A higher percentage of work journeys within Cheltenham were made by driving a car in 2001 compared to 1991. Accompanying this trend is a decline in the use of public transport over the same period (from 7% to 6% of trips to work for those living and working in Cheltenham). The exceptions to this rule are the Cheltenham residents travelling out of the county to work (4% to 9%) (1991/2001 Census).

This decline in public transport use within Cheltenham comes despite 67% of the population benefiting from a level of proximity to a service of at least a 15 minute frequency, to 93% of the population to a service of at least a 30 minute frequency (Cheltenham Urban Design Framework Baseline Report, 2006).

Issues/Trends/Data gaps:

Traffic in the northern part of the study area is congested which cause traffic to divert to other routes which affect the wider town centre area. The large number of parking spaces in the north of the town are likely to contribute to added traffic and congestion in the area in the future.

Trends between 1991 and 2001 show increasing private car usage and a general decline in public transport usage. However, the already high rate of cycling to work within Cheltenham (33%) rose to 36% (Office for National Statistics, 2001).

2.6.12

*Air Quality*

The Environment Act 1995 places a statutory duty on local authorities to review air quality in their areas to assess whether the air quality standards and objectives of the National Air Quality Strategy (NAQS) are likely to be achieved by a series of set dates.

At the town level the ambient air quality exceeded limits for 2004, especially NO<sub>x</sub> and PM<sub>10</sub> concentrations, whereas in the study area wards, the average concentration of SO<sub>x</sub> and PM<sub>10</sub> are within limits and NO<sub>x</sub> concentration slightly exceeded EU limits. The above evaluation is based on an average concentration of all the study wards and air quality in the College ward was found to be high compared to other wards. Cheltenham Borough Council has no Air Quality Management Areas (AQMAs) indicating that there are no significant air quality issues. However from a sustainability perspective it is important to ensure that the existing condition is maintained and/or enhanced.

Table 2.3 Pollution emission intensity in the UDF area

Pollutant	Emission intensity (tonnes/km <sup>2</sup> ) – Range				
2004	Cheltenham	SOA 0004 (St.Paul's)	SOA 008 (All Saints)	SOA 009 (Landsdown )	SOA 014 (College ward)
SO <sub>x</sub>	>1.5-2.1	>1.5-2.1	>2.1-3.5	>1.5-2.1	>0.5-1.1
NO <sub>x</sub>	>55.7- 2418.5	>55.7- 2418.5	>38.2-55.7	>55.7- 2418.5	>9.5-15.7
PM <sub>10</sub>	>4.4-193.7	>2-2.5	>2-2.5	>2-2.5	>1.5-2

Source: Office for National Statistics

Mean level of SO<sub>2</sub>= 7.3 t/km<sup>2</sup>

Mean level of NO<sub>x</sub> = 30.9 t/km<sup>2</sup>

Mean level of PM<sub>10</sub>= 2.6 t/km<sup>2</sup>

Vehicle sources contribute to air pollution substantially, particularly in urban areas. Traffic congestion has been observed throughout the study area in general and is noticeably high on St.Margaret's road abutting North Place.

About 61% of the population in Cheltenham travel to work in a private car and car ownership levels are high. There is a need to integrate sustainable transport policies with all relevant policy sectors to achieve sustainability objectives.

### 2.6.13

#### *Townscape and Cultural Heritage*

The Royal Well site lies within the Central Conservation Area and is almost entirely surrounded by historic and Listed Buildings. Cheltenham is known as the most complete Regency town in England and Royal Crescent is Cheltenham's first Regency crescent. Royal Crescent dominates the site and superbly encloses the space to the west of Royal Well.

Royal Well Road and the rear of the 5 storey Municipal Offices bound the site to the east. The main façade of the building overlooks the Promenade and the rear façade which encloses the Royal Well space is, in typical Regency fashion unattractive. Crescent Terrace and its 3 storey, grade II Listed regency buildings form the northern boundary of the site. Chapel Walk, which forms the site's south western boundary contains a mix of uses, including a restaurant, part of the grade II\* Listed terrace facing St Georges Road, and a Chapel and a club room which are grade II Listed. St. George's Road and the mainly 2 storey Cheltenham Ladies College, a grade II Listed structure, enclose the site on the south.

The North Place site also lies within the Central Conservation Area and there are a number of important historic and Listed Buildings nearby. The majority of the buildings in Clarence Square and Northfield Terrace are grade II listed and St. Margaret's Terrace is a 4 storey grade II\* listed regency terrace on the southern edge of the site. On the corner of Portland Street and St. Margaret's Road lies the grade II listed Portland Chapel, now in use as a health spa and restaurant.

Other notable buildings in the immediate vicinity of the site are the Brewery retail and leisure complex in the south east and Holy Trinity Church across Portland Street to the west, which has a landmark tower. There are also Listed Buildings on Portland Street, opposite the site. Clarence House, a grade II listed 3 storey regency building with a modern apartment complex attached at the rear, backs onto the site on the northern boundary.



Issues/ Trends/Data gaps:

There is a need for any development to respect and enhance the context and historic setting of the town. All new building will need to be of a high quality and contextually sympathetic, without being a pastiche.

Listed buildings have management issues, particularly in terms of ensuring they are resilient to climate change and remain habitable environments.

Cheltenham suffers from saturated light pollution, which can be an issue for local residents and interest groups as well as adding to energy use and carbon emissions

#### 2.6.14

##### *Waste Minimisation and Material Assets*

This section deals with waste at the Borough level due to the non availability of data at the ward level. The Best Value Performance Indicators (BVPI) for Cheltenham indicate the positive movement of the Borough towards recycling and composting. Development within the town centre must ensure that it contributes to increasing this trend. Only 56% (BVPI, Office of National Statistics, 2001) of the residents in Cheltenham however are satisfied with street cleanliness.

A considerable shift from non-renewable to renewable energy usage is recorded in public office buildings within Cheltenham; an encouraging trend which should be promoted in all public buildings.

#### 2.7

##### ***Social Conditions***

##### 2.7.1

##### *Population and health*

Cheltenham is a medium sized market town with an estimated population of 110,900 (2004 Mid-year Population Estimate, Office of National Statistics). The population age profile is older than average in the study area at some 17.4% of the population over 65 as compared to the Cheltenham average of 17.2% and the England and Wales average of 16.1%. The total population within the UDF study area wards is 21,690, comprising 19.7% of the Cheltenham's population. 69.65% of the total population is of working age with Lansdown ward recording the lowest percentage of 64.4%. It is, however, higher than the rest of Cheltenham and the national average which is at 62% and 61.5% respectively (2001 Census).

The general health of the population within the study area is good when compared to the South West and the rest of England. 73.15% of the population within the study area assess themselves to be in good health as compared to only 68.86% in

the South West and 68.55% in the rest of England (Office of National Statistics, 2001). Mortality rates due to cancer and circulatory diseases in Cheltenham have reduced by about 15% between 2002-03 and 2004-05 (Cheltenham LDF SA Scoping Report, 2006).

### 2.7.2

#### *Green Space*

The Study Area has a high percentage (32%) of open and green spaces, which is a typical feature of the Regency era. Cheltenham's green spaces are an integral part of the streetscape and architecture, and are recognised as a key element of the public realm in the town.

The Halcrow Team undertook an assessment on the green space in the study area to understand the availability, utility and general condition of the green spaces. This was undertaken in parallel with the initial work on the emerging green space strategy being prepared by Cheltenham Borough Council. A regular sequence of green spaces exists in a north-south direction starting from Pitville Park in the north, and continuing via; Pitville Lawns and the Squares, St.Mary's churchyard, the Promenade, Imperial and Montpellier Gardens, and Suffolk Square. The east-west sequence of provision follows the line of the River Chelt, with Sandford Park forming a key part. The draft baseline report of the UDF identifies that the potential for water and green space interplay is under utilised, especially due to the river Chelt passing through culverts through the town centre. Consideration of this feature will add visual interest to the east-west corridor of the study area.

#### Issues/Trends/Data Gaps:

There are opportunities to appreciate and enhance green spaces. However, these need to be accompanied by steps to improve management and safety. A few spaces like St.Mary's Churchyard are reported to be subject to vandalism (low incidence) with issues of fear of crime.

### 2.7.3

#### *Access to Services and Employment*

Both sites are well connected to public transport services, however, the existing pedestrian and cyclist routes in the locality are not clearly defined.

Vehicular access to Royal Well site can be gained from the south and north, however it is not directly accessible from the outskirts of the town. This site is well connected to public transport with the town bus station located here and is highly accessible from all directions within the town centre. While Royal Well is well

accessed and connected by cycle and pedestrian routes, the large amount of car parking space and car traffic along the inner ring road conflict with the cyclist and pedestrian traffic and create an unattractive environment for sustainable transport users.

#### 2.7.4

##### *Crime and anti-social activity*

BVPI indicators and records of crime from Gloucestershire Police indicate a reduction in all types of crime (e.g., domestic, burglaries, violent offences, vehicle crime) between 2002-03 and 2005-06. There are also small pockets within the town centre with reported incidents of vandalism (e.g. St. Mary's Churchyard), although these incidences are low.

The 'Your Vision –Cheltenham 2020' consultation indicates people attribute high priority to crime reduction. This fear can be attributed to the negative impacts of the night time economy of Cheltenham.

#### 2.7.5

##### *Access to affordable housing*

The number of affordable homes is decreasing, largely due to the right to buy. There has been a drop of nearly 800 units since 2001, averaging 115 per annum. House prices are rising dramatically coupled with a low rise of annual income, creating issues of affordability for first time buyers. Property prices have doubled in the space of five years (2000-6), but dropped slightly in 2007. They are still above the national average, although the gap is reducing. This also causes increased levels of in-commuting from areas with lower house prices which brings with it the associated problems of traffic congestion and its impact on climate change. It may also have consequences for the local economy as businesses may find it increasingly difficult to recruit staff.

#### 2.7.6

##### *Education and Skills*

The percentage of 16-19 year olds with NVQ4+ qualification is higher in Cheltenham than the South West and the rest of the country. Children with no qualifications in this age group are also significantly lower in Cheltenham (12.28%) than the rest of the region (17.07%) and the country (19.8%). A higher percentage of the population within the UDF area hold a NVQ4+ qualification than in Cheltenham or the rest of the region / country.

The skills base has been improving steadily but this needs to be maintained.

### 2.7.7

#### *Poverty, Social Exclusion and Deprivation*

Cheltenham is a relatively affluent town. However, as with many other towns and cities, general levels of affluence and prosperity can mask pockets of persistent deprivation. According to the 2004 Indices of Multiple Deprivation (IMD), Cheltenham has one Super Output Area (SOA) which is ranked in the 10% most deprived in the country (St. Paul's Ward – located to the north of the study area ranks 2138 out of 32482).

About 23.2% of the population feel discriminated against due to their ethnic or religious background, indicating an issue with social exclusion (Audit Commission, 2003-4).

### 2.7.8

#### *Community Identity and Participation*

Individuals' willingness to be involved in their community can make a significant difference to the level of community cohesion. Town level data indicates 92% of the population are satisfied with their local area as a place to live (Cheltenham LDF SA Scoping Report (Appendix 2), 2006). However, the level of participation in local community activities from residents is considerably low, at 22%. Electoral turnout to the last European elections was moderate.

Although there is no available data specific to the study area, it is considered that the town level data is broadly representative of the Civic Pride study area.

### 2.7.9

#### *Cultural Facilities*

Cheltenham has a regional role as a centre for the arts and culture and a vibrant and stimulating cultural life. Continuing investment will be required to ensure this is maintained.

## 2.8

### ***Economic Conditions***

### 2.8.1

#### *Economic Activity, Employment, Growth and Prosperity*

Cheltenham's economy experienced significant growth throughout the 1990s and early 2000s and remains one of the key drivers in the regional economy. The town is a major sub-regional employment centre, with more than 62,000 jobs recorded in 2004 (NOMIS). Individual figures on the percentage working population in employment for the UDF area is slightly lower than Cheltenham's average; however it is about the same as the national figures. A similar trend is observed with the percentage claiming unemployment benefits within the UDF area.

Table 2.4 Economic data for study area and comparator data

Economic issues topic	National	Cheltenham	UDF area
% working population in employment (2001)	71.6	75.5	71.72
% unemployed people (2001)	4.6	5.8	5.3
% unemployed claiming benefits (2006)	2.6 (GB)	2.4	2.65

Source: Office for National Statistics

Employment trends over the period 1998-2004 (Annual Business Inquiry) indicate declining dependence on traditional construction and manufacturing industries and significant growth in the distribution / hospitality and public administration / education and health sectors. Overall the number of jobs in all sectors increased by 8% in the period 1998-2004.

The economy of Cheltenham has witnessed a shift from the manufacturing sector to the services sector, and the Council encourages and supports investment to further growth in the services sector. However, data indicates a decline in low skilled employment.

Small and medium size enterprises are the lifeblood of an areas economy and are indicative of its dynamism and entrepreneurial spirit. Some 96% of Cheltenham businesses employ fewer than 50 people and 67% employ less than 4. These firms are important to Cheltenham and the wider sub-region, in supporting the local labour market, generating wealth and economic activity and improving external perceptions of Cheltenham as a place to do business.

### 2.8.2

#### *Indigenous and Inward Investment*

Cheltenham is one of 21 Strategically Significant Cities and Towns identified in the draft Regional Spatial Strategy (RSS) for the South West and acts as a centre for tourism and retailing within Gloucestershire and the wider region. Cheltenham has consistently been ranked higher in the national retail hierarchy than its population would suggest. Cheltenham's festivals make a significant contribution to annual

business turnover and have wider positive impacts, enhancing the image of Cheltenham and helping to attract and retain new investment and employment

The UDF Draft Baseline Report (2006) identifies the need to strengthen Cheltenham's unique retail centre, creating a total quality approach which includes culture, heritage and leisure. Key issues include:

- The need for improved access
- A need to identify initiatives which correspond to and strengthen the environmental and social characteristics and aspirations of the town, such as the farmer's market, which is held twice a month and has proven very popular.
- Cheltenham is a well established leisure and entertainment centre offering a wide selection of cultural and sporting facilities as well as eating and drinking venues which are popular with local residents and visitors. The town is also known for its night time economy, the negative impacts of which are associated with the occurrence of a few crime incidents.

Issues/Trends/data gaps:

Cheltenham's role as a destination for retail should be encouraged but could lead to unsustainable traffic patterns if public transport is not improved in parallel.

Issues relating to inward investment are similar for both the UDF area and the town. Cheltenham's status as a tourist attraction does not generate the level of tourism related employment that might be expected. There is a lack of hotel accommodation, both quantity and quality. The town's tourism offer should be maximised to benefit the local economy and translate into more jobs for Cheltenham's residents.

## 2.9

### ***Environmental Issues and Opportunities***

By looking at the outputs of the review of plans and programmes, and the baseline data collation exercise, it is possible to identify particular sustainability issues affecting the study areas. Opportunities for environmental/social/economic enhancements arise from the identification of these sustainability issues. These also help to refine the SA Objectives, Criteria and Indicators.

This is one area of the SA where the consideration of cumulative effects and inter-relationships between effects can be incorporated. In Table 2.5 below, for each SA

topic impacted upon by a sustainability issue, a short qualitative explanation follows, detailing the secondary, indirect or cumulative nature of the impact.

Table 2.5 also identifies opportunities for environmental, social and economic enhancement highlighted by the early stages of the SA process.

Table 2.6 focuses on the site specific issues and details sustainability issues and opportunities specific to each.

Table 2.5 - Sustainability Issues and Opportunities Identified by SA Topic

SA/SEA Topics Affected	Sustainability Issue	Opportunity for Enhancement
<b>Environmental Issues</b>		
Biodiversity	The existence of Plane trees protected by Tree Preservation Orders may present some constraints to new development	Enhancement of biodiversity through development design e.g., green roofs, creation of green grid
Water Quality	The Gloucestershire BAP indicates that water quality within the River Chelt, downstream of Cheltenham, is reduced due to sewerage inputs.	Decrease quantity and increase quality of urban runoff from sites, particularly St James's e.g. SUDS and Vegetative Treatment Systems.
Soil		Increased use of Brownfield sites
Climate Change	Much of Cheltenham Town Centre lies within an undefended floodplain.	Incorporation of SUDS into new developments
		Require Flood Risk Assessments as part of detailed development proposals
		Promote sustainable design and construction and use of renewable energy
		Adoption of maximum parking standards for new developments and consideration of car free developments.
Air Quality	Traffic congestion at a number of locations around Cheltenham Town Centre, particularly St Margaret's Road.	Tree planting to offset air quality impacts and Carbon Dioxide emissions. Retention of existing trees.
Townscape	Current low utilisation of Brownfield sites	Use of Brownfield sites.



SA/SEA Topics Affected	Sustainability Issue	Opportunity for Enhancement
	within Cheltenham Borough.	
	Cheltenham is a Regency Town of high value townscape.	Protection and enhancement of historic environment Promote high quality urban design and architecture
		Incorporate public art within development sites where possible.
Noise and Vibration	High traffic in a number of locations around Cheltenham Town Centre,	Traffic management and traffic calming
Cultural Heritage	Cheltenham has the finest collection of Regency buildings in the UK.	Enhancement and reinforcement of Regency design principles.
	Cheltenham has the largest Conservation Area in the UK.	
Material Assets and Resource Usage	Increasing consumption of finite and depleting resources	Opportunities for encouraging recycling and increasing access to recycling facilities should be built into the design of developments.
		Encourage sustainable design and construction Waste minimisation and recycling
<b>Social Issues</b>		
Population	Social and economic disparities and pockets of relative deprivation	Development should contribute to opportunities for regeneration including creating new areas of employment and skills.
Human Health	Perceived high levels of crime	Create mixed use environment and promote a managed evening economy.

SA/SEA Topics Affected	Sustainability Issue	Opportunity for Enhancement
		Re-invention of 'promenading' for the 20th Century.
		Increase accessibility through new developments to open up areas (e.g. the River Chelt) and increase permeability of Cheltenham Town Centre.
<b>Economic Issues</b>		
	Housing affordability	Opportunity to provide affordable housing through new developments.
	Lack of modern office accommodation in town centre (results in out of town development).	Provision of modern office accommodation through new developments.
	Skills gaps	Public realm improvements could help attract investment to Cheltenham Town Centre.
	Lack of hotel accommodation (both quantity and quality).	Redevelopments of sites offer an opportunity for introducing quality hotel accommodation.

Table 2.6 - Sustainability Issues and Opportunities for Each Specific Site

Development Site	Sustainability Issue	Opportunity for Enhancement
<b>North Place</b>		
	Congestion on St Margaret's Road	Creation of gateway into town centre and public square.
	Residential amenity to areas north of the site	Improving pedestrian and cycle links to

	i.e. whatever development occurs should not visually intrude upon the residential areas adjacent	the Town Centre.
	Listed buildings on the periphery of the site.	
<b>Royal Well</b>		
	Currently occupied by coach station which will need to be relocated (and levels of public transport provision maintained).	Improve links to rest of Town Centre.
	Tree Preservation Orders on Plane trees on site.	Enlarge 'green area' and reduce number of lanes of traffic.
	The first Regency Crescent and therefore of particular heritage value.	Opportunity to link green space.
	Townscape issues caused by the rear of municipal offices facing one side of crescent.	Enhance setting of Regency Crescent.
	Location on high flood risk zone will have an implication on development proposals.	Application of PPS 25 and a flood risk assessment can identify appropriate use for future development. Future proposals can incorporate SUDS in their design to minimise flooding risk as well as seek opportunities to incorporate flood risk mitigation in the design.

## 3 The SA Framework

### 3.1 **Objectives, Criteria and Indicators**

Objectives, criteria and indicators are not specifically required by the SEA Directive, but they are a recognised way in which environmental effects can be described, analysed and compared.

The SA Objectives and Criteria will be used to assess the relative environmental impacts of the different options for each SPD. The SA indicators may be used to measure the performance of future development in achieving the SA Objectives. The SA indicators will also indicate effectiveness of any changes in the SPD made as a result of the SA process.

The indicative indicators suggested in the scoping report stage were refined after consultation. As far as possible, these indicators have been selected on the basis of their measurability, compatibility with National Core Output Indicators, and their overlap with LDF SA indicators to ensure efficiency in monitoring.

Table 2.7 show the proposed SA Objectives, Criteria and Indicators. These were derived from:

- The sustainability objectives identified during the review of policies, plans and programmes, the baseline review, and the environmental issues and opportunities identified.
- The Economic Objectives underpinning the Urban Development Framework as presented in the Cheltenham Urban Design Framework Draft Baseline Report (July 2006).
- The relevant parts of the SA Framework for Cheltenham Borough Council's LDF (these links have been explicitly signposted).

SA Objective	Criteria	Indicators	Links with LDF Core Strategy SA Framework
<b>Environmental Issues</b>			
<b>Biodiversity</b>			
A1) To protect and enhance areas of urban flora and fauna within Cheltenham Town Centre	B1) Achieve BAP targets and protect plant and animal species identified in the Gloucestershire BAP	C1) Change in extent & incidence of habitats & species (identified in the UK & Gloucestershire BAP) occurring in Cheltenham.  C2) Number of species affected by the development	SA Objective 1
<b>Water</b>			
A2) To protect, maintain and enhance water resources within Cheltenham Town Centre	B2) Protect and where possible, enhance the chemical and biological water quality in the River Chelt.	C3) EA biological river quality(2005): % of km of river of high quality % of km of river of good quality % of km of river of fair quality % of km of river of poor quality % km of river of bad quality % net change in chemical river quality between 2000 and 2005 (+ve indicates upgrade, -ve indicates downgrade)	SA Objective 5
		C4) EA chemical river quality(2005): % of km of river of high quality % of km of river of good quality % of km of river of fair quality % of km of river of poor quality % km of river of bad quality % net change in biological river quality between 2000 and 2005 (+ve indicates upgrade, -ve indicates downgrade)	SA Objective 2
		C5) Number of planning permissions granted contrary to the advice of the Environment Agency	SA Objective 2
	B3) Promote water re-use and conservation in new and regenerated developments whilst reducing depletion of surface and groundwater resources	C6) Proportion of new developments adopting water conservation techniques and technologies  No. of planning applications for	SA Objective 4

SA Objective	Criteria	Indicators	Links with LDF Core Strategy SA Framework
	B4) Incorporation of SUDS to improve water quality	developments that included SUDS in their proposal	
<b>Soil</b>			
A3) To protect and enhance important soil functions and types (relates to A19)	B5) Limit the contamination, degradation and loss of soils due to new development	C7) No. of sites of potential concern with respect to contamination	SA Objective 8
	B6) Encourage decontamination of soils as part of the planning for new development	C8) Total area of contaminated/derelict land/ proportion derelict	
<b>Climate Change</b>			
A4) To reduce the impacts of climate change and reduce carbon dioxide levels	B7) Reducing private car usage and the need to travel (e.g. green travel plans, car pools and integration with new or existing public transport facilities, as part of new developments)	C9) Number of cars within study area (2001)  C10) % population going to work using public transport  C11) Estimated CO2 emissions from road transport (2003) in kilo tonnes	SA Objective 2, 6 and 7
	B8) Promote renewable energy and reduce the demand for energy by adopting energy efficient design principles in new development	C12) Use of renewable electricity in CBC buildings (2003)  C13) Change in % viewpoint members switching to renewable energy from 2001 to 2004  C14) Average annual domestic sales of gas per consumer (kWh)  C15) Average annual domestic consumption of electricity per consumer (kWh)	SA Objective 16
A5) To minimise the risk of flooding for new developments	B9) Promote the incorporation of Sustainable Urban Drainage Systems (SUDS) into the	C16) Proportions of new developments adopting SUDS	SA Objective 4

SA Objective	Criteria	Indicators	Links with LDF Core Strategy SA Framework
	design of new developments		
	B10) Ensure that new developments which are at risk of flooding are sufficiently adapted		SA Objective 4
	B11) Avoid developments being at risk of flooding	C17) Number of planning permissions granted contrary to the advice of the Environment Agency on either flood risk grounds or water quality  C18) Flood risk maps	SA Objective 4
<b>Air Quality</b>			
A6) To protect and improve air quality within Cheltenham Town Centre	B7)6 Reducing the private car usage and the need to travel (e.g. green travel plans, car pools and integration with new or existing public transport facilities, as part of new developments)	C19) Travel to work statistics (% using private transport and % using public transport	SA Objective 6 and 7
	B12) To improve air quality, even within Cheltenham Town Centre	C20) No. of days p/a with Ozone concentration over 100ug/m3 (2004) <sup>7</sup> within study area  C21) SOx emission intensity (tonnes/km <sup>2</sup> ) (2004) <sup>8</sup> within study area  C22) NOx emission intensity (tonnes/km <sup>2</sup> )	SA Objective 13

<sup>6</sup> This is a cross-cutting criteria used also for objective A6 on Climate Change, hence the criteria number retained to avoid duplication.

<sup>7</sup> Average is taken for Landsdown, All Saints and St Paul's ward. College ward information is not included in the average, as its value will alter the average days significantly. It is to be noted that the quality of SO<sub>x</sub>, NO<sub>x</sub>, PM<sub>10</sub> is best in College ward, within the study area.

<sup>8</sup> Mean level of SO<sub>x</sub> emission= 7.3t/Sq.Km

SA Objective	Criteria	Indicators	Links with LDF Core Strategy SA Framework
		(2004) <sup>9</sup> within study area  C23) PM10 emission intensity range (tonnes/km <sup>2</sup> ) (2004) <sup>10</sup> within study area  C24) Total CO <sub>2</sub> emissions for Cheltenham per capita (2003)	
	B13) Encourage sustainable transport like cycling and walking	C25) Length of cycle path/pedestrian path (% in proportion to the total road length within the study area)	SA Objective 7
<b>Townscape</b>			
A7) To avoid the detrimental impact that developments can have upon townscape character, and distinctiveness and to use development to enhance townscape distinctiveness	B14) Minimise adverse visual impact of new development and avoid light pollution without compromising safety features	C26) Existing light pollution levels	SA Objective 12
	B15) Protect and enhance townscape character and distinctiveness	C27) Area of designated townscape lost or affected by new development  C28) % land designated as conservation area (2004-05)	SA Objective 12
	B16) Encourage the appropriate use of previously developed land and buildings	C29) Area PDL utilised for the new development (2001)	SA Objective 8
<b>Landscape &amp; Cultural Heritage</b>			
A8) To conserve and where appropriate enhance the historic and cultural environment and	B17) Safeguard and enhance Cheltenham's unique identity as a Regency town and restore important historic features	C30) Percentage of conservation areas with up-to-date: Character appraisal Management proposals  C31) Number of buildings at risk	SA Objective 10

9 Mean level of NO<sub>x</sub> emission= 30.9 t/Sq.Km

10 Mean level of PM<sub>10</sub> emission= 2.6t/Sq.Km



SA Objective	Criteria	Indicators	Links with LDF Core Strategy SA Framework
landscape	B18) Promote public access to and enjoyment of, built heritage and archaeology	C32) Number of visits (in person) to museums per 1000 population	SA Objective 19
	B19) Safeguard and enhance landscape features and open (green) spaces, and wherever possible integrate these features into the development design		
<b>Social Issues</b>			
<b>Population and Human Health</b>			
A9) To promote healthy lifestyles and sense of well being	B20) Minimise health impacts of new developments (e.g. noise, vibration, odour and air quality impacts on human receptors)	C33) Health deprivation index  C34) Synthetic assessment of individual health condition: % people in good health % people in fairly good health % people not in good health  C35) Death rate by cause for every 100,000 people in the population:	SA objective 23 and 24
	B13)11 Encourage walking and cycling as part of any new development	C36) Length of cycle path/pedestrian path (% in proportion to the total road length within the study area)	SA objective 7
	B21) Enhance the quality of the environment in deprived areas	C37) Number of council leisure (sports and swimming) facility users during the year 2001-02  C38) No of sports pitches available to the public (2000-01)  C39) No of council play areas per 1,000	

<sup>11</sup> This is a cross cutting criteria used also for objective A6.

SA Objective	Criteria	Indicators	Links with LDF Core Strategy SA Framework
		children under 12 (2001-02)  C40) % of population within 20 minutes travel time of different types of sports facility	
	B22) Create, protect and enhance open areas of amenity value within Cheltenham Town Centre	C41) % open space/green space	SA Objective 9 and 26
	B23) Reduce crime and fear of crime by appropriate design of new development and their surrounds (e.g. lighting, CCTV)	C42) Number of reported crimes per 1000 households (200-06): domestic burglaries violent offences (changed criteria – from 2006 number of robberies per 1000 pop) vehicle crime (1,000 pop.)  C43) Number of reported racist crimes and incidents per 100,000 (2004-05)  C44) Number of reported homophobic crimes and incidents(2003-04)	SA Objective 27
A10) To create sustainable communities with high levels of local amenity	B24) Access to good quality, affordable housing for all and a flexible range of housing types/tenures	C45) Number of affordable homes enabled within borough boundary	SA Objectives 25
		C46) Average house price to average income ratio ACDP – some discrepancies with data	
		C47) Total number of new housing completions and % affordable	
		C48) Local Authority owned homes not decent at the start of the year	
		C49) Number of vacant dwellings returned to occupation or demolished	
		C50) Existing housing types (%) and sizes	
		C51) Average house prices in Cheltenham	
	B25) Ensure high levels of local amenity		
A11) To promote and protect access to local services and amenities for all	B26) Improve access for all to: Open spaces; Sites of cultural heritage value; Education/	C32) Number of visits (in person) to museums per 1000 population	SA Objectives 18, 23, and 24,
		C52) Accessibility map of public transport to key local destinations	
		C53) Number of child care places per 1,000 population	

SA Objective	Criteria	Indicators	Links with LDF Core Strategy SA Framework
	'learning and skills' facilities, and Public transport.	C54) The percentage of 15 year olds getting five or more GCSEs at grades A-C C55) Percentage of working age population with NVQ2 or equivalent and NVQ4 or equivalent	
A12) To enhance community identity and participation	B27) Recognise value of multi-cultural society and cater for its needs	C56) % of residents surveyed who: Are satisfied with their local area as a place to live Feel that the area is getting worse  C57) % of people surveyed who participate in local community activity (2004-05) Resident groups, School groups, Faith groups, Interest groups, Sports groups, Formal volunteering, Other  C58) The percentage of 18 year olds voting in local elections  C59) % of electoral voting at last election  C60) % of people surveyed who feel that they can influence decisions affecting their local area	SA Objective 22, 23 and 28
	B28) Enhance local identity through high quality urban design in new developments and improvements to the public realm (e.g. public art from local artists)		
<b>Economic Issues</b>			
A13) To promote sustainable economic growth	B29) Improve competitiveness and investment in local firms B30) Provide an environment that creates a climate for investment (including a high	C61) The percentage of unemployed people as of 31 March each year.  C62) The percentage of working age people (18 to 65) who are in work.  C63) % of unemployed people claiming benefits who have been out of work for more than a year.	SA Objective 3 and 14

SA Objective	Criteria	Indicators	Links with LDF Core Strategy SA Framework
	quality environment and high quality infrastructure).i.e., enhance the vitality and viability of the town centres with mixed uses	C64) No. new business starts supported by Economic Development  C65) No. of VAT registered businesses(2004) and % change over 2003-2004	
	B31) To encourage more sustainable economic growth that operates within environmental limits	C66) Change in CO2 emissions from public buildings between 2002-03 and 2003-04  C67) Estimated total carbon dioxide emissions per capita (2003) for Cheltenham Town Centre	SA Objective 16
	B32) Support economic diversity and key employment growth sectors within Cheltenham Town Centre		SA Objective 19 and 20
A14) Promote the principles of urban renaissance in Cheltenham Town Centre	B33) Encourage well-designed mixed use developments within Cheltenham Town Centre		
	B34) Promote the role of Cheltenham Town Centre as a centre for sustainable development providing services, housing and employment		SA Objective 19
A15) To reduce poverty and deprivation in Cheltenham, particularly in St Paul's	B35) Provide employment opportunities in suitable skill levels for those in socially deprived areas of Cheltenham	C68) Percentage population that live in Super Output Areas that are ranked in most deprived 25% (ACDP - % living in most deprived SOA)  C55) Percentage of working age population with NVQ2 or equivalent and NVQ4 or equivalent	
	B36) Provide		SA Objective 22

SA Objective	Criteria	Indicators	Links with LDF Core Strategy SA Framework
	accessible employment opportunities for socially disadvantaged sections of the local community		
<b>Material Assets</b>			
A16) To maximise the use of previously developed land and buildings, and the efficient use of land	B16)12 Encourage the use of previously developed land and buildings, and maximising their use by measures such as higher densities and mixed use development	C69) % new homes built on previously developed land C70) Total area of contaminated/derelict land/ proportion derelict	SA Objective 8
A17) To promote sustainable design, construction, operation and demolition	B36) Appropriate use of materials in new developments (particularly those from local and regional sources)		SA Objective 17 and 21
	B8)13 Promote renewable energy and reduce the demand for energy by adopting energy efficient design principles in new development	C71) Use of renewable electricity in CBC buildings (2003)	SA Objective 2 and 16
	B37) Use of recycled, secondary and sustainably sourced materials	C72) Weight of municipal waste arising p.a. % land filled % recycled % composted	SA Objective 11
A18) To minimise	B38) Increase	C72) Weight of municipal waste arising p.a.	SA Objective 11

<sup>12</sup> This is a cross cutting criteria, also used for Objective A7

<sup>13</sup> This is a cross cutting criteria, also used for Objective A4

SA Objective	Criteria	Indicators	Links with LDF Core Strategy SA Framework
waste (during both development construction and operation) <sup>14</sup>	recycling and composting rates by promoting easily accessible recycling systems as part of any new development	% land filled % recycled % composted  C73) Kg of waste collected per head p/a  C74) % pop served by kerbside recycling collection (or within 1 Km of recycling centre – before 2001)	
	B39) General waste and construction waste should be minimised, reused, recycled and recovered in accordance with the waste hierarchy, wherever possible	C75) % construction waste sent to the landfill C76) % general waste sent to landfill C77) % construction waste re-used; recycled	SA Objective 11

### 3.2

#### ***Internal Compatibility of SA Objectives***

Through an iterative process of consultation and discussion, the SA Objectives have been derived so as to provide a compatible SA Framework. Potential conflicts are normally found between the environmental and economic objectives; however, within this SA Framework the economic objectives focus on sustainable economic growth and reducing disparities in deprived areas and therefore are broadly in agreement with both the social and environmental objectives.

The SA Criteria which accompany the Objectives help to illustrate this correlation in most cases. Possible exceptions are:

Criteria B29, which if taken on its own could have potential conflicts with some of the environmental objectives, but when considered with its adjacent criteria, would not.

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<sup>14</sup> This is a cross-cutting objective with Climate Change theme

Criteria B15 and B17 (on townscape and cultural heritage respectively), may in some cases conflict with Criteria B8 (renewable energy use). To minimise this conflict, highly visible renewable energy generation facilities should not be used in any areas of designated historical or townscape importance. Energy efficiency measures should be prioritised.

## 4 Consultation

### 4.1

#### *Introduction*

In order to comply with the SEA Regulations, Part 3 Section 13, the Scoping Report was circulated to the statutory consultees (English Heritage, Environment Agency and Natural England) for comment. Following this consultation, the comments were received and recorded. Abridged versions of the comments and corresponding responses are produced below. Appropriate sections of the SA Report, including the SA Framework were refined based on these comments, and based on further understanding of site issues.

<b>Environment Agency</b>		
Topic	Abridged comment	Response
Q5 and Q8 of the Scoping Report	Considers the SA Framework to be satisfactory to assess how the Civic Pride project addresses and brings about Sustainable Development. However additional work will be required in areas to assess significant effects, e.g., Flood risk Assessments and land contamination risk	Noted. The ongoing Strategic Flood Risk Assessment (SFRA) will provide more detailed mapping and understanding of flood issues. Individual development proposals will need a Flood Risk Assessment and to consider land contamination issues in more detail.
Q7	Relates to involvement of EA in the SA process- welcomes the opportunity to be involved throughout the process	Noted
Section 2.1.1	Recommends Climate Change and Flood Risk to be considered as different topics as they are equally important	Comment incorporated
	Water quality section should refer to possible improvements in addition to maintaining the quality	Noted
Area Characterisation	To mention the River Chelt culvert in the Royal Well site description and the associated floodplain of the river on both Royal Well and St James site	Comment incorporated
Environmental Conditions		
Biodiversity	Welcomes inclusion of text on	Noted



	river water quality at River Chelt	
Water	Recommends an additional indicator on incorporation of SUDS in the framework	Incorporated in the framework
Soil Resources and Quality	Does not agree that the site is at low risk to contamination. Recommends that the land contamination conditions at the site must be established and take a precautionary approach in addressing this issue	The evaluation presented in the Scoping Report was based on a desktop study using historic maps and other documents relating to historical and environmental data obtained from Landmark Information Group Ltd. Comment noted and further research recommended for future detailed development phase
Flood plains	Include statement that some areas in the town are in the high risk flood zone, generated from other rivers and water courses in addition to those from River Chelt floodplains	Noted and included
	Include wording on location of the sites, sequential testing and detailed flood risk assessments to ascertain appropriateness of the site	Included
Table 2.3	Does not refer to flood risk at Royal Well site	Table 2.4 makes reference to this
Section 2.4	Climate Change section should include a SA Objective to reduce amount of waste generated	Referred in Objective A18 as a cross-cutting Objective
Section 2.5	Possible conflict between conservation areas and renewable energy schemes is likely to be significant at Cheltenham. The Council may consider a SPD on this matter	Conflict already identified in the ISA Objective-SA Objective compatibility matrix. Council may consider developing the SPD recommended

## 4.2

### 4.2.1

### ***Testing the Objectives***

#### *Objectives*

The project brief establishes a set of five over-arching objectives for the project and eleven sub-objectives, which are detailed below:

Environment

1. To provide a context for decisions on urban design, planning, transportation, street scene and maintenance issues which will produce a high quality and imaginative public realm.
2. To work within the principles set out in the SWRDA's Guidelines for Civic Pride and establish a reputation in the town for environmental excellence and provide a context for the implementation of public art, cultural and heritage projects.
3. To comply with Regional strategies which attempt to conserve energy and reduce Carbon Dioxide production to the minimum.

#### Economy

4. To stimulate economic development within the town centre and contribute to regional competitiveness.
5. To link economic growth and town centre regeneration with skills retention and development.
6. To enhance the town's reputation as a national centre of culture and encourage investment in the leisure, tourism, and retail sectors.

#### Transport

7. To set the context for reducing traffic impact, improving accessibility for walkers, cyclists, disabled people, public transport users, businesses and their service requirements.
8. To provide a context for the provision of accessible and safe off-street public car parking and for integrating local, regional and national bus and coach nodes.

#### Sustainability

9. To deliver a safe, innovative, leading edge or 'beacon' sustainable solution to provide benefits for people living, visiting and working in the town.

10. Set high standards of sustainable construction and work within the existing planning policies, 'Future Foundations' and the 'Regional Sustainable Development Framework for the South West'.

#### Property Management

11. To provide a context for decisions on the management of town centre sites on the Council's property portfolio.

Table 4.1 summarises the results of a compatibility assessment of the above projects sub-objectives with the SA Objectives. There are no outright areas of conflict between the two sets of objectives although there are a number of areas of uncertainty. Most areas of uncertainty are derived from assessing the 'economic' project sub-objectives against the 'environmental' SA Objectives. Reasons for uncertainty are described in each case. However, it is perceived that when taken in conjunction with the 'environmental' and particularly the 'sustainability' project sub-objectives, these uncertainties are minimised and that no incompatibilities should occur during project implementation.

In most cases the objectives are either complementary, or have no relationship to each other. Some of the SA Objectives complement a large number of the project sub-objectives, particularly those relating to townscape, cultural heritage, sustainable economic growth, healthy lifestyles, access to amenities and building on previously developed land.

Project sub-objective 8 (to provide off-street car parking) does have potential significant conflicts with a number of SA Objectives if it leads to increased car usage. However, as long as sub-objectives 7 and 9 are taken into account, then any provision of car parking should not actually increase private car usage in Cheltenham. New parking spaces should be managed and reserved for those who must use the parking out of necessity or for those willing to pay a premium (funds from which can then be ring-fenced for improving public transport services).

Project sub-objective 11 is not in a form that allows it to be assessed against the SA Objectives; hence all scoring is left as 'no direct relationship'.

Table 4.1 Comparison between the Revised Plan Objectives and SA Objectives

Scoring System

Notation	Meaning
✓	Compatible
0	Neutral
×	Incompatible
N/A	No direct relationship
?	Uncertain

SA Objective	Project Objectives										
	1	2	3	4	5	6	7	8	9	10	11
A1 To protect and enhance areas of urban flora and fauna within Cheltenham Town Centre	✓	✓	N/A	? Possible implications for urban flora and fauna	? Possible implications for urban flora and fauna	? Possible implications for urban flora and fauna	✓	? Possible implications for urban flora and fauna dependent on location of offsite parking	✓	✓	N/A

A2 To protect, maintain and enhance water resources within Cheltenham Town Centre	✓	✓	N/A	? Increased economic development could lead to a rise in water usage	? Increased economic development could lead to a rise in water usage	? Increased economic development could lead to a rise in water usage	✓	? Runoff from off-street parking areas may affect water quality in River Chet	✓	✓	N/A
A3 To protect and enhance important soil functions and types	✓	✓	N/A	N/A	✓	N/A	✓	N/A	✓	✓	N/A
A4 To reduce the impacts of climate change and reduce carbon dioxide levels	✓	✓	✓	? Potential increase in Carbon Dioxide levels if increased economic development translates to more industry and/or more private car usage	? Potential increase in Carbon Dioxide levels if increased economic development translates to more industry and/or more private car usage	? Potential increase in Carbon Dioxide levels if increased economic development translates to more industry and/or more private car usage	✓	? Provision of off-street parking may encourage private car usage. However, this may be relatively less than what was available before developments. Bus and coach nodes will also encourage people to use these forms of transport instead of private car	✓	✓	N/A

A5 To minimise the risk of flooding for new developments	✓	✓	✓	? Potential impacts if development situated in floodplain	? Potential impacts if development situated in floodplain	? Potential impacts if development situated in floodplain	✓	? May increase runoff levels	✓	✓	N/A
A6 To protect and improve air quality within Cheltenham Town Centre	✓	✓	✓	? Potential decrease in air quality levels if increased economic development translates to more industry and/or more private car usage	? Potential decrease in air quality levels if increased economic development translates to more industry and/or more private car usage	? Potential decrease in air quality levels if increased economic development translates to more industry and/or more private car usage	✓	? Provision of off-street parking may encourage private car usage. However, this may be relatively less than what was available before developments. Being off - street should alleviate problems in on – street areas	✓	✓	N/A

<p>A7 To avoid the detrimental impact that developments can have upon townscape character, and distinctiveness and to use development to enhance townscape distinctiveness</p>	✓	✓	<p>? Reducing Carbon Dioxide production by means of wind turbines and solar panels within the urban area, may negatively affect the townscape. However, Carbon Dioxide production can be reduced by energy efficient housing design, reducing private car transport etc</p>	<p>? Potential impacts on townscape if new buildings not sensitive to existing character</p>	✓	<p>? Potential impacts on townscape if new buildings not sensitive to existing character</p>	✓	<p>? May benefit on – street facades.</p>	✓	✓	N/A
<p>A8 To conserve and where appropriate enhance the historic and cultural environment</p>	✓	✓	<p>? Reducing Carbon Dioxide production by means of wind turbines and solar panels within the urban area, may negatively affect the character of historical conservation areas. However, Carbon Dioxide production can be reduced by</p>	<p>? Potential impacts on cultural heritage if new buildings not sensitive to existing character</p>	✓	✓	✓	<p>? Potential impacts on cultural heritage if new areas not sensitive to existing character</p>	✓	✓	N/A

			energy efficient housing design, reducing private car transport etc								
A9 To promote healthy lifestyles and sense of well being	✓	✓	✓	? Economic development should stimulate an increase in health, but not if some environmental aspects are degraded (e.g. air quality)	✓ Assuming skills retention and development benefits outweigh any possible dis-benefits from environmental degradation	✓ Assuming new employment benefits outweigh any possible dis-benefits from environmental degradation	✓	N/A	✓	N/A	N/A
A10 To create sustainable communities with high levels of local amenity	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A	N/A
A11 To promote and protect access to local services and amenities for all	✓	✓	0	? Potential for economic development to encourage development that displaces local amenities	✓	✓	✓	✓	✓	N/A	N/A
A12 To enhance community identity and participation	✓	✓	N/A	N/A	✓	✓	N/A	N/A	✓	N/A	N/A
A13 To promote sustainable economic growth	✓	0	✓	✓ If this objective is fulfilled then potential conflicts	✓ If this objective is fulfilled then potential conflicts	✓ If this objective is fulfilled then potential	✓	? Assuming that off – street parking does not stimulate	✓	N/A	N/A



				with all the objectives above should not happen	with all the objectives above should not happen	conflicts with all the objectives above should not happen		a rise in private car usage			
A14 Promote the principles of urban renaissance in Cheltenham Town Centre	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A
A15 To reduce poverty and deprivation in Cheltenham, particularly in St Paul's	✓	0	✓	✓	✓	✓	N/A	N/A	✓	N/A	N/A
A16 To maximise the use of previously developed land and buildings, and the efficient use of land	✓	✓	N/A	✓	✓	✓	N/A	? May not be the most efficient use of Brownfield land	✓	✓	N/A
A17 To promote sustainable design, construction, operation and demolition	✓	✓	✓	N/A	N/A	N/A	N/A	N/A	✓	✓	N/A
A18 To minimise waste (during both development, construction and operation)	✓	✓	✓	? Economic growth may lead to more waste if not approached in a sustainable manner	? Economic growth may lead to more waste if not approached in a sustainable manner	? Economic growth may lead to more waste if not approached in a sustainable manner	N/A	N/A	✓	✓	N/A

### 4.3

#### ***Developing and Appraising SPD Options***

##### 4.3.1

##### *Evolution of Options*

Following consultations with the CBC and other stakeholders and through an iterative process a set of initial options were produced for the Royal Well and North Place site. These options are articulated in the Civic Pride Phase 3 Emerging Site Development Options report produced in May 2007. The St James site was not considered at this stage as the Council is negotiating directly with a developer who is interested in part of this site.

Further refinements were made to the options at Royal Well and North Place, based on client, stakeholder and public consultations and a set of options were produced in the Cheltenham Civic Pride Phase 3 Master Plan Report, September 2007. Consultations on these options led to refinement and preparation of a preferred option for each site, described in the development briefs for both sites.

The options evaluated are presented in full in the Cheltenham Civic Pride Phase 3 Master Plan Report, September 2007, and summarised below:

##### 4.3.2

##### *Royal Well Options*

##### Option 1: Redevelopment of the Municipal Offices

This option assumes that the Municipal Offices will be relocated to a new purpose built facility at North Place. This would allow the partial demolition of the rear extensions to the existing Grade II\* listed building, and the provision of a new building to the rear, opposite Royal Crescent, as well as enabling the potential conversion of the Municipal Offices for alternative uses: a boutique hotel and/ or residential apartments.

Under this option, the bus interchange facility is located to the south western end of the site, with the bus corridor following Royal Crescent. In terms of access and servicing, it is assumed that access through Royal Well will be for buses only. Royal Crescent parking is to be retained, with access provided via Crescent Place (shared surface), and egress via Crescent Terrace and The Promenade. Similarly, it is assumed that access for residents and servicing of the building to the rear of the Municipal Offices will be via this route. Other access will be via Royal Well Place and Chapel Walk and there will be a need for access only to the existing semi basement car parking on the south western end of the Promenade to be retained.

##### Option 2: Municipal Offices Retained

Under Option 2 it is assumed that the Municipal Offices will be retained in their current location. Two alternatives for the layout of the bus corridor and interchange are proposed. Option 2A provides a direct route along Royal Well Road, similar to the existing alignment. This option is preferred in terms of operational efficiency.

Option 2B is responsive to heritage objectives, including the termination of vistas, and the reinstatement of gardens to the rear of the Municipal Offices. However, this option is particularly inefficient from a bus operational aspect, requiring difficult manoeuvring. Both options allow for the potential expansion of the Royal Well green space towards Royal Crescent, enhancing the garden-like setting of the buildings, and creating an area of public amenity.

Under both options, two new pavilion buildings set within the green space are proposed. Their purpose would be to screen the Crescent and green space from the traffic on Royal Well Road and to provide an active retail use within the space which would draw people in.

#### Option 3: Traffic Free Royal Well

This option was developed in response to stakeholder aspirations articulated during earlier rounds of consultation. It is based on the relocation of the on-street transport interchange to North Place., but would undermine the potential for the provision of a bus corridor through the centre of the town and an accessible interchange facility.

This option increases the development potential of the site, and enables the realisation of significant enhancements to the setting of Royal Crescent. It is assumed that under this option, the Municipal Offices will be relocated to North Place, that the existing building will be refurbished to accommodate alternative uses thereby enabling a new building to be accommodated to the rear of the existing building.

### 4.3.3

#### *North Place Options*

##### Option 1: Relocation of the Municipal Offices

This option assumes that the Municipal Offices will be relocated to a new purpose built facility at North Place, and links with Option 1 for Royal Well. Under this option, the new civic building is located to the north of the proposed new square,

with frontage onto Portland Street, the square and North Place. An element of the ground floor use could be given over to retail units to ensure that the street level is animated. A green roof is proposed for this building, providing a public amenity and affording views across to the Cotswold Hills.

On the south side of the square, it is proposed to sleeve a multi-storey parking facility in development, on the Portland Street, North Place and civic square frontages. This would accommodate further office development over 4 floors, although an element of the ground floor use might be given over to retail units to ensure the animation of the Portland St frontage. Where exposed, it is proposed that the upper levels of the multi-storey parking facility will be treated with a green wall, adding interest and biodiversity to the urban landscape.

West of North Place, it is proposed that the site will be characterised by a mix of residential uses, including town homes and residential apartments.

#### Option 2: Residential Focus

Under Option 2, it is assumed that the Municipal Offices either remain at Royal Well or are relocated elsewhere. It is assumed that rather than offices as under Option 1, this part of the site is developed for residential use. Continuous frontage onto the proposed Civic Square is provided by five storey residential development, with retail uses at ground floor level.

#### Option 3: High Density Sustainable Development

Under Option 3, the residential development density is increased, with the town housing being replaced by residential apartments, arranged around communal gardens and play areas. It is assumed that part of the site could include a mid-range hotel on the Portland St/ Civic Square elevation to the multi-storey car park. The quantum of parking is reduced relative to other options.

#### 4.3.4

##### *Appraisal of Options:*

The initial options from the Phase 3 Master plan Report are evaluated against the SA/SEA Framework objectives set out in the Scoping Report and scored against a seven point scale listed below.

Notation	Meaning
✓	Significant positive impact
✓?	Positive impact, based on assumptions
0	Neutral impact
-	No relationship
X?	Negative impact, based on assumptions
X	Negative impact
?	Uncertain impact

It should be noted that the scoring was based on available information in respect to each of the options and on the SEA/SA team's judgment, substantiated by quantitative data where possible.

#### 4.3.5

##### *Sustainability Matrices*

This section summarises key messages from the initial options appraisal process. In accordance with the SEA Directive 2004 and SA Guidance, these options are tested along with a 'do-nothing' scenario to provide a comparator and aid in judgement. The detailed appraisal of the options is set out in Tables 4.1 and 4.2.

All the options share a number of key sustainability features

- They require sustainable design and construction
- They require appropriate flood defence and water management measures
- They promote mixed uses and high standard of design which respects and enhances local character and distinctiveness
- They promote traffic calming and traffic management and encourage a shift to walking, cycling and public transport usage

All options provide varying amounts of new floorspace which is likely to attract inward investment and create new jobs and employment. The main differences emerge in terms of the mix of land uses proposed. There are more variations in the options in the case of Royal Well and here, the amount of green spaces retained and /or enhanced and the detailed approach to traffic management, are reflected in the appraisal findings.

Table 4.1 Royal Well Initial Options Appraisal						
SA Objective	1	2A	2B	3	Do nothing	Commentary
<b>Biodiversity</b>						
A1) To protect and enhance areas of urban flora and fauna within Cheltenham Town Centre	✓?	✓✓	✓✓	✓✓	0	<p>Overall, the options perform well against this objective.</p> <p>Option 1 has a reduced area of green space and therefore performs less well</p> <p>Options 2A and 2B create new semi-public green space</p> <p>Option 3, would remove traffic from one side of the green space</p> <p>No enhancement to biodiversity is predicted in a do-nothing scenario, hence these impacts are considered neutral.</p>
<b>Water</b>						
A2) To protect, maintain and enhance water resources within Cheltenham Town Centre	✓	✓	✓	✓	X?	<p>Overall, the options perform reasonably against this objective and are likely to contribute to improvement of water quality and protect water resources, provided best practice is followed in land remediation</p> <p>All options could incorporate effective water management (e.g. SUDS) and appropriate water conservation measures. The options already prohibit any building over the culvert which traverses the site.</p> <p>In a do-nothing scenario, improvements to water quality and efficiency are unlikely, resulting in a negative effect on water resources.</p>
<b>Soil</b>						
A3) To protect and enhance important soil functions and types	✓?	✓	✓	✓	0	<p>All options support development on brown field sites/ previously developed land (including sections of existing road in option 1 and 3), as a result they are considered to have a positive effect on soil resources.</p> <p>Option 1 has a reduced area of green space and therefore performs worst.</p> <p>Assuming that no other developments will be proposed at the site in the future, a do-nothing option is considered to have a neutral impact.</p>
<b>Climate Change</b>						
A4) To reduce the impacts of climate change and reduce carbon dioxide levels	✓	✓	✓	✓	X	<p>All the options require incorporation of energy efficiency measures in their design, such as green roofs and green walls, which will have a significant positive effect against this objective. Moreover, housing development under all these options will be expected to achieve Code for Sustainable Homes rating of 4</p> <p>Under do-nothing there are no incentives or requirements to promote energy efficiency</p>

A5) To minimise the risk of flooding for new developments	✓?	✓?	✓?	✓?	X	<p>It is assumed that future development under all the options will be informed by the recommendations of the SFRA and incorporate SUDS and flood defences as appropriate. The outcomes of the SFRA are still unknown hence there is still an element of uncertainty as to how the options will perform against this objective.</p> <p>In a do-nothing scenario flood risk is likely to rise over time as the effects of climate change are felt</p>
<b>Air Quality and Transport</b>						
A6) To protect and improve air quality and traffic conditions within Cheltenham Town Centre	✓?	✓?	✓?	X	X	<p>The options incorporate different access arrangements. Option 1 would introduce new traffic flow in front of Royal Crescent. Options 2 and 2A direct this traffic flow to the rear of the Municipal Offices. Option 3 removes all through traffic but undermines the potential for a town centre bus corridor. All options restrict general traffic, allowing access only for public transport, taxis, residents and servicing vehicles.</p> <p>From an air quality perspective, these options will improve conditions locally; however traffic and emissions may be redirected elsewhere unless accompanied by wider traffic management measures</p> <p>Under a do-nothing scenario traffic growth is likely to continue and therefore air quality will deteriorate</p>
<b>Townscape</b>						

<p>A7) To avoid the detrimental impact that developments can have upon townscape character, and distinctiveness and to use development to enhance townscape distinctiveness</p>	<p>0</p>	<p>✓?</p>	<p>X</p>	<p>✓</p>	<p>0</p>	<p>All options will protect and enhance townscape features</p> <p>Under Option 1 coach traffic will continue to detract from Royal Crescent and the scale of new build to the rear of the Municipal Offices is high risk</p> <p>Options 2A and 2B remove traffic away from Royal Crescent. Option 2B would require generous radii and road widths to accommodate bus movements which would result in an engineered street scene.</p> <p>Option 3 performs best by removing all traffic.</p> <p>In a do-nothing scenario traffic and unsympathetic extensions will continue to detract from townscape resources.</p>
<p><b>Landscape &amp; Cultural Heritage</b></p>						
<p>A8) To conserve and where appropriate enhance the historic and cultural environment and landscape</p>	<p>0</p>	<p>✓?</p>	<p>X</p>	<p>✓</p>	<p>0</p>	<p>All options will protect and enhance landscape and cultural heritage features. The relocation of the coach station will have major benefits, enhancing the setting of Royal Crescent.</p> <p>Under Option 1 coach traffic will continue to detract from Royal Well and the scale of new build to the rear of the Municipal Offices is high risk and may impact on the integrity of the Listed Building.</p> <p>Options 2A and 2B remove traffic away from Royal Crescent. Option 2B would require generous radii and road widths to accommodate bus movements which would result in an engineered street scene.</p> <p>Option 3 performs best by removing all traffic.</p> <p>In a do-nothing scenario traffic and unsympathetic extensions will continue to detract from landscape and cultural heritage resources.</p>
<p><b>Population and Human Health</b></p>						



A9) To promote healthy lifestyles and sense of well being	✓?	✓	✓	✓?	X?	<p>All options will reduce and manage traffic and enhance green space. Option 1 performs less well since it creates a new vehicular corridor near Royal Crescent. There may be personal safety issues associated with the loss of vehicular traffic in Option 3.</p> <p>In the do-nothing scenario existing traffic and congestion along and around Royal Well and related health effects will continue to exist, or may be exacerbated with traffic growth</p>
A10) To create sustainable communities with high levels of local amenity	✓	✓	✓	✓	0	<p>All the options aim for mixed land uses with a proportion of residential units. In terms of local amenity, this location is very accessible to town centre facilities.</p> <p>All options will be required to comply with affordable housing requirements.</p> <p>In the do-nothing scenario there is no new development and hence no increase in affordable housing provision</p>
A11) To promote and protect access to local services and amenities for all	✓	✓	✓	X	0	<p>Royal Well is located in close proximity to the town centre and other amenities.</p> <p>By improving access by public transport and on foot and by cycle, Options 1, 2A and 2B perform strongly against this objective</p> <p>Option 3 fails to provide for public transport access to this central site and therefore performs less well than the do-nothing option</p>

A12) To enhance community identity and participation	✓?	✓	✓	✓	0	<p>Creation of spaces that give a sense of belonging to the local community are an essential component of sustainable development.</p> <p>All options will enhance this central space which contains some of the finest Regency buildings in Cheltenham and therefore perform well against this objective. Option 1 is least successful because the new vehicular corridor will detract from the Regency heritage that plays such an important role in local identity.</p> <p>The do-nothing option will lead to no enhancements and therefore have neutral effects.</p>
<b>Economic Issues</b>						
A13) To promote sustainable economic growth	✓	✓	✓	✓?	0	<p>The site is favourably placed close to the town centre and surrounded by listed buildings that add value to the area's character. Sensitive development is therefore likely to stimulate inward investment, and the hotel sector in particular is a key economic driver within the town</p> <p>All options have the potential to attract investment and increase jobs, but option 3 would re-direct visitors elsewhere, to a potentially less central or less attractive location and is likely to be less successful in economic terms.</p> <p>Options 2A and 2B reduce development capacity at the rear of the Municipal offices but have better prospects for implementation.</p> <p>Existing buildings at the site do not contribute significantly to revenue generation e.g. from retail or commercial use. In a do-nothing scenario, this condition will remain unaltered, with neutral impact.</p>

A14) Promote the principles of urban renaissance in Cheltenham Town Centre	✓	✓	✓	✓	X	<p>All options incorporate the principles of mixed land uses and if implemented sensitively will help to promote an urban renaissance</p> <p>Existing land uses are predominantly office or transport related, which offer limited scope for a healthy mix of other land uses.</p>
A15) To reduce poverty and deprivation in Cheltenham	✓	✓	✓	✓?	0	<p>All options are likely to stimulate inward investment and have the potential to attract investment and increase jobs in a highly accessible town centre location. Jobs in the hotel sector may be particularly suitable for the low-skilled.</p> <p>Option 3, by restricting access completely, is likely to be less successful in economic terms</p> <p>The do-nothing option will not help job creation and is scored as neutral.</p>
<b>Material Assets</b>						
A16) To maximise the use of previously developed land and buildings, and the efficient use of land	✓	✓?	✓?	✓	0	<p>All the options score well for development on previously developed land. Option 1 and 3, in addition to this, are likely to have a higher density of development and therefore a more efficient use of land.</p> <p>Land use is expected to remain unaltered in a do-nothing option, scoring neutral when tested against this objective</p>
A17) To promote sustainable design, construction, operation and demolition	✓	✓	✓	✓	-	<p>All options incorporate a requirement for sustainable design and construction and therefore score equally well against this objective</p> <p>Under do-nothing there is no new construction and therefore this criterion is not relevant</p>

A18) To minimise waste (during both development construction and operation)	✓	✓	✓	✓	-	<p>All options could incorporate sustainable waste management practices and therefore score well.</p> <p>Under do-nothing no waste is generated and therefore this criterion is not relevant</p>
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Table 4.2 North Place Initial Options Appraisal					
SA Objective	1	2	3	Do-nothing	Commentary
<b>Biodiversity</b>					
A1) To protect and enhance areas of urban flora and fauna within Cheltenham Town Centre	✓	✓	✓?	X	<p>Given the site is currently used as a car park, all the options with proposed open spaces would enhance biodiversity. Option 3 contains a higher proportion of apartments, with fewer private gardens, and therefore performs less well</p> <p>The green wall proposed along the exposed sections of the multi-storey car park on North Place Road/Portland Street frontage will add both interest and biodiversity to the urban landscape.</p> <p>The do-nothing option performs poorly against this objective.</p>
<b>Water</b>					
A2) To protect, maintain and enhance water resources within Cheltenham Town Centre	✓	✓	✓	X?	<p>Overall, the options perform reasonably against this objective and are likely to contribute to improvement of water quality and protect water resources, provided best practice is followed in land remediation</p> <p>All options could incorporate effective water management (e.g. SUDS) and appropriate water conservation measures.</p> <p>In a do-nothing scenario the large impermeable area of car parking would remain, offering no scope for SUDS or enhancement of water resources, resulting in a negative effect on water resources.</p>
<b>Soil</b>					
A3) To protect and enhance important soil functions and types (relates to A19)	✓?	✓?	✓?	O	<p>All options would transform the existing car park into an attractive development, fully built on previously developed land. As a result they are considered to have a positive effect on soil resources.</p> <p>Assuming that no other developments will be proposed at the site in the future, a do-nothing option is considered to have a neutral impact.</p>
<b>Climate Change</b>					
A4) To reduce the impacts of climate change and reduce carbon dioxide levels	✓	✓	✓	X	<p>All the options require incorporation of energy efficiency measures in their design, such as green roofs and green walls, which will have a significant positive effect against this objective. Moreover, housing development under all these options will be expected to achieve Code for Sustainable Homes rating of 4</p>

					Under do-nothing there are no incentives or requirements to promote energy efficiency.
A5) To minimise the risk of flooding for new developments	✓?	✓?	✓?	X	It is assumed that future development under all the options will be informed by the recommendations of the SFRA and incorporate SUDS and flood defences as appropriate. The outcomes of the SFRA are still unknown hence there is still an element of uncertainty as to how the options will perform against this objective.  In a do-nothing scenario the large impermeable surface at the car park would remain and flood risk is likely to rise over time as the effects of climate change are felt.
<b>Air Quality and Transport</b>					
A6) To protect and improve air quality and traffic conditions within Cheltenham Town Centre	✓?	✓?	✓?	X	The site is well served by public transport (bus) along North Place and Portland Street and along Pittville Street and Clarence Street. Other bus stops are located within or just over the desirable 400m walking distance from the site. All options score positively against this objective by reducing surface car parking and promoting mixed use development and improved accessibility.  From an air quality perspective, these options will improve conditions locally; however traffic and emissions may be redirected elsewhere unless accompanied by wider traffic management measures  In a do-nothing scenario the continued use as a car park would encourage car usage, exacerbating congestion and air quality issues.
<b>Townscape</b>					
A7) To avoid the detrimental impact that developments can have upon townscape character, and distinctiveness and to use development to enhance townscape distinctiveness	✓	✓	✓	X	Redevelopment of an uninteresting car park space into a vibrant mixed use development would enhance townscape character. All options would contribute positively to local character and distinctiveness.  In a do-nothing scenario the existing car park would continue to detract from local distinctiveness and townscape character.
A8) To conserve and where appropriate enhance the historic and cultural environment and landscape	✓	✓	✓	X	The site provides an opportunity to enhance the setting of the surrounding historic buildings and to link two historic Promenades within the town. All options incorporate requirements to promote high quality design and to respect and enhance the setting of Listed Buildings and would have a significant positive effect on cultural heritage and landscape resources.  In a do-nothing scenario the existing car park would continue to detract from the local historic and cultural environment.
<b>Population and Human Health</b>					
A9) To promote healthy	✓	✓	✓	0	In a strategic sense all options would encourage a shift from car use to public transport and

lifestyles and sense of well being					walking by replacement of the existing car park. The options will also improve accessibility on foot across the town centre and would therefore promote healthy lifestyles.  Retention of the existing car park would continue to encourage car usage and not bring these benefits.
A10) To create sustainable communities with high levels of local amenity	✓	✓	✓?	0	The combination of a diverse mix of land uses with improvements to traffic and promotion of pedestrian/ cyclist movement will improve access to jobs and services in a highly accessible town centre location. All options will be required to comply with affordable housing requirements. Options 1 and 2 incorporate a wider mix of housing types, with more family housing, and therefore perform slightly better than option 3 in the promotion of sustainable communities.  In the do-nothing scenario there is no new development and hence no increase in affordable housing provision
A11) To promote and protect access to local services and amenities for all	✓	✓	✓	0	All the options would provide mixed land uses and improve access to jobs and services in a highly accessible town centre location. There is an opportunity to link two historic Promenades across the town and to address pedestrian severance on St Margaret's Road between the site and the town centre and Brewery. There is also potential to provide a new and appropriate facility for a relocated Municipal Office.  The do-nothing scenario does not improve accessibility or access to services.
A12) To enhance community identity and participation	✓	✓	✓	0	Redevelopment at North Place is focussed on creating a vibrant mixed-use hub, which will act as a catalyst for regeneration north of the High Street. The new civic square located between Portland Street and North Place addressing Holy Trinity Church will create a major new civic space and all options will help to reinforce community identity and civic pride.  Conversely, in a do-nothing scenario there would be no wider regeneration benefits.
<b>Economic Issues</b>					
A13) To promote sustainable economic growth	✓	✓?	✓	0	All options contain significant employment generating floorspace, including retail, office and hotel uses. This will enhance the vitality and viability of the town centre and contribute positively to the promotion of sustainable economic growth. Option 2 contains the lowest level of employment floorspace and therefore performs slightly less well against this objective.  A do-nothing scenario will see continued use of the car park, with no contribution to economic growth.
A14) Promote the principles of urban renaissance in Cheltenham Town Centre	✓	✓	✓	0	All options are focussed on creating a vibrant mixed-use hub, which will act as a catalyst for regeneration north of the High Street, and will therefore make a significant contribution to this objective.

					A do-nothing scenario will not contribute to town centre renaissance.
A15) To reduce poverty and deprivation in Cheltenham	✓	✓	✓	0	All options are focussed on creating a vibrant mixed-use hub, which will act as a catalyst for regeneration north of the High Street, and will therefore make a significant contribution to this objective.  A do-nothing scenario will not contribute to town centre renaissance.
<b>Material Assets</b>					
A16) To maximise the use of previously developed land and buildings, and the efficient use of land	✓	✓	✓	0	All of the redevelopment at North Place will be on a brown field site and all options would increase overall density and efficiency of use of land, making a significant contribution to this objective.
A17) To promote sustainable design, construction, operation and demolition	✓	✓	✓	-	All options incorporate a requirement for sustainable design and construction and therefore score equally well against this objective  Under do-nothing there is no new construction and therefore this criterion is not relevant
A18) To minimise waste (during both development construction and operation)	✓	✓	✓	-	All options could incorporate sustainable waste management practices and therefore score well.  Under do-nothing no waste is generated and therefore this criterion is not relevant



#### 4.3.6

##### *Royal Well:*

Key assessment comments are discussed below.

Option 3, which aspires to be a vehicle free development, would have the most significant positive implications for air quality and noise, however it undermines public transport accessibility through the town centre.

The paved and shared surfaces proposed in the SPD will link the cultural quarter with the Crescent and increase accessibility for pedestrians.

The Royal Crescent will continue to be the arrival point for visitors under options 1 and 2, although the parking will be shifted outside Royal Well. This would allow tourists, pedestrians and other users to appreciate the enhanced setting of Royal Crescent and the wider area. Vehicle free option 3 would see reduced traffic flows, but visitors would be re-directed elsewhere, to a potentially less central or less attractive location.

All the options are sensitive to the treatment of existing historic and listed buildings as well as views and contribute to an enhancement of townscape character and to the conservation of cultural heritage. However, Option 1 would involve a large scale extension to the rear of the Municipal offices which would be high risk, and if not handled extremely sensitively, may detract from the integrity and value of the Listed Building.

In all options the majority of the redevelopment is on previously developed land

All the options would enhance the green spaces at Royal Well, but to varying degrees. In Option 1 the new access route to the rear of Royal Crescent would reduce the area of the central green space. Option 3 would create the largest area of enhanced green space.

#### 4.3.7

##### *North Place*

All options retain broadly the same features in terms of physical layout, including the creation of a diagonal link between North Place Road and the Brewery and a new civic square opposite Trinity Church, which would link the towns two historic Promenades (The Promenade and Pittville Park). They also offer a good mix of land-use which will contribute to the vitality and vibrancy of North Place and act as a catalyst for regeneration north of the High Street. In all options the entire redevelopment is on previously developed land.

The options therefore perform similarly in terms of the Sustainability Appraisal. The main variations relate to slight differences in land use mix; Option 2 contains less employment floorspace and therefore performs less well against economic objectives, Option 3 contains more apartment units and fewer town houses and therefore performs less well in terms of the creation of a balanced and mixed community.

#### 4.4

##### 4.4.1

### ***Predicting the effects of the draft SPD***

#### *Appraisal approach*

The draft SPD options were tested against the SA Framework. The draft SPD was evaluated for compliance with sustainability objectives, and the predicted impacts and assumptions used in the appraisal process are explained in the commentary column. The detailed appraisal matrices are contained in Tables 4.3 and 4.4. The SEA Directive includes a requirement to examine the duration (short/medium/long), frequency, cumulative and synergistic effects of the predicted impacts. The performance of the preferred option (draft SPD) against the SA objectives was scored using the following seven point scale:

Notation	Meaning
✓	Significant positive impact
✓?	Positive impact, based on assumptions
0	Neutral impact
-	No relationship
X?	Negative impact, based on assumptions
X	Negative impact
?	Uncertain impact

<b>Table 4.3 Royal Well Draft SPD; Sustainability Appraisal Matrix</b>				
<b>SA Objective</b>	<b>Criteria</b>	<b>Assessment</b>	<b>Commentary</b>	<b>Mitigation measures/ Recommendations</b>
<b>Environmental Issues</b>				
<b>Biodiversity</b>				
A1) To protect and enhance areas of urban flora and fauna within Cheltenham Town Centre	B1) Achieve BAP targets and protect plant and animal species identified in the Gloucestershire BAP	Green space enhancements will add recreational value and aid in attracting inward investment, with positive synergistic effects on economic and health objectives	Retention of the mature trees, enhancement to the central green gardens and introduction of new planting will support this objective.	Landscape details should be provide at planning application stage
<b>Water</b>				
A2) To protect, maintain and enhance water resources within Cheltenham Town Centre	B2) Protect and where possible, enhance the chemical and biological water quality in the River Chelt.  B3) Promote water re-use and conservation in new and regenerated developments whilst reducing depletion of surface and groundwater resources  B4) Incorporation of SUDS to improve water quality	Long term improvements in water quality will have positive synergistic effects for biodiversity and health	Water saving and water recycling measures proposed in the SPD will have a short term and long term positive effect on water resources. Code for Sustainable Homes and BREEAM requirements will promote water conservation and re-use and SUDS will help manage water run-off.	Detailed design must incorporate water efficiency measures
<b>Soil</b>				
A3) To protect and enhance important soil functions and types (relates to A19)	B4) Limit the contamination, degradation and loss of soils due to new development B5) Encourage decontamination of soils as part of the planning for new development	Building resilience to climate change will have long term positive synergistic effects for population/health	A high proportion of the development will occur on a brown field site, so soil quality will be protected.	Developers should undertake appropriate investigations and remediation of contamination prior to construction

Climate Change				
A4) To reduce the impacts of climate change and reduce carbon dioxide levels	B6) Reducing the private car usage and the need to travel (e.g. green travel plans, car pools and integration with new or existing public transport facilities, as part of new developments) B7) Promote renewable energy and reduce the demand for energy by adopting energy efficient design principles in new development	Building resilience to climate change will have long term positive synergistic effects for population/health	The draft SPD will minimise private vehicle use and promote public transport, walking and cycling, as well as sustainable design and construction.	New development should meet Code for Sustainable Homes and BREEAM requirements Refurbishment and renovation of existing buildings should comply with CIRIA and other best practice guidance
A5) To minimise the risk of flooding for new developments	B8) Promote the incorporation of Sustainable Urban Drainage Systems (SUDS) into the design of new developments  B9) Ensure that new developments which are at risk of flooding are sufficiently adapted B10) Avoid developments being at risk of flooding	Improved flood risk management will have long term positive synergistic effects for population/health	The current level of flood risk at the site is uncertain, but will become clearer when the SFRA is completed. Developers will be required to produce a detailed Flood Risk Assessment and to incorporate appropriate flood defence and flood management measures, which help to reduce overall levels of flood risk at the site.	Development proposals will need to be accompanied by individual Flood Risk Assessments and to provide for flood risk mitigation on site
Air Quality and Transport				

<p>A6) To protect and improve air quality and traffic conditions within Cheltenham Town Centre</p>	<p>B11)15 Reducing the private car usage and the need to travel (e.g. green travel plans, car pools and integration with new or existing public transport facilities, as part of new developments)</p> <p>B12) To improve air quality, even within Cheltenham Town Centre</p> <p>B13) Encourage sustainable transport like cycling and walking</p>	<p>Local improvements to air quality and traffic conditions will have localised positive synergistic effects for population/health, townscape and landscape/cultural heritage objectives. If integrated with wider town centre traffic management initiatives effects may be more widespread and more significant</p>	<p>The SPD will reduce traffic flows, improve traffic management and provide improved facilities for pedestrians, cyclists and public transport users</p>	<p>Royal Well Road needs to be traffic calmed to reduce traffic noise and speeds</p> <p>Redevelopment of this site should be accompanied by wider town centre traffic interventions aimed at reducing overall traffic levels and promoting sustainable transport choices</p> <p>Car parking in new commercial development should be provided at the minimum level which will retain viability.</p>
<b>Townscape</b>				
<p>A7) To avoid the detrimental impact that developments can have upon townscape character, and distinctiveness and to use development to enhance townscape distinctiveness</p>	<p>B14) Minimise adverse visual impact of new development and avoid light pollution without compromising on safety features</p> <p>B15) Protect and enhance townscape character and distinctiveness</p> <p>B16) Encourage the appropriate use of previously developed land and buildings</p>	<p>Townscape enhancements will have significant long term positive synergistic effects for landscape/cultural heritage and economic objectives</p>	<p>The SPD will lead to a significant enhancement of existing townscape features and require exemplar high quality design in new build</p>	<p>Development proposals will need to be accompanied by design and access statements which comply with CABE guidance</p>
<b>Landscape &amp; Cultural Heritage</b>				

<sup>15</sup> This is a cross- cutting criteria used also for objective A6 on Climate Change, hence the criteria number retained to avoid duplication.

<p>A8) To conserve and where appropriate enhance the historic and cultural environment and landscape</p>	<p>B17) Safeguard and enhance Cheltenham's unique identity as a Regency town and restore important historic features</p> <p>B18) Promote public access to and enjoyment of, built heritage and archaeology</p> <p>B40) Safeguard and enhance landscape features and open (green) spaces, and wherever possible integrate these features into the development design</p>	<p>The SPD will have significant benefits for landscape and cultural heritage resources, which in turn will have long term positive synergistic effects for economic and townscape objectives</p>	<p>The redevelopment of Royal Well and better traffic management and green spaces will lead to a significant enhancement of the setting of important cultural and heritage resources.</p>	
<p><b>Social Issues</b></p>				
<p><b>Population and Human Health</b></p>				

<p>A9) To promote healthy lifestyles and sense of well being</p>	<p>B19) Minimise health impacts of new developments (e.g. noise, vibration, odour and air quality impacts on human receptors)          B13)<sup>16</sup> Encourage walking and cycling as part of any new development          B20) Enhance the quality of the environment in deprived areas          B21) Create, protect and enhance open areas of amenity value within Cheltenham Town Centre          B22) Reduce crime and fear of crime by appropriate design of new development and their surrounds (e.g. lighting, CCTV)</p>		<p>The SPD will reduce and manage traffic and the setting of important heritage buildings and spaces which play a key role in establishing town centre identity. This will have a significant impact on generating a sense of well being and also in creation of a sense of belonging for the local community.</p>	
<p>A10) To create sustainable communities with high levels of local amenity</p>	<p>B23) Access to good quality, affordable housing for all and a flexible range of housing types/tenures          B24) Ensure high levels of local amenity</p>	<p>Provision of a mixed use development, with an element of affordable housing, in a highly accessible town centre location will have long term positive synergistic effects for population/health</p>	<p>The site will provide a mixed use development which will be well located close to town centre amenities. The SPD does not prescribe a detailed housing mix or tenure but policy guidance will generate a requirement for new affordable housing.</p>	

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<sup>16</sup> This is a cross cutting criteria used also for objective A6.

A11) To promote and protect access to local services and amenities for all	B25) Improve access for all to Open spaces; Sites of cultural heritage value; Education/learning and skills' facilities, and Public transport.	The SPD will have a significant positive effect on improving accessibility to amenities thereby resulting in positive cumulative effects for social and health objectives	The site will provide a mixed use development which will be well located close to town centre amenities.	Future requirements for health, education and community facilities will need to be developed in the light of detailed development proposals as redevelopment could bring in users from varying backgrounds
A12) To enhance community identity and participation	B26) Recognise value of multi-cultural society and cater for its needs	The SPD will have a significant positive effect on improving accessibility to amenities thereby resulting in positive cumulative effects for social and health objectives	The SPD will lead to a significant enhancement of, and improve public access to, a town centre space and buildings which are highly symbolic and important to local identity.	
	B27) Enhance local identity through high quality urban design in new developments and improvements to the public realm (e.g. public art from local artists)			
<b>Economic Issues</b>				
A13) To promote sustainable economic growth	B28) Improve competitiveness and investment in local firms	Economic growth and diversification will have long term positive synergistic effects for population/health	The SPD will promote mixed use development and support new tourist accommodation and facilities, which is a key economic sector.	
	B29) Provide an environment that creates a climate for investment (including a high quality environment and high quality infrastructure).i.e., enhance the vitality and viability of the town centres with mixed uses			
	B30) To encourage more sustainable economic growth that operates within environmental limits			
	B31) Support economic diversity and key employment growth sectors within Cheltenham Town Centre, particularly tourism, events, education and health, retail, public administration, hospitality sector and 'night-			



	time' economy			
A14) Promote the principles of urban renaissance in Cheltenham Town Centre	B32) Encourage well-designed mixed use developments within Cheltenham Town Centre  B33) Promote the role of Cheltenham Town Centre as a centre for sustainable development providing services, housing and employment	Town centre renaissance will have long term positive synergistic effects for population/health	The SPD will encourage well-designed mixed use developments in the town centre, which support the role of the town centre as a sub-regional centre	
A15) To reduce poverty and deprivation in Cheltenham	B34) Provide employment opportunities in suitable skill levels for those in socially deprived areas of Cheltenham B35) Provide accessible employment opportunities for socially disadvantaged sections of the local community	The SPD will have a positive effect on employment generation, which will have long term positive synergistic effects for population/health	The SPD will provide new job opportunities in the town centre, including jobs in the tourism industry and office sector, which will require a broad range of skills and be accessible to a wide range of the local population	A labour force skill strategy is drawn during the detailed development phase to identify potential employment generation, skills required and match it with local available skills.
<b>Material Assets</b>				
A16) To maximise the use of previously developed land and buildings, and the efficient use of land	B16) <sup>17</sup> Encourage the use of previously developed land and buildings, and maximising their use by measures such as higher densities and mixed use development	Sustainable design and construction on brownfield land will provide strong support for this objective, which in turn will have long term positive synergistic effects for climate change and air quality.	The SPD will promote development on previously developed land and encourage higher densities in an accessible town centre location.	A comprehensive demolition waste management plan should be prepared for all major demolition works, which incorporates the waste hierarchy model of- recover, reuse and dispose
A17) To promote sustainable design, construction, operation and demolition	B36) Appropriate use of materials in new developments (particularly those from local and regional sources)	Sustainable design and construction will provide strong support for this objective, which in turn will have long term positive	Code for Sustainable Homes and BREEAM requirements will promote sustainable design and construction.	

<sup>17</sup> This is a cross cutting criteria, also used for Objective A7

	B7) <sup>18</sup> Promote renewable energy and reduce the demand for energy by adopting energy efficient design principles in new development	synergistic effects for climate change and air quality.		
	B37) Use of recycled, secondary and sustainably sourced materials			
A18) To minimise waste (during both development construction and operation) <sup>19</sup>	B38) Increase recycling and composting rates by promoting easily accessible recycling systems as part of any new development	Sustainable waste management will minimise landfill which will support water and air quality objectives	Code for Sustainable Homes and BREEAM require sustainable waste management practices	
	B39) General waste and construction waste should be minimised, reused, recycled and recovered in accordance with the waste hierarchy, wherever possible			

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<sup>18</sup> This is a cross cutting criteria, also used for Objective A4

<sup>19</sup> This is a cross-cutting objective with Climate Change theme

**Table 4.4 North Place SPD Sustainability Matrix**

SA Objective	Criteria	Assessment score	Commentary	Mitigation measures/Recommendations
<b>Environmental Issues</b>				
<b>Biodiversity</b>				
A1) To protect and enhance areas of urban flora and fauna within Cheltenham Town Centre	B1) Achieve BAP targets and protect plant and animal species identified in the Gloucestershire BAP	Green space enhancements will add recreational value and aid in attracting inward investment, with positive synergistic effects on economic and health objectives	Retention of the mature trees, enhancement to the central green gardens and introduction of new planting will support this objective.	Landscape details should be provide at planning application stage
<b>Water</b>				
A2) To protect, maintain and enhance water resources within Cheltenham Town Centre	B2) Protect and where possible, enhance the chemical and biological water quality in the River Chelt.  B3) Promote water re-use and conservation in new and regenerated developments whilst reducing depletion of surface and groundwater resources  B4) Incorporation of SUDS to improve water quality	Long term improvements in water quality will have positive synergistic effects for biodiversity and health	Water saving and water recycling measures proposed under this option will have a short term and long term positive effect on water resources. Code for Sustainable Homes and BREEAM requirements will promote water conservation and re-use and SUDS will help manage water run-off.	Detailed design must incorporate water efficiency measures
<b>Soil</b>				

A3) To protect and enhance important soil functions and types (relates to A19)	B4) Limit the contamination, degradation and loss of soils due to new development B5) Encourage decontamination of soils as part of the planning for new development	Improvements to soil quality will have long term positive synergistic effects for population/health	A high proportion of the development will occur on a brown field site, so soil quality will be protected and enhanced	Developers should undertake appropriate investigations and remediation of contamination prior to construction
<b>Climate Change</b>				
A4) To reduce the impacts of climate change and reduce carbon dioxide levels	B6) Reducing the private car usage and the need to travel (e.g. green travel plans, car pools and integration with new or existing public transport facilities, as part of new developments) B7) Promote renewable energy and reduce the demand for energy by adopting energy efficient design principles in new development	Building resilience to climate change will have long term positive synergistic effects for population/health	The draft SPD will minimise private vehicle use and promote public transport, walking and cycling, as well as sustainable design and construction.	New development should meet Code for Sustainable Homes and BREEAM requirements Refurbishment and renovation of existing buildings should comply with CIRIA and other best practice guidance
A5) To minimise the risk of flooding for new developments	B8) Promote the incorporation of Sustainable Urban Drainage Systems (SUDS) into the design of new developments  B9) Ensure that new developments which are at risk of flooding are sufficiently adapted B10) Avoid developments being at risk of flooding	Improved flood risk management will have long term positive synergistic effects for population/health	The current level of flood risk at the site is uncertain, but will become clearer when the SFRA is completed. Developers will be required to produce a detailed Flood Risk Assessment and to incorporate appropriate flood defence and flood management measures, which help to reduce overall levels of flood risk at the site.	Development proposals will need to be accompanied by individual Flood Risk Assessments and to provide for flood risk mitigation on site
<b>Air Quality and Transport</b>				

<p>A6) To protect and improve air quality and traffic conditions within Cheltenham Town Centre</p>	<p>B11)<sup>20</sup> Reducing private car usage and the need to travel (e.g. green travel plans, car pools and integration with new or existing public transport facilities)</p> <p>B12) To improve air quality, within Cheltenham Town Centre</p> <p>B13) Encourage sustainable transport such as cycling and walking</p>	<p>Local improvements to air quality and traffic conditions will have localised positive synergistic effects for population/health, townscape and landscape/cultural heritage objectives. If integrated with wider town centre traffic management initiatives effects may be more widespread and more significant</p>	<p>The SPD will reduce traffic flows, improve traffic management and provide improved facilities for pedestrians, cyclists and public transport users</p>	<p>Car parking in new commercial development should be provided at the minimum level which will retain viability.</p> <p>Redevelopment of this site should be accompanied by wider town centre traffic interventions aimed at reducing overall traffic levels and promoting sustainable transport choices</p>
<b>Townscape</b>				
<p>A7) To avoid the detrimental impact that developments can have upon townscape character, and distinctiveness and to use development to enhance townscape distinctiveness</p>	<p>B14) Minimise adverse visual impact of new development and avoid light pollution without compromising on safety features</p> <p>B15) Protect and enhance townscape character and distinctiveness</p> <p>B16) Encourage the appropriate use of previously developed land and buildings</p>	<p>Townscape enhancements will have significant long term positive synergistic effects for landscape/cultural heritage and economic objectives</p>	<p>The SPD will lead to a significant enhancement of existing townscape features and require exemplar high quality design in new build</p>	<p>Development proposals will need to be accompanied by design and access statements which comply with CABE guidance</p>
<b>Landscape &amp; Cultural Heritage</b>				

<sup>20</sup> This is a cross-cutting criteria used also for objective A6 on Climate Change, hence the criteria number retained to avoid duplication.

<p>A8) To conserve and where appropriate enhance the historic and cultural environment and landscape</p>	<p>B17) Safeguard and enhance Cheltenham's unique identity as a Regency town and restore important historic features</p> <p>B18) Promote public access to and enjoyment of, built heritage and archaeology</p> <p>B40) Safeguard and enhance landscape features and open (green) spaces, and wherever possible integrate these features into the development design</p>	<p>The SPD will have significant benefits for landscape and cultural heritage resources, which in turn will have long term positive synergistic effects for economic and townscape objectives</p>	<p>The redevelopment of Royal Well and better traffic management and green spaces will lead to a significant enhancement of the setting of important cultural and heritage resources.</p>	
<p><b>Social Issues</b></p>				
<p><b>Population and Human Health</b></p>				

<p>A9) To promote healthy lifestyles and sense of well being</p>	<p>B19) Minimise health impacts of new developments (e.g. noise, vibration, odour and air quality impacts on human receptors)          B13)<sup>21</sup> Encourage walking and cycling as part of any new development          B20) Enhance the quality of the environment in deprived areas          B21) Create, protect and enhance open areas of amenity value within Cheltenham Town Centre          B22) Reduce crime and fear of crime by appropriate design of new development and their surrounds (e.g. lighting, CCTV)</p>	<p>Encouragement of walking, cycling and civil society will have long term, synergistic benefits for air quality and economic objectives</p>	<p>The SPD will reduce and manage traffic and the setting of important heritage buildings and spaces which play a key role in establishing town centre identity. This will have a significant impact on generating a sense of well being and also in creation of a sense of belonging for the local community.</p>	
<p>A10) To create sustainable communities with high levels of local amenity</p>	<p>B23) Access to good quality, affordable housing for all and a flexible range of housing types/tenures          B24) Ensure high levels of local amenity</p>	<p>Provision of a mixed use development, with an element of affordable housing, in a highly accessible town centre location will have long term positive synergistic effects for population/health</p>	<p>The site will provide a mixed use development which will be well located close to town centre amenities. The SPD does not prescribe a detailed housing mix or tenure but policy guidance will generate a requirement for new affordable housing.</p>	<p>Levels of affordable housing will need to be agreed at the planning application stage.           Continued monitoring of housing needs, markets and prices will be required as regeneration brings changes to labour and land markets.</p>

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<sup>21</sup> This is a cross cutting criteria used also for objective A6.

A11) To promote and protect access to local services and amenities for all	B25) Improve access for all to Open spaces; Sites of cultural heritage value; Education/learning and skills' facilities, and Public transport.	The SPD will have a significant positive effect on improving accessibility to amenities thereby resulting in positive cumulative effects for social and health objectives	The site will provide a mixed use development which will be well located close to town centre amenities.	Future requirements for health, education and community facilities will need to be developed in the light of detailed development proposals as redevelopment could bring in users from varying backgrounds
A12) To enhance community identity and participation	B26) Recognise value of multi-cultural society and cater for its needs	The SPD will have a significant positive effect on improving accessibility to amenities thereby resulting in positive cumulative effects for social and health objectives	The SPD will lead to a significant enhancement of, and improve public access to, a town centre space and buildings which are highly symbolic and important to local identity.	
	B27) Enhance local identity through high quality urban design in new developments and improvements to the public realm (e.g. public art from local artists)			
<b>Economic Issues</b>				
A13) To promote sustainable economic growth	B28) Improve competitiveness and investment in local firms	Economic growth and diversification will have long term positive synergistic effects for population/health	The SPD will promote mixed use development and support new tourist accommodation and facilities, which is a key economic sector.	
	B29) Provide an environment that creates a climate for investment (including a high quality environment and high quality infrastructure).i.e., enhance the vitality and viability of the town centres with mixed uses			
	B30) To encourage more sustainable economic growth that operates within environmental limits			
	B31) Support economic diversity and key employment growth sectors within Cheltenham Town Centre, particularly tourism, events, education and health, retail, public administration, hospitality sector and 'night-time' economy			



A14) Promote the principles of urban renaissance in Cheltenham Town Centre	B32) Encourage well-designed mixed use developments within Cheltenham Town Centre  B33) Promote the role of Cheltenham Town Centre as a centre for sustainable development providing services, housing and employment	Town centre renaissance will have long term positive synergistic effects for population/health	The SPD will encourage well-designed mixed use developments in the town centre, which support the role of the town centre as a sub-regional centre	
A15) To reduce poverty and deprivation in Cheltenham	B34) Provide employment opportunities in suitable skill levels for those in socially deprived areas of Cheltenham B35) Provide accessible employment opportunities for socially disadvantaged sections of the local community	The SPD will have a positive effect on employment generation, which will have long term positive synergistic effects for population/health	The SPD will provide new job opportunities in the town centre, including jobs in the tourism industry and office sector, which will require a broad range of skills and be accessible to a wide range of the local population	A labour force skill strategy is drawn during the detailed development phase to identify potential employment generation, skills required and match it with local available skills.
<b>Material Assets</b>				
A16) To maximise the use of previously developed land and buildings, and the efficient use of land	B16) <sup>22</sup> Encourage the use of previously developed land and buildings, and maximising their use by measures such as higher densities and mixed use development	Sustainable design and construction on brownfield land will provide strong support for this objective, which in turn will have long term positive synergistic effects for climate change and air quality.	The SPD will promote development on previously developed land and encourage higher densities in an accessible town centre location.	A comprehensive demolition waste management plan should be prepared for all major demolition works, which incorporates the waste hierarchy model of- recover, reuse and dispose
A17) To promote sustainable design, construction, operation and demolition	B36) Appropriate use of materials in new developments (particularly those from local and regional sources) B7) <sup>23</sup> Promote renewable	Sustainable design and construction will provide strong support for this objective, which in turn will have long term positive synergistic effects for climate	Code for Sustainable Homes and BREEAM requirements will promote sustainable design and construction.	

<sup>22</sup> This is a cross cutting criteria, also used for Objective A7

	energy and reduce the demand for energy by adopting energy efficient design principles in new development	change and air quality.		
	B37) Use of recycled, secondary and sustainably sourced materials			
A18) To minimise waste (during both development construction and operation) <sup>24</sup>	B38) Increase recycling and composting rates by promoting easily accessible recycling systems as part of any new development	Sustainable waste management will minimise landfill which will support water and air quality objectives	Code for Sustainable Homes and BREEAM require sustainable waste management practices	
	B39) General waste and construction waste should be minimised, reused, recycled and recovered in accordance with the waste hierarchy, wherever possible			

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<sup>23</sup> This is a cross cutting criteria, also used for Objective A4

<sup>24</sup> This is a cross-cutting objective with Climate Change theme

This section provides a summary of key issues identified in the appraisal framework.

#### 4.4.2

##### *Royal Well*

The draft SPD scores very well against economic objectives. By relocating the municipal offices, and regenerating the building for a mix of hotel and residential uses, the SPD will maintain and increase public access to this prominent listed building, re-establish uses more appropriate to its original residential function and encourage sensitive restoration of the building. The hotel industry is a key economic sector within Cheltenham and the draft SPD is likely to be successful in attracting inward investment and creating new jobs. There is potential to create a very attractive boutique hotel in a prominent town centre site which will boost the whole tourism sector.

Improvements to the public realm and green spaces within Royal Well will meet a range of sustainability objectives, including local distinctiveness, landscape and biodiversity, water quality and economic objectives (tourism). Sensitive handling of any new build elements, landscape design and improvements to the rear of the Municipal Offices will contribute to cultural heritage/historic objectives. There is likely to be a positive synergistic effect between urban design/townscape and economic objectives.

Improvements in traffic management will have a positive effect on local air quality and health benefits, but this must be accompanied by wider traffic management measures to ensure these effects are not offset by negative effects elsewhere.

In summary the draft SPD for Royal Well is judged to have a positive effect on environmental and social objectives, and a significant positive effect on economic objectives.

#### 4.4.3

##### *North Place*

The draft SPD would convert the uninteresting landscape of a car park into a vibrant space with a varied mixture of commercial and residential units, and act as a catalyst for regeneration north of the High Street.

The relocation of the municipal offices to North Place is likely to initiate regeneration of the area and provide a stimulus to other retail and service functions in the vicinity.

The new square near Portland Street will comprise a major new civic space and focus for activity hub. This will help to stimulate inward investment and to promote civic pride and participation.

The public realm improvements and urban design qualities of the new development will make a significant contribution to the enhancement of townscape character and the conservation of cultural heritage. This will have a positive synergistic effect on economic and social objectives by helping to attract inward investment and encourage community interaction.

The SPD includes a significant element of new housing provision, including an element of affordable housing, which will support housing and social objectives.

All of the redevelopment is proposed on previously developed land, which supports a wide range of sustainability objectives.

The SPD will significantly improve the attractiveness of walking and cycling and enhance accessibility across the town centre. This will result in positive synergistic effects between transport, health and air quality objectives

However the inclusion of significant amounts of office/commercial and residential floorspace will potentially increase travel demands and it is recommended that a green travel plan should be produced at site development stage to encourage sustainable transport initiatives, such as car sharing and car pooling, and to minimise parking provision.

Overall the SPD is considered to have a positive effect on sustainability objectives with no negative effects. It is recognised that increased economic activity could lead to traffic growth and car emissions with negative cumulative impacts on human health. Strategic transport measures will be required across the town centre as a whole to de-couple economic and transport growth and to promote sustainable transport choices.

## 5 Recommendations and Monitoring

### 5.1 **Recommendations**

Overall the draft SPDs are judged to have very positive effects on the sustainability objectives, with particularly positive effects for social, population/health, townscape and landscape/cultural heritage objectives and criteria. However there are a number of recommendations which would help improve the sustainability performance. These are summarised below. A number of these recommendations can also be incorporated into other DPD documents.

- Future requirements for health, education and community facilities will need to be developed in the light of detailed development proposals as redevelopment could bring in users from varying backgrounds
- Landscape details should be provided at planning application stage
- Detailed design must incorporate water efficiency measures
- Developers should undertake appropriate investigations and remediation of contamination prior to construction
- New development should meet Code for Sustainable Homes and BREEAM requirements
- Refurbishment and renovation of existing buildings should comply with CIRIA and other best practice guidance
- Development proposals will need to be accompanied by individual Flood Risk Assessments and to provide for flood risk mitigation on site
- Royal Well Road needs to be traffic calmed to reduce traffic noise and speeds
- Redevelopment of this site should be accompanied by wider town centre traffic interventions aimed at reducing overall traffic levels and promoting sustainable transport choices
- Development proposals will need to be accompanied by design and access statements which comply with CABE guidance
- A labour force skill strategy is drawn during the detailed development phase to identify potential employment generation, skills required and match it with local available skills.
- A comprehensive demolition waste management plan should be prepared for all major demolition works, which incorporates the waste hierarchy model of- recover, reuse and dispose

- Car parking in new commercial development should be provided at the minimum level which will retain viability.

5.1.1

*Monitoring*

Initial monitoring proposals are outlined in Table 2.7 above, which reflect SA objectives and indicators. These will be further refined in the light of comments on the draft SA Report.

## 6 Next Stages

### 6.1 ***Next Steps - Consultation***

Consultation on the draft SPDs and this draft SA report will run in parallel during March/April. The SEA Regulations set specific requirements for consultation with the Statutory Environmental Bodies, the public and other interested parties (these could include community groups, Primary Care Trust etc). The draft SA Report will be made available for consultation and, in the light of any comments received, will be amended and updated in the final stage of preparation. It will then form the basis for future monitoring of the SPD.

## References

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Sommer, A (2002), ‘Assessment of the significance of environmental effects – Screening approach and criteria applied in strategic environmental assessments’, Austrian Federal Ministry of Agriculture and Forestry, Environment and Water Management, Vienna

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‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents’, ODPM, 2005

The Options for UK Domestic Water Reduction, Working Paper 05/03, University of Leeds, 2005

Treleven, C (2004), ‘SEA of Local Implementation Plans: Scoping Report Template’, C4S

## Websites Used in Baseline Collation



[www.statistics.gov.uk](http://www.statistics.gov.uk)

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[www.defra.gov.uk](http://www.defra.gov.uk)

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

[www.odpm.gov.uk](http://www.odpm.gov.uk)

[www.nomisweb.co.uk](http://www.nomisweb.co.uk)

## Review of Relevant Plans and Programmes

A review was undertaken of policies, plans, programmes and sustainability objectives relevant to the three Cheltenham Borough Council SPDs at an international, national, regional and local level. A detailed breakdown of the objectives of each of the documents and their likely implications for the SPDs are included in the table below:

### Review of Relevant PPPs for SPDs

INTERNATIONAL PLANS, POLICIES AND PROGRAMMES		
Other plan/programme	Objectives or requirements of the other plan or programme	How objectives and requirements might be taken on board
<b>Johannesburg Declaration on Sustainable Development</b>	The Johannesburg Declaration outlines the path taken to the WSSD, highlights present challenges, expresses a commitment to sustainable development, underscores the importance of multilateralism and emphasizes the need for implementation.	The LDF and SPDs will need to be underpinned by the central concept of sustainable development.  The SA will seek to incorporate some of the key issues addressed by the declaration.
<b>Kyoto Agreement</b>	The Kyoto protocol is an international agreement imposing limits on emissions of carbon dioxide and other gases scientists blame for rising world temperatures, melting glaciers and rising oceans. It was negotiated in the Japanese city of Kyoto in 1997 and ratified by 140 nations.	The SPDs will need to incorporate within their proposals, options that will help reduce harmful emissions and adapt to climate change.  The SA needs to incorporate objectives and targets relating to the need to stem climate change.
<b>Strategic Environmental Assessment (SEA) Directive</b>	European directive which requires an assessment to be made of the effect of certain plans and programmes on the environment.  Key issues include biodiversity, health, soil, water, air quality, landscape, cultural heritage, climate, flora and fauna.	The SA will need to ensure that it incorporates the specific requirements of the Directive.
<b>Ambient Air Quality and Management Directive (1966/62/EC)</b>	Establishes mandatory standards for air quality and sets limits and guides values for sulphur and nitrogen dioxide, suspended particulates and lead in the air.	SA will include objectives for air quality and the SPDs will need to increase emphasis on reducing the need to travel and providing alternatives to the private car.
NATIONAL PLANS, POLICIES AND PROGRAMMES		
Other plan/programme	Objectives or requirements of the other plan or programme	How objectives and requirements might be taken on board
<b>A New Deal for Transport White Paper (1998)</b>	Sets out the Government's policy with regard to integrated. Aims to extend choice in transport and secure mobility for people in a way that supports sustainable development. Main objectives include: <ul style="list-style-type: none"> <li>• Integration between and within different modes of transport.</li> <li>• Transport that supports a better environment.</li> <li>• Working with planning to provide a choice of modes of transport and reduce the need to travel.</li> <li>• Integration with policies for education, health, and wealth creation.</li> </ul>	The proposals will need to address all aspects of transport provision including car, public transport, walking, cycling and freight.  SA to incorporate objectives relating to reducing the need to travel and encouraging alternative modes of transport to the private car.
<b>The Air Quality Strategy for England, Scotland, Northern Ireland and Wales (2000)</b>	Sets out plans drawn up by the Government and devolved administrations to improve and protect ambient air quality in the UK in the medium term. The strategy sets objectives for eight main air pollutants to protect health and also sets objectives to protect vegetation and ecosystems	Ensure that LDF and hence, SPDs take objectives set out in strategy into consideration
Consultation Paper on the review of the Air Quality Strategy – options for further improvements in air quality	This consultation paper offers a package of measures which will reduce average exposure to air pollutants for everyone; <ul style="list-style-type: none"> <li>• if implemented could see increase in life expectancy of three months by 2020; and</li> <li>• consists of a range of measures, including: <ol style="list-style-type: none"> <li>1. new tighter European vehicle emissions standards (so called Euro-standards);</li> <li>2. incentives for cleaner vehicles;</li> <li>3. further reductions in emissions from small combustion plants.</li> </ol> </li> </ul>	The document is in a draft format at present, but, depending on amendments the following will apply.  The LDF and SPDs will need to ensure that the standards are adhered to.  The SA will ensure that potential policies and proposals are consistent with the key messages of the strategy.
<b>'Bringing Communities Together Through Sport and Culture' – Sport England (2004)</b>	Offers practical advice to local authorities and other organisations on how culture and sport can be used to build community cohesion through needs analysis and partnership building.	The SPDs will need to address both recreation provision and issues of social cohesion.  SA to incorporate social cohesion within its objectives and criteria.

<p><b>DTI Sustainable Development Strategy (2000)</b></p>	<p>The Strategy, accompanied by an action plan, sets out the DTI's priorities for contributing to sustainable development. These include:</p> <ul style="list-style-type: none"> <li>• Improving resource productivity to reduce greenhouse gas emissions and waste generation by acting as a catalyst and driver.</li> <li>• Encourage corporate social responsibility.</li> <li>• Modernising the DTI to make it more sustainable.</li> </ul>	<p>SPDs to ensure any employment development has regard to the principles of sustainable development.</p> <p>SA to ensure that economic growth is sustainable.</p>
<p><b>Energy white paper 'Our energy future – creating a low carbon economy'</b></p>	<p>Defines a long-term strategic vision for energy policy combining environmental, security of supply, competitiveness and social goals.</p> <p>This white paper sets out the challenges faced by the environment, the decline of indigenous energy supplies and the need to update energy infrastructure and describes the policies needed to pursue over the next twenty years and beyond to meet these challenges.</p>	<p>Recognise the challenges that are detailed in this white paper. Ensure LDF and SPDs have regard to the policies set out in this paper, and integrating energy infrastructure.</p>
<p><b>National Cycling Strategy (NCS)</b></p>	<p>Aims to increase the use of bicycles for all types of journey.</p>	<p>SPDs to address issues of cycle parking and cycle routes.</p> <p>SA to incorporate objectives relating to the promotion of alternative modes of transport to the car.</p>
<p>New Commitment to Neighbourhood Renewal: A National Strategy</p>	<p>The Strategy sets out the Government's vision for narrowing the gap between deprived neighbourhoods and the rest of the country, so that;</p> <ul style="list-style-type: none"> <li>• within 10 to 20 years, no one should be seriously disadvantaged by where they live.</li> </ul> <p>At national level, the Action Plan is implemented by the Neighbourhood Renewal Unit (NRU) which is part of the Office of the Deputy Prime Minister. The key delivery mechanism for the strategy is the New Deal for Communities which is being delivered in 88 most deprived authorities. This list does not include Cheltenham. The five policy areas of the National Strategy are:</p> <ul style="list-style-type: none"> <li>• Worklessness</li> <li>• Health</li> <li>• Education and skills</li> <li>• Crime and anti-social behaviour</li> <li>• Housing and the physical environment.</li> </ul>	<p>Whilst Cheltenham is not listed as one of the most deprived authorities, pockets of deprivation do exist and these must not be exacerbated by proposals within the SPDs (particularly St Pauls).</p> <p>A Neighbourhood Renewal Assessment is currently being carried out for the St Pauls area of Cheltenham. Any action plan that results will need to be considered by the SA and within the proposals for the SPGs (given the proximity of the proposed developments to the St Pauls area).</p>
<p><b>'Our Healthier Nation' 1999</b></p>	<p>The first comprehensive Government Action Plan designed to improve the health of everyone and the health of the worst off in particular.</p> <p>Objectives include:</p> <ul style="list-style-type: none"> <li>▪ Putting in more money: £21 billion for the NHS alone to help secure a healthier population</li> <li>▪ Tackling smoking as the single biggest preventable cause of poor health</li> <li>▪ Integrating Government, and local government, work to improve health</li> <li>▪ Stressing health improvement as a key role for the NHS</li> <li>▪ Pressing for high health standards for all, not just the privileged few.</li> </ul>	<p>SPDs to ensure the issue of health is considered within their proposals.</p> <p>SA to incorporate objectives relating to health and improving the health of the least healthy residents.</p>
<p><b>PPG 3: Housing</b></p>	<p>The objectives of the guidance are to:</p> <ul style="list-style-type: none"> <li>• Provide everyone with the opportunity of a decent home.</li> <li>• Offer a greater choice of housing, without social distinctions, with both affordable and special housing in urban and rural areas.</li> <li>• Promote sustainable patterns of development and make better use of previously developed land.</li> <li>• Promote urban renaissance and improve quality of life through well-designed new housing and residential environments.</li> <li>• Local Planning Authorities should: plan to meet the housing requirements of the whole community, including</li> </ul>	<p>The SPDs will need to ensure that any housing provision is made in accordance with the key requirements of the guidance including priority given to previously developed land and buildings.</p> <p>The SA will ensure that potential policies and proposals are consistent with the key messages of PPG3.</p>

	affordable and special needs housing; provide wider housing opportunity and choice, a better mix, and seek to create mixed communities; provide sufficient housing land but give priority to re-using previously-developed land within urban areas; create more sustainable patterns of development; make more efficient use of land by reviewing planning policies and standards; place the needs of people before ease of traffic movement in residential developments; seek to reduce car dependence; and promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.	
<b>PPG 4: industrial, commercial development and small firms</b>	<p>The aim of this PPG is to encourage continued economic development that is compatible with the Government’s environmental objectives. Planning authorities must weigh the importance of industrial and commercial development with that of maintaining and improving environmental quality.</p> <p>The locational demands of industry should be a key consideration in drawing up plans. The advice covers mixed uses, conservation and heritage, re-use of urban land and other matters.</p>	<p>The SPDs will need to address the issue of employment and economic development including the provision and protection of land.</p> <p>Check to insure that the policy requirements are covered in the SA Framework’s objectives.</p>
<b>PPG8: Telecommunications</b>	<p>Sets out the Government’s planning policy with regard to telecommunications development, including radio masts and towers, antennas, radio equipment housing, public call boxes, cabinets, poles, and overhead wires.</p> <p>Local authorities should be proactive with regard to proposals for telecommunication developments – hold early and regular discussions with operators.</p> <p>Promote protection from visual intrusions, and safeguard areas of particular environmental importance.</p> <p>Encourage mast and site sharing, and the use of existing buildings and structures in order to minimise any visual intrusion.</p>	LDF and SPDs to incorporate key aspects of the guidance.
<b>PPG13: Transport</b>	<p>Local authorities should develop policies aimed at providing a safe, efficient and integrated transport system whilst contributing to the sustainability objective.</p> <p>Manage the pattern of urban growth, i.e. employment activities, housing, leisure activities, and services, so that they are accessible by a variety of modes of transport other than the private car. Encourage development of housing in existing urban areas or other areas accessible by public transport.</p> <p>Use parking policies to promote sustainable transport.</p> <p>Give priority to sustainable modes of transport.</p>	<p>SPDs to address transport from a sustainable perspective.</p> <p>Objectives and criteria to address reduction in the use of the car and promotion of alternative modes of travel.</p>
<b>PPG14: Planning Development on unstable land</b>	<p>PPG 14 explains the effects of instability on development and on land use. The responsibilities of the various parties to development and the need for instability to be taken into account in the planning process is emphasised. The manner in which instability might be treated in development plans and in considering applications for planning permission are outlined.</p> <p>The primary aim is to ensure that development is suitable and that the physical constraints on the land are taken into account at all stages of the planning process.</p>	<p>Develop proposals that take into account all the issues of development on unstable land.</p> <p>Consider in particular issues of instability related to landfill sites and landfill gas.</p>
<b>PPG15: Planning and the historic environment</b>	<p>Sets out the Government’s policies for the Historic Environment, Conservation Areas, and other areas of the Historic Environment.</p> <p>Policies should seek protection and enhancement of the historic environment whether it is listed buildings, conservation areas, or any other aspect of the historic environment.</p>	<p>Local authorities must monitor Conservation Areas, listed and non-listed buildings in order to ascertain if any further designations are required.</p> <p>SPDs to consider the need for preservation and enhancement of the historic environment.</p> <p>SA to incorporate objectives and criteria relating to the protection and preservation of the historic environment.</p>
<b>PPG16: Archaeology and planning</b>	Sets out Government policies with regard to archaeological remains and also how they should be recorded and preserved.	The SPDs will need to take account of policies relating to sites of archaeological importance.

	<p>Policies should be included in the LDF aimed at the protection, enhancement, and preservation of sites of archaeological interest and also their settings.</p> <p>An archaeological investigation of areas within a proposals map may be required to ascertain if any archaeological remains exist, and the importance that should attached to their preservation and/or further assessment.</p>	SA to incorporate objectives and criteria relating to the protection and preservation of the historic environment.
<b>PPG17: Planning for open space, sport and recreation</b>	<p>Sets out the Government's policies with regard to the retention and provision of open space, sport, and recreation facilities.</p> <p>Areas of open space for sport and recreation are essential for people's quality of life therefore policies should seek to ensure an adequate supply of good quality open space.</p> <p>They promote health and wellbeing, promote sustainable development, promote social inclusion and community cohesion and support an urban renaissance and rural renewal.</p>	<p>Local authorities required to undertake assessments of the amount and quality of open spaces for sport and recreation in their areas and the needs of their areas and to set local standards accordingly.</p> <p>SPDs to consider issues of open space and recreation provision/protection.</p> <p>Objectives and criteria of SA to incorporate recreation and open space provision.</p>
<b>PPG21: Tourism</b>	<p>Sets out the Government's policies with regard to tourism and tourism related activities.</p> <p>Policies should facilitate and encourage the development and improvement of tourist provision where it suits local needs and local opinion. In particular, it should be utilised as a tool for regeneration where appropriate.</p>	<p>SPDs to consider the needs of tourism within their proposals.</p> <p>SA objectives will need to ensure tourism is promoted yet sustainable.</p>
<b>PPG24: Planning and Noise</b>	<p>Sets out the Government's policies with regard to planning and noise.</p> <p>Policies should seek to minimise the impact of noise creating activities, through locating such activities either by ensuring that noise sensitive developments are located away from existing sources of existing noise, or where its effects will not be an important consideration, or where there impacts can be minimised through mitigation methods.</p>	<p>Annex 1 contains a recommended range of noise levels for each NEC (Noise Exposure Category) covering day and night-time periods.</p> <p>SPDs to recognise the importance of noise as a planning issue.</p> <p>Include objectives relating to noise abatement in SA Framework.</p>
<b>PPG25: Development and Flood Risk</b>	<p>PPG 25 sets out the Government's policy on the positive role of land-use planning in reducing the risk of flooding and the damage that floods cause. The guidance aims to strengthen co-ordination between land-use and development planning and the operational delivery of flood and coastal defense strategy.</p>	<p>The SPDs should include proposals which promote the use of sustainable drainage systems to control the water as near its source as possible. Natural flood defences should be encouraged. The SPDs should not provide for development in areas at risk from flooding.</p>
<b>PPS1: Delivering Sustainable Development</b>	<p>Key objectives are to promote sustainable economic growth, regeneration to improve quality of life for local communities and social cohesion and inclusion.</p> <p>Also to bring forward land and resources sufficient for future needs, to improve access to facilities, to focus development which attracts large numbers of people in existing centres, promote more efficient use of land, protect and enhance the natural environment and address the issue of climate change.</p>	<p>The SPDs will need to be based on the overarching principles of PPS1.</p> <p>The SA will need to ensure that the SA Framework will assess each potential proposal having regard to the key priorities of PPS1 including social cohesion, quality of life etc.</p>
<b>PPS6: Planning for Town Centres</b>	<p>Seeks to promote the vitality and viability of town centres by planning for the growth and development of existing centres and promoting and enhancing existing centres, by focussing development in such centres and encouraging a wide range of services in a good environment, accessible to all.</p>	<p>Proposals to maintain and enhance the vibrancy of the town centre and other designated centres.</p> <p>SA objectives and criteria to include reference to vitality and viability of centres.</p>
<b>PPS9: Biodiversity and Geological Conservation</b>	<p>Sets out policies on the protection of biodiversity and geological conservation through the planning system.</p>	<p>SPDs to address issue of biodiversity.</p> <p>SA objectives and criteria to relate to biodiversity.</p>
<b>PPS10: Planning for Sustainable Waste and Management</b>	<p>This Planning Policy Statement replaces Planning Policy Guidance Note 10 (Planning and Waste Management) published in 1999 and forms part of the national waste management plan for the UK.</p>	<p>Consider the importance of the layout and design of development in terms of the opportunities for waste minimisation.</p> <p>Include sustainability objectives in the SA Framework that reflect all the key objectives of PPS 10.</p>
<b>PPS11: Regional Spatial Strategies</b>	<p>This policy statement sets out the procedural policy on the nature of</p>	<p>Ensures indirectly that the LDF and SPDs will be prepared in accordance with the Regional Spatial Strategy for the South</p>

	Regional Spatial Strategies (RSSs) and focuses on what should happen in preparing revisions to them and explains how this relates to the Act and associated regulations.	West.
<b>PPS12: Local Development Frameworks</b>	Sets out the Government's policy for the preparation of Local Development Frameworks. Strong emphasis on community consultation and frontloading. Requires LDFs to be prepared with a view to contributing towards sustainable development. SA to be integrated into the plan preparation process.	The LDF and SPDs must be prepared in accordance with the guidance set out in PPS12 and must be underpinned by the central concept of sustainable development.  Ensure compliance with SEA directive.
<b>PPS22: Renewable Energy</b>	Sets out the Government's guidance regarding the development of renewable energy installations on land.  Policies to promote the facilitation of renewable energy developments to contribute to the Government's target of cutting Carbon Dioxide emissions by 60% by 2050, and to generate 20% of electricity from renewable sources by 2020.  Policies should contain specific criteria to guide the location of renewable energy developments.	SPDs to explore opportunities for renewable energy generation and use within proposals.  SA to include objectives and criteria relating to the need to increase the amount of renewable energy.
<b>PPS23: Planning and Pollution Control</b>	Sets out the Government's policies with regard to pollution and pollution control, and gives guidance on contaminated land.  Requires Local Development Frameworks to contain policies and proposals for dealing with potentially contaminated land and the remediation of land. This is particularly important given the Government's objective that previously used land should be utilised in order to safeguard Greenfield sites.	Informs the development of policies on pollution, including air and water quality.  SA to ensure reducing pollution is dealt with in the SA framework.
<b>DRAFT PPS 3: Housing</b>	Sets out the Government's policies in relation to housing.  Requires Local Development Frameworks to include policies and proposals for ensuring an adequate supply of land comes forward for residential purposes. Housing policies should cater for all sectors of the community.	The document is in a draft format at present, but, depending on amendments the following will apply.  The LDF and SPDs will need to ensure that housing provision is made in accordance with the key requirements of the guidance including priority given to previously developed land and buildings.  The SA will ensure that potential policies and proposals are consistent with the key messages of PPS3.
<b>DRAFT PPS 25: Development and Flood Risk</b>	Sets out the Government's policies with regard to flooding and development.  Introduces the sequential test for flood risk assessments. Puts forward suggestions for a greater level of powers for the Environment Agency within the planning process.	The document is in a draft format at present, but, depending on amendments the following will apply.  The SA will ensure that potential policies and proposals are consistent with the key messages of PPS25 and especially in relation to flood risk.
<b>Quality of Life Counts 1999 – 2004</b>	The UK Government's core indicators of sustainable development.	Includes a number of indicators relating to sustainable development, e.g. passenger travel by mode, distance travelled relative to income etc.  SPDs to have regard to central concept of sustainable development.  SA to include reference to core indicators.
<b>Securing the Future – UK Government Strategy for Sustainable Development.</b>	This document replaces 'A Better Quality of Life: A Strategy for Sustainable Development in the UK', published in 1999.  It is a strategy for sustainable development, building on the 1999 publication. It embeds five main principles: <ul style="list-style-type: none"><li>• Living within Environmental Limits</li><li>• Ensuring a Strong, Healthy, and Just Society</li><li>• Achieving a Sustainable Economy</li><li>• Promoting Good Governance</li><li>• Using Sound Science Responsibly</li></ul> Furthermore, it highlights four main priorities for immediate UK action: <ul style="list-style-type: none"><li>• Encouraging Sustainable Consumption and Production</li></ul>	LDF and SPDs to contribute towards the achievement of the strategy.  SA to incorporate the five main principles and four main priorities of the strategy.

	<ul style="list-style-type: none"> <li>• Contributing to Reducing Climate Change and Energy Consumption</li> <li>• Natural Resource Protection and Environmental Enhancement</li> <li>• Developing Sustainable Communities.</li> </ul>	
<p><b>Sustainable Communities: Building for the Future (2003) (The Sustainable Communities Plan)</b></p>	<p>This document sets out policies for delivering ‘sustainable communities’.</p> <p>The main points of this document are:</p> <p>To ensure that all tenants have a decent home by 2010.</p> <p>To improve conditions for vulnerable people living in private accommodation and that all tenants receive an excellent service from their landlord.</p> <p>To ensure that all communities have a safe, clean, and attractive environment in which people can take pride.</p> <p>To target areas of low demand and abandonment in order to create sustainable communities for the long-term.</p> <p>To tackle housing shortages, by making the best use of existing stock, improving conditions for private house builders, and to address the need for affordable housing.</p> <p>To ensure that whilst tackling these housing shortages, that urban sprawl is not created.</p> <p>To alleviate pressures on services which have resulted from economic success.</p>	<p>SPDs to ensure that proposals contribute to the overall aim of achieving sustainable communities.</p> <p>SA framework to ensure issue of quality, low cost housing provision for all is addressed.</p>
<p><b>Ten Year Transport Plan</b></p>	<p>Aims to deliver the Governments priorities with regard to transport. Includes reduced congestion, better integration between modes of transport, and improving choice, reliability, and safety throughout all forms of public transport.</p>	<p>The proposals will need to address all aspects of transport provision including car, public transport, walking, cycling and freight.</p> <p>SA to incorporate objectives relating to reducing the need to travel and encouraging alternative modes of transport to the private car.</p>
<p><b>‘Towards an Urban Renaissance’ Report of the Urban Task Force (1999)</b></p>	<p>National report recommending practical solutions to bring people back into cities, towns, and urban neighbourhoods. This will be achieved through four key themes.</p> <ul style="list-style-type: none"> <li>• To recycle land and buildings through initiatives such as limiting the amount of Greenfield land released, and encouraging developments on urban Brownfield sites.</li> <li>• Improving the urban environment through things such as improved urban design and public transport.</li> <li>• Achieving excellence in leadership, participation, and management.</li> <li>• Delivering regeneration through establishing things like Urban Priority Areas.</li> </ul>	<p>The SPDs should reflect some of the key aims of the report including for example the reuse of previously developed land.</p> <p>SA to incorporate issues of design, re-use of previously developed land and increasing the use of public transport.</p>
<p><b>UK Climate Change Programme 2000</b></p>	<p>Sets out measures designed to bring about greenhouse gas reduction of up to 23% below 1990 levels by 2010, including a number of measures that local authorities can undertake</p>	<p>SPDs will need to take account of the need for the LDF to reflect this target and the measures recommended in the programme, which are built into the Councils climate change strategy.</p>
<p><b>Urban White Paper: Our Towns and Cities – The Future (2000)</b></p>	<p>This is a White Paper setting out the Governments objectives and visions for improving town centres – to tackle recent negative trends, such as poor economic performance, dying city centres with people and jobs moving out, and poor care of the environment.</p> <p>The White Paper advocates:</p> <ul style="list-style-type: none"> <li>• Strong community representation and leadership</li> <li>• Attractive, well kept, and efficiently used towns</li> <li>• Good, sustainable design, which reduces things like traffic congestion</li> </ul>	<p>SPDs to incorporate main recommendations concerning urban living.</p> <p>SA Framework to ensure that proposals have due regard to revitalisation and enhancement of the urban area.</p>

	Good quality services that meet the needs of the community.	
<b>Working with the Grain of Nature – A Biodiversity Strategy for England (2002)</b>	<p>The Strategy seeks to ensure biodiversity considerations become embedded in all main sectors of public policy and sets out a programme for the next five years to make the changes necessary to conserve, enhance and work with the grain of nature and ecosystems rather than against them.</p> <p>The Strategy also looks at ways of engaging society as a whole in understanding the needs of biodiversity and what can be done by everyone to help conserve and enhance it.</p>	<p>SPDs to embrace biodiversity as a fundamentally important concept.</p> <p>SA to ensure that the impact of potential issues and options on biodiversity is taken fully into account.</p>
<b>REGIONAL PLANS, POLICIES AND PROGRAMMES</b>		
<b>Other plan/programme</b>	<b>Objectives or requirements of the other plan or programme</b>	<b>How objectives and requirements might be taken on board</b>
<b>A Guide to Sustainable Tourism in the South West (2000)</b>	This report acknowledges the dependence the South West region has on tourism and the natural resource of the outstanding natural environment. The report provides a sustainability checklist for local authorities to use when assessing new tourist developments in order to assess the impact of the proposal on the local and wider natural environment.	<p>The SPDs will contribute to the development of Cheltenham’s tourist industry and have regard to sustainable development.</p> <p>SA to ensure sustainable tourism is addressed.</p>
<b>‘A Sustainable Future for the South West’ The Regional Sustainable Development Framework for the South West of England (2001)</b>	<p>Provides a high level sustainable ‘framework’ for the south west. Includes a number of key principles and themes on topics such as health and well being, learning and skills, business and work etc.</p> <p>The RSDF is designed to be used by local authorities in carrying out their own sustainability appraisals.</p>	The RSDF establishes an agreed sustainability framework for the south west and its key principles and objectives will be reflected in the LDF and hence SPDs.
<b>Developing the Regional Transport Strategy (2004)</b>	This document is to be used to guide decisions on investment and management in the transport network in the south west until it is replaced by the Regional Spatial Strategy. The main points include sustainability issues and increasing the choice of mode of transport available to people. Updates and develops the Regional Transport Strategy approved in September 2001.	<p>The proposals will need to address all aspects of transport provision including car, public transport, walking, cycling and freight.</p> <p>SA to incorporate objectives relating to reducing the need to travel and encouraging alternative modes of transport to the private car.</p>
<b>Joining up: 2004 Culture South West Report</b>	This publication encourages increased participation in cultural activities across the South West, seeks to improve the quality and relevance of the regions cultural activities and aims to celebrate the regional identity and rich diversity of South West cultural life and tradition.	<p>SPDs to acknowledge and take account of the need for cultural diversity within the borough. To provide and maintain space and buildings for cultural activities within communities.</p> <p>SA to incorporate access to cultural activities.</p>
<b>‘Our Environment Our Future’ Regional Strategy for the South West Environment 2004-2014</b>	<p>This document provides a vision and aims for the environment of the south west in the future. It identifies pressures threatening the environment and key issues to be tackled. The purpose of the strategy is to:</p> <ul style="list-style-type: none"> <li>▪ Generate awareness of the importance of the south west environment to people living in, working in and visiting the south west</li> <li>▪ Identify priorities for protecting and enhancing the environment for the benefit of current and future generations</li> <li>▪ Ensure decisions are based on an understanding that social and economic activity must be undertaken within the carrying capacity of the region</li> <li>▪ Provide a framework for action.</li> </ul>	<p>The SPDs will have regard to the key issues of climate change; wiser use of natural resources; food, farming and forestry; tourism and leisure; spatial planning and transport.</p> <p>Recognition of a broad range of environmental issues within the SA.</p>
<b>Regional Planning Guidance for the South West (2001)</b>	<ul style="list-style-type: none"> <li>▪ Provides a regional spatial strategy within which local authority development plans and Local Transport Plans (LTPs) in the South West should be prepared</li> <li>▪ Sets out a broad development strategy for the period to 2016 and beyond</li> <li>▪ Provides the spatial framework for other strategies and programmes.</li> </ul>	SA to have broad regard to the aims and objectives of the regional guidance many of which are underpinned by national guidance.
<b>Regional Quality of Life Counts (2004)</b>	Produced by DEFRA these are 15 headline indicators providing information on social progress, economic growth and environmental protection for the region.	SA to incorporate some of the headline indicators within the framework.
<b>Regional Renewable Energy Strategy for the South West of England (2003 – 2010)</b>	Sets out a strategy for the development of renewable energy resources within the SW Region including a renewable electricity generation target of 11-15% by 2010. Identifies the problems of lack of planning policy on renewable energy development in regional, structure and local plans plus a lack of performance indicators relating to the provision of renewable energy	<p>Will inform the SPDs by encouraging a more transparent and consistent approach with regard to renewable energy development.</p> <p>SA to ensure that encouraging renewable energy is included as a headline objective.</p>



	resources.	
<b>Regional Spatial Strategy for the South West – Consultation on Draft Options</b>	Sets out the South West region proposed options for new development until 2026. Main focus on sustainability and focusing new development at Primary Urban Areas.	The LDF and hence SPDs will be prepared in accordance with the emerging RSS once it has been adopted.
<b>South West Regional Biodiversity Implementation Plan (2004)</b>	Produced by the South West Regional Biodiversity Partnership this document provides a strategic framework for regional and local biodiversity partnerships in conserving biodiversity. It also helps raise awareness of the importance of biodiversity to the regions health, quality of life and economic productivity.	Informs the SPG concerning policies on the natural environment as well as areas of nature conservation importance.  SA to incorporate biodiversity within its headline objectives and sub-objectives.
<b>State of the Key Sectors Reports (September 2004)</b>	Produced by SWRDA this report looks at the state of the 5 most economically important sectors and 3 most important emerging sectors crucial for increasing economic growth in the years ahead in the region.	The SPDs will need to include consideration of how economic development and employment land issues can be dealt with.  The SA will ensure that the economy is considered alongside social and environmental objectives.
<b>State of the South West Report 2004</b>	Produced by the South West observatory this document provides a review of the regions economic, social, environmental and cultural life in 2004. It does not seek to make policy recommendations, but rather to help set an informed context in which policy for the region can be developed.	Provides a variety of useful information which will be used to inform the LDF and SPDs including in particular the Core Strategy.  The SA Framework will have regard to the objectives and indicators set out in the report.
<a href="#">South West Regional Housing Strategy 2005</a>	Published by the South West Housing Board in July 2005 within the context of the Integrated Regional Strategy – Just Connect. It tackles the overall under-provision of housing against planned levels in current Regional Spatial Strategy and associated Structure Plans, and supports the delivery of “ <i>The Way Ahead</i> ” - the region’s proposals for an accelerated growth plan within the framework of the RSS and the Regional Economic Strategy which sets out proposals for Bristol, Plymouth, Exeter and Swindon  The strategy has three strategic aims: 1. Improving the balance of housing markets through understanding housing markets, enhancing the effectiveness of the planning system, using the regional housing pot to support increased social rented homes and supporting the move to choice-based letting. 2. Achieving good quality homes through improving design standards, championing sustainable development, meeting the decent homes standard in the social and private sector and improving the management of stock and neighbourhoods by encouraging the RSLs and LAs to work closely with regeneration partners and consider implementing good practice through neighbourhood management agreements. 3. Supporting sustainable communities through implementing the sustainable communities plan, promoting community cohesion, delivering Supporting People, meeting housing needs of asylum seekers and refugees, Gypsies and travellers, and migrant workers.	SPDs should attempt to ensure housing provision and housing need are considered adequately within their proposals.  The SA Framework will have regard to the objectives and indicators set out in the report.
<b>Strategy for the Historic Environment in the South West 2004</b>	The Strategy aims to change the way the historic environment is perceived and valued in the region. It recognises that the entire environment is historic - with human activity having created land use and settlement patterns that closely reflect the physical environment, particularly geology and topography, climate and the region’s peninsula landform.  Priorities are to: <ul style="list-style-type: none"><li>▪ Ensure the Historic Environment is integrated into the Region’s Policy Framework</li><li>▪ Develop positive and creative partnerships that reflect the many linkages and opportunities in the South West</li><li>▪ Ensure the Historic Environment is accessible and relevant to people in their everyday lives</li><li>▪ Raise awareness of the historic dimension of the wider environment and its contribution to quality of life</li><li>▪ Share knowledge and build a better understanding of the role and potential of the Historic Environment</li></ul>	The SPDs will need to have regard to the protection of the historic built environment in its broadest sense and to ensure that the historic environment is accessible to all.  SA to recognise the importance of the historic environment, not just protecting it but also improving access to it.
<b>SW Integrated Regional Strategy</b>	The Integrated Regional Strategy is an important mechanism for more	Cheltenham lies within the northern sub region of the South West region. The IRS will inform a number of different

<p><b>(IRS) (Nov '04)</b> <b>'Now Connecting' (2005) –the Delivery Plan</b></p>	<p>integrated regional working providing a set of broad objectives and priorities relevant across sectors.</p> <p>Headline aims include:</p> <ul style="list-style-type: none"> <li>▪ To harness the benefits of population growth and manage the implications of population change</li> <li>▪ To enhance our distinctive environments and the quality and diversity of our cultural life</li> <li>▪ To enhance our economic prosperity and quality of employment opportunity</li> <li>▪ To address deprivation and disadvantage to reduce significant intra-regional inequalities.</li> </ul>	<p>aspects of the LDF and hence SPDs.</p> <p>SA to incorporate objectives relating to culture, economy, deprivation and inequality.</p>
<p><b>SW Regional Economic Strategy (2003-2012)</b></p>	<p>Focusing on the particular needs and opportunities of the South West economy, the strategy revolves around three main objectives. These are:</p> <ul style="list-style-type: none"> <li>▪ To raise business productivity, allowing them to become more competitive and therefore more profitable;</li> <li>▪ To increase economic inclusion, so that all parts of the region - including those currently most deprived - can benefit from increased prosperity;</li> <li>▪ To improve regional communications and partnership.</li> </ul>	<p>The SPDs will need to ensure that economic development and employment land provision are adequately dealt with.</p> <p>The SA will ensure that the economy is considered alongside social and environmental objectives.</p>
<p><b>'Warming to the idea' South West Region Climate Change Impacts Scoping Study</b></p>	<p>Summarises the likely impacts of climate change on the South West, and sets out what needs to be done to adapt to the impacts.</p>	<p>Understand the potential impacts and implications of climate change.</p>
<p><b>COUNTY LEVEL PLANS, POLICIES AND PROGRAMMES</b></p>		
<p><b>Other plan/programme</b></p>	<p><b>Objectives or requirements of the other plan or programme</b></p>	<p><b>How objectives and requirements might be taken on board</b></p>
<p><b>A County-wide Air Quality Strategy for Gloucestershire</b></p>	<p>This strategy establishes a set of key objectives for maintaining good air quality and improving upon poor air quality over the years.</p> <p>The strategy proposed fulfils the local authority obligations to improve air quality locally.</p>	<p>Ensure that local authority obligations to improve air quality are taken into consideration.</p>
<p><b>Gloucestershire Biodiversity Action Plan</b></p>	<p>Gloucestershire's Biodiversity Action Plan includes Habitat Action Plans for 'Rivers and Streams', along with 'Urban Habitats'.</p> <p>It sets objectives and targets and lists the actions required in order to guide nature conservation over the coming years</p>	<p>SPD to incorporate nature conservation within its overall aims, objectives and policies. The water quality in the River Chelt, downstream of Cheltenham poor due to sewage inputs. The SPD developments should not further decrease this water quality.</p> <p>SA process to address and incorporate nature conservation</p>
<p><b>Gloucestershire Community Strategy (2004)</b></p>	<p>This is the community plan for Gloucestershire and was published in 2004 by the Gloucestershire Strategic Partnership. The five key priorities are:</p> <ul style="list-style-type: none"> <li>• Improving transport and access to services</li> <li>• Providing homes that people can afford</li> <li>• Tackling the causes and effects of substance misuse</li> <li>• To get people back to work if they have been on benefits for a long time</li> <li>• Developing a food vision for the County which will tackle food standards and quality</li> </ul>	<p>SPDs to take account of the themes set out in the community plan.</p> <p>The SA Framework will have regard to the objectives and indicators set out in the report.</p>
<p><b>Gloucestershire Local Transport Plan 2000</b></p>	<p>The Local Transport Plan (LTP) replaces the Transport Policies Programmes (TPP) as the County Council's bid to central Government for funding for transport schemes in the County.</p> <p>The LTP sets out the transport strategies Gloucestershire County Council will seek to implement from 2001/2002 to 2005-2006</p> <p>The LTP considers a much wider range of issues such as social exclusion, air pollution and financial measures such as road user charging and parking charges.</p>	<p>The plan includes a large number of targets and indicators. Examples include:</p> <p>By 2010 to reduce killed or seriously injured road accident casualties by at least 50% compared with the average for 1994 – 1998</p> <p>To double cycle journeys by the year 2012 from a base year of 2002.</p> <p>The SPDs will need to incorporate the transport priorities of the LTP within their own proposals.</p> <p>The SA Framework must recognise the importance of reducing the need to travel, reducing congestion and encouraging sustainable patterns of development.</p>

<b>Gloucestershire Local Transport Plan 2006 – 2011 (LTP2)</b>	LTP2 sets out the transport strategies Gloucestershire County Council will seek to implement from 2006 2011.  This vision set out in LTP2 for transport in the county is expanded into six objectives; maintenance and improvement, economy and integration, safety, accessibility, real choices and awareness, and environment.	LTP2 includes a number of targets and indicators. The SPDs will need to incorporate the transport priorities of the LTP within their proposals.  LTP2 is currently a provisional plan. The final version of LTP2 is due to be submitted in March 2006.
<b>Gloucestershire Minerals Local Plan (2003)</b>	Provides the detailed policies to control and guide all future mineral development in the County. Adopted in April 2003. The main strategy of the plan is to ensure that future mineral development in the County is sustainable.	This has a limited effect on Cheltenham
<b>Gloucestershire Renewable Energy Action Plan</b>	This renewable energy action plan aims to help facilitate the development of renewable energy schemes in the county to meet the Gloucestershire target of 40-50 mw of new renewable electricity generating capacity by 2010.	SPDs and SA process will need to support objectives of action plan.
<b>Gloucestershire Structure Plan Second Review (1999)</b>	Existing adopted County Structure Plan providing strategic planning guidance for the County focusing new development in the Principal Urban Areas. Covers the period 1991 to 2011. The strategy is based on: <ul style="list-style-type: none"> <li>▪ Maximising the use of brownfield sites</li> <li>▪ Utilising the capacity identified by the joint working process on Greenfield sites well related to existing urban areas</li> </ul> Elsewhere in the County, to utilise the capacity identified by the joint working process on sites within or adjacent to towns and villages.	Remains the adopted Local Plan and will therefore need to be reflected in the LDF and SPDs until replaced.  SA to incorporate some of the main strategic objectives of the plan including the reuse of brownfield land.
<b>Gloucestershire Waste Local Plan 2002 – 2012</b>	Adopted in October 2004, the Gloucestershire Waste Local Plan sets out the land use planning framework for the development of waste management facilities in the county. It is the first waste local plan for Gloucestershire. It is the function of the Waste Local Plan to set out the “land use” requirements necessary for waste management in Gloucestershire. This can include the infrastructure required to transport waste by rail, road or canal, or the specific sites for facilities for storage, treatment or disposal.	The plan includes a number of specific local targets including targets relating to recycling and composting, waste recovery and landfill reductions on biological content.  The SPDs will need to address any targets identified within the Waste Local Plan.  Recognition within SA framework of the need to reduce waste production to a minimum and to encourage greater recycling.
<b>Local Agenda 21 Strategy for a Sustainable Gloucestershire (2000) – Gloucestershire County Council</b>	Sets out a sustainability framework for Gloucestershire.	The SPDs will be underpinned by the central concept of sustainable development.  SA Framework to include objectives relating to reducing emissions, revitalising designated centres, reducing energy demand and traffic.
<b>Report of the Director of Public Health (2005)</b>	Published by the Director of Public Health for Cheltenham and Tewkesbury, this report looks at the health of the area.	SPDs to consider issue of health and access to health care provision.  SA to incorporate objectives and criteria relating to health and the need to improve the health of the least healthy residents of Cheltenham.
<b>Sustainable Gloucestershire – the Vision 21 handbook for creating a brighter future.</b>  <b>Sustainable Gloucestershire – An agenda for urgent action for Local Authorities</b>	These two reports produced in 1996 by Vision 21 provide a series of recommendations if a sustainable society is to be achieved in the county.	Ensure themes from these reports are reflected in SPDs and SA process
<b>CHELTENHAM PLANS, POLICIES AND PROGRAMMES</b>		
<b>Other plan/programme</b>	<b>Objectives or requirements of the other plan or programme</b>	<b>How objectives and requirements might be taken on board</b>
<b>Cheltenham Borough Council’s Local Agenda 21 Position Statement</b>	This report sets out how Cheltenham Borough Council is putting sustainable development principles at the very heart of the Council’s corporate agenda, and is also promoting sustainability in the community.	SPDs and SA process will need to support sustainable objectives set out in Local Agenda 21 Statement.
<b>Cheltenham’s Community Plan – Our Future, Our Choice (October 2003 – March 2007)</b>	The plan has been prepared by the Cheltenham Strategic Partnership, which brings together the key organisations and partnerships in the borough. <ul style="list-style-type: none"> <li>▪ The community plan identifies five main priorities:</li> <li>▪ To reduce crime and disorder, and the fear of crime, in our communities</li> <li>▪ To improve the supply and standard of affordable housing</li> <li>▪ To reduce inequalities in our communities and develop a sense of</li> </ul>	The Community Plan is currently being reviewed. A timetable has been prepared that allows this review to be undertaken alongside preparation of the Core Strategy of Cheltenham’s LDF. This will ensure Cheltenham’s emerging LDF and these SPDs will fully reflect the vision and objectives drawn up by the community it serves.

	<p>community.</p> <ul style="list-style-type: none"> <li>▪ To protect and improve the environment of Cheltenham and make it a beautiful and sustainable town (that is, a town that can grow and develop to improve quality of life for all, now and in the future).</li> <li>▪ To improve sustainable transport options (that is, transport that allows the whole community to travel safely and easily in an environmentally-friendly way).</li> </ul>	
<b>Cheltenham Crime Reduction Strategy 2002 to 2005</b>	Produced by Cheltenham Crime and Disorder Partnership. This strategy sets out seven three year objectives, which have taken on board the priorities of local people. It also considers crime trends and incidents of the last three years. Under each objective are a set of key objectives.	<p>SPDs to ensure reducing crime and fear of crime is addressed through proposals.</p> <p>Recognition of importance of reducing actual crime and fear of crime within the SA Framework.</p>
<b>Cheltenham's Cultural Strategy 2002 to 2006</b>	This document explains how opportunities for people to spend their leisure time can be improved. It also explains the importance of these opportunities and their links to the town's economy, how they help to provide jobs and attract new businesses. The Strategy also provides the basis for more specific strategies for sport, arts, tourism and green spaces.	SA to take into account cultural opportunities for the borough.
<b>Cheltenham Economic Development and Regeneration Strategy</b>	<p>Provides a framework for developing the Borough's economy.</p> <p>Five strategic objectives are identified:</p> <ol style="list-style-type: none"> <li>1. The need to create a diversified and sustainable local economy</li> <li>2. The need for a total quality approach to the town</li> <li>3. The need for a skilled labour force</li> <li>4. The need for employment creation and economic regeneration</li> <li>5. The need for sustainable transport that meets business requirements</li> </ol> <p>In 2005 Cheltenham Borough Council will be reviewing the current Economic Development and Regeneration Strategy and the objectives and actions within it. This review process will start the development of a ten year Economic Development Framework for Cheltenham.</p>	SA to ensure that economic issues are taken into account.
<b>Cheltenham Homelessness Strategy</b>	<p>The purpose of this Strategy is to facilitate change and enable the delivery of the Homeless Action Plan as set out in order that it may:</p> <ul style="list-style-type: none"> <li>▪ Prevent incidents and reoccurrence of homelessness</li> <li>▪ Ensure sufficient and suitable accommodation is available for people who are, or are threatened with, homelessness</li> <li>▪ Ensure that appropriate support services are available to homeless people</li> </ul>	SA to acknowledge the importance of providing suitable housing for all
<b>Cheltenham Housing Strategy (2005)</b>	<p>The council produced a three yearly housing strategy in 2005. This sets out the priorities for housing activity for the period 2005 - 2010. These reflect the community plan priorities, but also, other specific priorities from the council and our partner organisations. These priorities are translated into a five year action plan that the borough council and its partners will deliver. These priorities are:</p> <ul style="list-style-type: none"> <li>• Improving the supply and standard of affordable and appropriate housing</li> <li>• Providing decent homes for all (public sector)</li> <li>• Providing decent homes for all (private sector)</li> <li>• Improving quality and choice in the housing market</li> <li>• Support for those that need it <ul style="list-style-type: none"> <li>○ Supporting people</li> <li>○ Homelessness</li> </ul> </li> <li>• Reducing inequalities and creating safe, healthy and sustainable communities</li> </ul> <p>The strategy was informed by a Housing Needs Assessment which concluded that to meet the total demand for affordable housing would</p>	<p>TheSPDs should pay due regard to the level of housing need in Cheltenham, and issues regarding affordability and tenure.</p> <p>SA to ensure there is regard for the need to ensure everyone has access to a safe, affordable home.</p>

	require the provision of 2,675 affordable dwellings every year for the next five years.	
<b>Cheltenham Local Plan Second Review 1991 – 2011</b>	<p>This Plan has been prepared within the context of the Gloucestershire Structure Plan Second Review and covers the period to 2011. The Plan is intended to perform 4 functions:</p> <ul style="list-style-type: none"> <li>▪ To Develop the policies and proposals of the Structure Plan</li> <li>▪ To develop a detailed basis for development control</li> <li>▪ To provide a basis for co-ordinating development and other use of land</li> <li>▪ To bring local and detailed planning issues before the public</li> </ul>	Cheltenham Local Plan has undergone a sustainability appraisal. This can inform the SA process.
<b>Climate Change: A Strategy for Cheltenham (May 2005)</b>	<p>This strategy sets out what needs to be done to ensure that Cheltenham is able to adapt to and minimise its contribution to climate change.</p> <p>The strategy also sets a target to reduce greenhouse emissions in Cheltenham by 20 percent from 1990 levels by 2010. A long term vision is to become a carbon neutral borough.</p>	Work towards adapting to and minimising the borough's contribution to climate change.
<b>Corporate Business Plan: 2004 – 2007</b>	<p>This sets out Cheltenham Borough Council's vision, purpose, values, core aims and priorities.</p> <p>The corporate priorities are:</p> <ul style="list-style-type: none"> <li>▪ increase the provision of affordable housing, particularly in the social rented sector, and work towards a balanced housing market;</li> <li>▪ reduce crime and disorder and the fear of crime in our communities;</li> <li>▪ protect and improve the environment of Cheltenham and ensure the organisation becomes more sustainable;</li> <li>▪ reduce reliance on the private car and increase the proportion of trips made by public transport, cycling and walking;</li> <li>▪ re-dress the imbalances in our communities and build strong healthy geographical communities and communities of interest; and</li> <li>▪ enhance the town's reputation as a national and international cultural centre, promote a healthy and sustainable economy and provide opportunities to broaden and enrich sport, play and cultural experiences.</li> </ul> <p>The organisational priority is:</p> <ul style="list-style-type: none"> <li>▪ be an excellent authority delivering high standards of service.</li> </ul>	<p>The SPDs will provide a mechanism for working towards a number of the Council's objectives.</p> <p>SA to address and incorporate the strategy's main priorities and aims.</p>
<b>Environmental Management Strategy (1997)</b>	<p>This Environmental Management Strategy describes how the Council intends to implement its Environmental Policy through specific actions and measures.</p> <p>This document includes targets for environmental action and makes commitments to environmental initiatives.</p> <p>This Strategy details all of the Council's environmental improvement measures. These are grouped into 9 Action Areas:</p> <ul style="list-style-type: none"> <li>▪ Energy Consumption</li> <li>▪ Water Consumption</li> <li>▪ Natural Resources and Purchasing</li> <li>▪ Transport</li> <li>▪ Waste</li> <li>▪ Pollution and Health</li> <li>▪ The Built Environment</li> <li>▪ The Natural Environment</li> <li>▪ Environmental awareness and involvement</li> </ul>	<p>SA to address and incorporate environmental issues.</p> <p>The SA shall provide a tool to help inform decision making on the potential implications of policies, plans or projects.</p>
<b>'Improving Our Sustainability Performance' – A review of</b>	The purpose of this review is to assess how well the Council is performing against the objectives of the government's third sustainable development	SPDs and SA process will need to support sustainability objectives set out in sustainability review.



<b>Cheltenham Borough Council's existing performance</b>	strategy 'Securing the Future' and to identify any gaps to address in the future.	
<b>Nottingham Declaration</b>	This is a government promoted initiative to commit local authorities to preparing a plan to address climate change issues. Cheltenham Borough Council confirmed their commitment to tackling climate change by signing the Nottingham Declaration in 2002. This committed the council to producing a climate change strategy and to reducing greenhouse gas emissions from council activities.	SPDs will need to reflect objectives of Cheltenham's Climate Change Strategy
<b>Supplementary Planning Guidance: Amenity Space in Residential Development</b>	This guidance relates to policy RC 102A in the Cheltenham Borough Local Plan Second Review Revised Deposit Draft (2004), which states; "Residential development will only be provided where it provides an appropriate amount of amenity space."	Recognise the importance of green spaces within the borough, including public amenity spaces within developments and private gardens
<b>Supplementary Planning Guidance: Play Space in Residential Development</b>	This guidance relates to policy RC 102 and RC 102A in the Cheltenham Borough Local Plan Second Review Revised Deposit Draft (2004) and relates to the provision of play space in association with residential development. This guidance sets out the minimum standards for provision of play space play areas and details different types of play space.	Ensure there is a distribution of play spaces areas in the borough
<b>Supplementary Planning Guidance: Security and Crime Prevention</b>	The aim of this Supplementary Planning Guidance is to set out the design principles to be employed, which together with a balanced and sensitive design approach will significantly reduce the opportunity for crime and antisocial behaviour and reduce the fear of crime.	SA to recognise the importance of reducing the opportunity for crime and antisocial behaviour and reducing fear of crime.
<b>Supplementary Planning Guidance : Sustainable Buildings</b>	This supplementary planning guidance is intended to ensure that healthy and highly efficient buildings are created, using materials and methods, which have a reduced impact on the environment. This means considering environmental impacts during the whole lifecycle of a building, from site identification through the construction process, to the building's normal operating conditions, and then to the end of its proposed lifespan. All developments should encourage long periods of use.	SA to ensure that buildings are developed using materials and methods that have a reduced impact on the environment.
<b>Supplementary Planning Guidance: Sustainable Developments</b>	This supplementary planning guidance is designed to encourage more sustainable developments in Cheltenham, by providing advice on healthy and highly efficient buildings, the use of appropriate materials and methods, which have a reduced impact on the environment.	Developments should consider environmental impacts during the whole lifecycle of a building, from site identification through the construction process, to the building's normal operating conditions, and then to the end of its proposed lifespan.
<b>Sustainable Construction Action Plan</b>	Key objective is to help meet the priority of protecting and improving the environment of Cheltenham by raising awareness and understanding of sustainable construction issues and supporting implementation of national standards.	Recognise sustainable construction issues and support national standards

## Baseline Review

Baseline information taken predominantly from the baseline collated as part of the Sustainability Appraisal Scoping Report for Cheltenham’s LDF is displayed in the table below. Additional information has been added where appropriate in order to support the developing SA Objectives and Criteria relevant to the three SPDs.

Baseline Table showing Draft Objectives, Criteria, and Indicators for the SA of Cheltenham’s Three SPDs

SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
<b>Environmental Issues</b>											
<b>Biodiversity</b>											
A1) To protect and enhance areas of urban flora and fauna within Cheltenham Town Centre	B1) Achieve BAP targets and protect plant and animal species identified in the Gloucestershire BAP	<p>C1) Change in extent &amp; incidence of habitats &amp; species (identified in the UK &amp; Gloucestershire BAP) occurring in Cheltenham.</p> <p>C2) No of species affected by the development</p> <p>% of applications refused where effect on biodiversity was a reason for refusal</p> <p>% of applications granted with biodiversity conditions imposed</p> <p>% of permitted developments that include/have contributed towards UK, regional or</p>	NA	NA	<p>Priority species associated with Gloucestershire are as follows:</p> <p>Primary association: Stag beetle, Song thrush</p> <p>Secondary association: buttoned snout moth, pipistrelle bat, great crested newt</p>				<p><a href="http://www.glosbap.org.uk/">http://www.glosbap.org.uk/</a></p>	1-3	

SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
		local BAP targets									
<b>Water</b>											
A2) To protect, maintain and enhance water resources within Cheltenham Town Centre	B2) Protect and where possible, enhance the chemical and biological water quality in the River Chelt.	EA biological river quality(2005):				Data not available		0% (2000&2004)		http://www2.defra.gov.uk/db/rq/index.htm	2-1
		% of km of river high quality	0	62.7	0		0 (2000)				
		% of km of river good/fairly good quality	95.4	35	4.11		94.9 (2000) 95.4 (2004)	12.38 (2000), 4.00(2004)			
		% of km of river of fair quality	0	1.3	95.89		0 (2000) 0 (2004)	87.62% (2000), 96.00 (2004)			
		% of km of river of poor quality	5.1	0.4	0		5.1 (2000) 4.6 (2004)	0%			
		% km of river of bad quality	0	0.5	0		0 (2000)	0%			
		% net change in chemical river quality between 2000 and 2005 (+ve indicates upgrade, -ve indicates downgrade)	Data unavailable	-4.6 (Southwest region)	Not available (Cheltenham LA region)						
EA chemical river quality(2005):	0			Data not available	0	0%	Data not available	http://www2.defra.gov.uk/db/rq/index.htm			
% of km of river high quality		41.8	54.2								



SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
		% of km of river good quality	93.5 (2005)	39.0	35.56		94.2 (2000) 93.5 (2004)	72.99(2000) 72.99(2004)			
		% of km of river of fair quality	0	16.3	10.23	Data not available	0	11.85(2000) 14.10(2004)			
		% of km of river of poor quality	6.5 (2005)	2.7	0	Data not available	5.8 (2000) 6.5 (2004)	15.16(2000) 12.91(2004)			
		% km of river of bad quality	0	0.1	0	Data not available	0	0%(2000) 0%(2004)			
		% net change in biological river quality between 2000 and 2005 (+ve indicates upgrade, -ve indicates downgrade)	Data not available	+6.7 (Southwest region)	Data not available	Data not available	Data not available	Data not available			
	Number of planning permissions granted contrary to the advice of the Environment Agency	Data not available	Data not available	Data not available	Data not available	Data not available	Data not available	Data not available	Data not available		
	B3 Promote water re-use and conservation in new and regenerated developments whilst reducing depletion of surface and groundwater resources	Proportion of new development adopting water conservation techniques and technologies	Data not available	Data not available	Data not available	Data not available	Data not available	Data not available	Data not available		2-2
<b>Soil</b>											
A3) To protect and enhance important soil functions and types (relates to A19)	B4 Limit the contamination, degradation and loss of soils due to new development	No. of sites of potential concern with respect to contamination	Data unknown at this stage	Data unknown at this stage	Data unknown at this stage	St.James site is identified as a contaminated site	Data not available to analyse trend	Data not available	Data not available	Strategy for Contaminated Land Inspection 2001	
	B5 Encourage decontamination of soils as part of the planning for new development	Total area of contaminated/derelict land/ proportion derelict	No data available	450	10	Data not available	No time series data available to establish trend			www.statistics.gov.uk	
<b>Climate Change</b>											
A4) To reduce the impacts of climate change and reduce carbon dioxide levels	B6 Reducing the private car usage and the need to travel (e.g. green travel plans, car pools and integration with new or existing public transport facilities, as part of new developments)	Number of cars within study area (2001)	23,936,250	2,565,747	54,780	15793	No time series data available to establish trend			www.statistics.gov.uk	7-4
		% population to work using public transport	18	6	6	5					

SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
		Estimated CO <sub>2</sub> emissions for road transport (2003) in kilo tonnes		250	90 (Borough level)						
	B7 Promote renewable energy and reduce the demand for energy by adopting energy efficient design principles in new development	Use of renewable electricity in CBC buildings  Change in % viewpoint members switching to renewable energy from 2001 to 2004	Data not available	Data not available	100% (2004-05)	Data not available		100% (2003-04) 56%(2002-03) 56%(2001-02) Significant improvement in renewable energy usage is encouraging to promote the technology in other buildings as well.		Cheltenham LDF Scoping Report, 2006	7-5& 7-3
		Average annual domestic sales of gas per consumer (kWh)		17741 (2003) 18484 (2004-05)							
		Average annual domestic consumption of electricity per consumer (kWh)									
A5) To minimise the risk of flooding for new developments	B8 Promote the incorporation of Sustainable Urban Drainage Systems (SUDS) into the design of new developments	Proportions of new developments adopting SUDS	Information unknown at this stage								7-1
	B9 Ensure that new developments which are at risk of flooding are sufficiently adapted	Proportion of new developments that have undertaken a flood risk assessment (FRA)	Information unknown at this stage								
	B10 Avoid developments being at risk of flooding	Number of planning permissions granted contrary to the advice of the Environment Agency on either floodrisk grounds or water quality	Unknown at this stage	Unknown at this stage	Unknown at this stage	Development sites at Royal Well and St.James' lie within areas of flood risk				Environment Agency	7-1
<b>Air Quality and Noise</b>											

SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
A6) To protect and improve air quality within Cheltenham Town Centre	B6 <sup>25</sup> Reducing the private car usage and the need to travel (e.g. green travel plans, car pools and integration with new or existing public transport facilities, as part of new developments)	Car and van count in the area (2001)	23,936,250 (England)	2,565,747	54,780	15,793	On an average all house holds are found to own more than one car/van.			www.statistics.gov.uk	7-4
		% working population that use public transport (resident population)	18	6	6	5					
B11 To improve air quality, even within Cheltenham Town Centre		No. of days p.a with Ozone concentration over 100ug/m3 within study area	Data unavailable	Data unavailable	10-15(2004) <sup>26</sup>	Data unavailable	Data unavailable	Data unavailable	35-45 (2003)	www.statistics.gov.uk	7-2
						5-10 (2002)					
		SOx emission intensity (tonnes/km2) (2004) <sup>27</sup> within study area	Data unavailable	Data unavailable	>1.5-2.1	~ 0.5-3.5					
		NOx emission intensity (tonnes/km2) (2004) <sup>28</sup> within study area	Data unavailable	Data unavailable	>55.7-2418.5	>38.2					
		PM <sub>10</sub> emission intensity range (tonnes/km2) (2004) <sup>29</sup> within study area	Data unavailable	Data unavailable	>4.4-193.7	>2-2.5			Cheltenham LDF Scoping		

<sup>25</sup> This is a cross-cutting criteria used also for objective A4 on Climate Change, hence the criteria number retained to avoid duplication.

<sup>26</sup> Average of Landsdown, All Saints and StPaul's ward. College ward information is not included in the average, as its value will alter the average days significantly. It is to be noted that the quality of SOx, NOx, PM10 is best in College ward, within the study area.

SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
		Total CO <sub>2</sub> emissions for Cheltenham per capita (2003)	9.6t	8.2t	5.8t	Data unavailable				Report, 2006 National Statistics	
		Number of people affected by ambient noise, based on complaints received by environmental health officers (rate/million population)	7506 (2004-05) England & Wales	Data unavailable	Data unavailable	Data unavailable	7940 (2003-04) 7354 (2002-03)	Data unavailable	Data unavailable	DEFRA	
<b>Townscape</b>											
A7) To avoid the detrimental impact that developments can have upon townscape character, and distinctiveness and to use development to enhance townscape distinctiveness and landscape	B12 Minimise adverse visual impact of new development and avoid light pollution without compromising on safety features	Existing light pollution levels	Data too wide to be covered	Data too wide to be covered	Cheltenham falls in the saturated range for light pollution, i.e., pictures from satellite measured saturated levels of artificial light in the area		Data unavailable	Data unavailable	Data unavailable	Night Blight in England, CPRE, 2003	10-2 & 10-3
	B13 Protect and enhance townscape character and distinctiveness	Area of designated townscape lost or affected by new development	Data unavailable	Data unavailable	Data unavailable	Data unavailable	Data unavailable	Data unavailable	Data unavailable		
		% land designated as townscape conservation area (2004-05)	Data unavailable	14.77	Data unavailable	Data unavailable					
<b>Cultural Heritage</b>											
A8) To conserve and where appropriate enhance the historic and cultural environment	B14 Safeguard and enhance Cheltenham's unique identity as a Regency town and restore important historic features	Percentage of conservation areas with up-to-date: <ul style="list-style-type: none"> <li>Character appraisal</li> <li>Management proposals</li> </ul>	Data unavailable	71 0		0% (under preparation) 0%	Data unavailable	Data unavailable	Data unavailable	<a href="http://www.english-heritage.org.uk">www.english-heritage.org.uk</a>  Cheltenham Civic Pride	9-1

27 Mean level of SOx emission= 7.3t/Sq.Km

28 Mean level of NOx emission= 30.9 t/Sq.Km

29 Mean level of PM10 emission= 2.6t/Sq.Km

SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
		Number of buildings at risk	1302 (2004)	Data unavailable	1	0	1428 (1999)	Data unavailable	Data unavailable	Initiative, 2006	
	B15 Promote public access to and enjoyment of, built heritage and archaeology	Number of listed buildings (2004-05)  Number of visits (in person) to museums per 1000 population	Data unavailable	6	Grade I = 5 Grade II* = 387 Grade II = 2210  523(2005-06)	Grade I = 2 Grade II* = 130 (approx) Grade II = 344 (approx)	Data unavailable	539 (2004-05)	Data unavailable	Cheltenham LDF Scoping Report, 2006	9-3
<b>Social Issues</b>											
<b>Population and Human Health</b>											
A9) To promote healthy lifestyles and sense of well being	B16 Minimise health impacts of new developments (e.g. noise, vibration, odour and air quality impacts on human receptors)	% super output areas within to 20% SoAs in England for health deprivation index	20	6.5%	2.6%	4.5%	Data unavailable	Data unavailable	Data unavailable	Deduced from www.odpm.gov.uk	11-1, 11-2 & 11-3
		Synthetic assessment of individual health condition % people in good health	68.55	68.86	71.22	73.15	No time series data available to establish trend			Cheltenham LDF Scoping Report, 2006  www.statistics.gov.uk	
		% people in fairly good health	22.28	22.63	21.34	19.81					
		% people not in good health	9.23	8.51	7.43	7.04					
		Number of pregnancies in girls under 18 - for every 1,000 girls aged between 15 and 17	Data unavailable	34.1 (2003)	34.3 (2004-05)	Data unavailable	42.5 (2001) 46.6(1998)	37.1(2001) 39.4(1998) (South West)	No data available		
		% open space/green space	Data unavailable	Data unavailable	Data unavailable	~ 32 (3539000 sqm)					
		Death rate by cause for every 100,000 people in the population:  • Cancer in under 75 • Circulatory diseases	Data unavailable	Data unavailable		Data unavailable				124 101.7 14	

SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
		<ul style="list-style-type: none"> <li>under 75</li> <li>Suicide</li> <li>All accidents</li> </ul>			8.4 13.0 (2004-05)			12.1 (2002-03)			
		Standardised Mortality rate (% no. of actual events/no of expected events) (2003)	99	92	95	New indicator					
		Number of council leisure (sports and swimming) facility users during the year 2001-02	Data unavailable	Data unavailable	310500	Data unavailable	Data unavailable	700,800(2000-01) 770,712(1999-2000) Pool refurbishment in 2001 led to decrease in utilisation by the public	Data unavailable		
		No of sports pitches available to the public (2000-01)	Data unavailable	Data unavailable	49	Data unavailable		51 (1999-2000) 50(1998-99)			
		No of council play areas per 1,000 children under 12 (2001-02)	Data unavailable	Data unavailable	2.72	Data unavailable		2.6(2000-01) 2.5(1999-2000)			
		% of population within 20 mins travel time of different types of sports facility	Data unavailable	Data unavailable	Data unavailable	Data unavailable					
	B17 Encourage walking and cycling as part of any new development	Length of cycle path/pedestrian path (% in proportion to the total road length within the study area)	Data unavailable	Data unavailable	Data unavailable	43660 Sqm (0.5% of total study ward area)	Data unavailable	Data unavailable	Data unavailable	www.statistics.gov.uk	
	B18 Enhance the quality of the environment in deprived areas										
	B19 Create, protect and enhance open areas of amenity value within Cheltenham Town Centre										
	B20 Reduce crime and fear of crime by appropriate design of new development and their surrounds (e.g. lighting, CCTV)	Number of reported crimes per 1000 households (200-06):			Data not available	Data not available				Cheltenham LDF Scoping Report	13-2
		<ul style="list-style-type: none"> <li>domestic burglaries</li> <li>violent offences (changed criteria – from 2006 number of robberies per 1000 pop)</li> <li>vehicle crime (1,000</li> </ul>		13.2 0.76				18.6(2002-03) 21.2(2002-03)			

SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
		pop.) Number of reported racist crimes and incidents per 100,000 (2004-05)		3.61				16.2(2002-03)			
		Number of reported homophobic crimes and incidents(2003-04)		7				11.92(2004-05), 4(2003-04)			
A10) To create sustainable communities with high levels of local amenity	B21 Access to good quality, affordable housing for all and a flexible range of housing types/tenures	No. allotment plots				618(2005-06)			646 (2004-05), 674(2003-04)	Cheltenham LDF Scoping Report	14-1
		% tenanted allotments				90%(2005-06)			77% (2004-05) 75%(2003-04)		
		Number of affordable housing and social rented properties – CBC	No data available	No data available	6964 (2004-05)	Data not available			7025(2003-04), 7,067(2002-03)	Cheltenham LDF Scoping Report <a href="http://www.statistucs.gov.uk">www.statistucs.gov.uk</a>	
		Number of affordable housing demand applications (2003-04)	1,434,031 (England)	123845	3620	Data not available				Audit Commission	
		Number of affordable homes enabled within borough boundary	No data available	No data available	27(2005-06)	Data not available			105 (2004-05) 149(2003-04)		
		Average house price to average income ratio ACDP – some discrepancies with data	No data available	No data available	Male- 5.8:1 Female- 7.8:1 (2004-05)	Data not available			Male: 5.5:1 Female: 7.7:1		
		Total number of new housing completions and % affordable	No data available	No data available	508, 21% (2004-05)	Data not available			663, 22% (2003-04) 417, 13% (2002-03)		
		LA homes not decent at the start of the year	No data available	No data available	47% (2005-06)	Data not available			64% (2004-05) 68% (2003-04)		
		% of unfit, privately owned homes brought back into use. Now deleted as a national performance indicator	No data available	No data available	9.8% (2004-05)	Data not available			9.5% (2003-04) 7.6%(2002-03)		
		Number of vacant dwellings returned to occupation or demolished	No data available	No data available	38(2005-06)	Data not available			50(2004-05) 46 (2003-04) 25(2002-03)		

SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
		Number of dwellings that have been empty over 6 months	No data available	No data available	470(2004-05)				589(2003-04), 542 (2002-03)		
		Existing housing types (%) and sizes	Bungalow: 80.39 Flat/ Maisonette/ Apartment: 19.2 Caravan: 0.42	Bungalow: 30.91 Flat/ Maisonette/ Apartment: 16.48 Caravan: 0.82	Bungalow: 74.19 Flat/ Maisonette/ Apartment: 25.02 Caravan: 0.78	Bungalow: 63.52 Flat/ Maisonette/ Apartment: 36.34 Caravan: 0.12	Time series data unavailable				15-1
	B22 Ensure high levels of local amenity	Average house prices in Cheltenham			£182,213 (2003-04) £206,388 (2004-05)						16-1
A11) To promote and protect access to local services and amenities for all	B23 Improve access for all to: <ul style="list-style-type: none"> <li>Open spaces;</li> <li>Sites of cultural heritage value;</li> <li>Education/learning and skills' facilities, and</li> <li>Public transport.</li> </ul>	Number of visits to museums			523(2005-06)			539(2004-05) 569(2002-03)		Cheltenham LDF Scoping Report	
		Percentage of under 19 year in full time education (2004)	NVQ4+= 0.74 NVQ3= 20.52 Trade Apprentice= 0.83 NVQ2= 33.22 NVQ1= 22.42 Other Qual= 2.45 No Qual= 19.8	NVQ4+= 0.41 NVQ3=515 21.81 Trade Apprentice= 1.22 NVQ2= 34.51 NVQ1= 22.3 Other Qual= 2.65 No Qual= 17.07	NVQ4+= 0 NVQ3= 28.7 Trade Apprentice= 0 NVQ2= 43.85 NVQ1= 15.7 Other Qual= 0 No Qual= 12.28	No data available	No time series data available	No time series data available	No time series data available	www.statistics.gov.uk	
		Number of child care places per 1,000 population	No data available	No data available	241(2003-04)	No data available				Cheltenham LDF Scoping Report	



SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
		The percentage of 15 year olds getting five or more GCSEs at grades A-C	No data available	No data available	60.8 (2004-05)	No data available		61.2(2003-04) 60.9(2002-03) 58.3(2001-02)		Cheltenham LDF Scoping Report	16-2
A12) To enhance community identity and participation	B24 Recognise value of multi-cultural society and cater for its needs	% of residents surveyed who: <ul style="list-style-type: none"> <li>Are satisfied with their local area as a place to live</li> <li>Feel that the area is getting worse</li> </ul>			92%						17-1, 17-2 & 11-4
		% of people surveyed who participate in local community activity (2004-05) <ul style="list-style-type: none"> <li>Resident groups</li> <li>School groups</li> <li>Faith groups</li> <li>Pressure groups</li> <li>Sports groups</li> <li>Formal volunteering</li> <li>Other</li> </ul>	Data unavailable	Data unavailable	22 11 18 10 11 n/a 17	Data unavailable					
	B25 Enhance local identity through high quality urban design in new developments and improvements to the public realm (e.g. public art from local artists)	% of electoral voting at last election  % residents who consider being discriminated due to ethnic background/religion	Data unavailable	Data unavailable	39.13 (2004)  23.2 (2003-04)	Data unavailable					
<b>Economic Issues</b>											
A13) To promote sustainable economic growth	B26 Improve competitiveness and investment in local firms	The percentage of unemployed people (2001).	4.6	Data unavailable	5.8	5.3	No time series data available			www.nomisweb.co.uk	18-1, 18-2 & 18-3
	B27 Provide an environment that creates a climate for investment (including a high quality environment and high quality infrastructure).i.e., enhance the vitality and viability of the town centres with mix uses	The percentage of working age people (18 to 65) who are in work.	71.6% (2001) (GB)	Data unavailable	75.5% (2001)	71.72%(2001)					
		% of unemployed people claiming benefits who have been out of work for more than a year (2006)	2.6%(GB)		2.4%	2.65%					
		No. of VAT registered businesses and % change over 2003-2004	181,400(UK) +0.01%	170,740 (2004), +0.2%	3,725 (2004) +00.3% (Cheltenham)	Data unavailable		3,715(2003)			

SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
	B28 To encourage more sustainable economic growth that operates within environmental limits	% change in CO <sub>2</sub> emissions from CBC buildings between 2002-03 and 2003-04	Data unavailable	Data unavailable	-5.36	Data unavailable				Cheltenham LDF Scoping Report, 2006	
		Estimated domestic carbon dioxide emissions (2003-04)			287Kt	Data unavailable					
		Estimate total carbon dioxide emissions per capita (2003)	9.6T	8.2T	5.8T	Data unavailable					
	B29 Support economic diversity and key employment growth sectors within Cheltenham Town Centre, particularly: <ul style="list-style-type: none"> <li>tourism;</li> <li>events;</li> <li>education and health;</li> <li>retail;</li> <li>public administration;</li> <li>hospitality sector</li> <li>'night-time' economy</li> </ul>										
A14) Promote the principles of urban renaissance in Cheltenham Town Centre	B30 Encourage well-designed mixed use developments within Cheltenham Town Centre	Total number of new housing completions and % affordable	No data available	No data available	508, 21% (2004-05)	Data not available			663, 22% (2003-04) 417, 13% (2002-03)	www.statistics.gov.uk	
	B31 Promote the role of Cheltenham Town Centre as a centre for sustainable development providing services, housing and employment										
A15) To reduce poverty and deprivation in Cheltenham, particularly in St Pauls	B32 Provide employment opportunities in suitable skill levels for those in socially deprived areas of Cheltenham	Percentage population that live in Super Output Areas that are ranked in most deprived 20% (ACDP - % living in most deprived SOA)	20	8.6	9.3	4.5	Recently altered data, hence no time series available			ODPM	
		Percentage of working age population with NVQ2 or equivalent and NVQ4 or equivalent (2001)	NVQ2= 19.3 NVQ4= 19.9	NVQ2= 21.4 NVQ4= 18.8	NVQ2= 20.4 NVQ4= 26.53	NVQ2= 19.7 NVQ4= 35.5	No time series data available				
	B33 Provide accessible employment opportunities for socially disadvantaged sections of the local community	Average distance from residential units to public transport.	NA	NA	NA	St. James site is observed poorly connected to public transport compared to Royal well and North Place. In				UDF Draft Baseline Report, Halcrow, 2006	

SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
						general access to services within the UDF area is good					
<b>Material Assets</b>											
A16) To maximise the use of previously developed land and buildings, and the efficient use of land	B34 Encourage the use of previously developed land and buildings, and maximising their use by measures such as higher densities and mixed use development	Proportion of developed land that is derelict	Data unavailable	Data unavailable	0% (2004)	Data unavailable		0% (2003)		Audit Commission	6-1
		No. of sites of potential concern with respect to contamination	NA	NA	NA	St.James's site; however initial assessment indicates low risk				Haclrow's initial assessment (unpublished) , Contaminated land Strategy, 2001	
		Total area of contaminated/derelict land/ proportion derelict	Data unavailable	Data unavailable	Data unavailable	Data unavailable	Data unavailable	Data unavailable	Data unavailable	National Statistics	
		Area PDL utilised for the new development (2001)	Data not available	150 ha	Data not available	Data available				National Statistics	
A17) To promote sustainable design, construction, operation and demolition	B35 Appropriate use of materials in new developments (particularly those from local and regional sources)	Use of renewable electricity in CBC buildings (2003)	NA	NA	100%			100% (2003-04) 56%(2002-03)		Cheltenham LDF Scoping Report, 2006	
		B7 <sup>30</sup> Promote renewable energy and reduce the demand for energy by adopting energy efficient design principles in new development	Change in % viewpoint members switching to renewable energy from 2001 to 2004	Data not available	Data not available	4% change between 2001-02 to 2003-04	Data not available			CBC- Scoping Report	
	B36 Use of recycled, secondary and sustainably sourced materials	Average annual domestic sales of gas per consumer (kWh)	Data not available	Data not available	18484 (2004-05)	Data not available	Data not available	17,741 (2003) 18,159 (2002) 18,522(2001)	Data not available		
		Average annual domestic consumption of electricity per consumer (kWh)	Data not available	Data not available	4546 (2004)	Data not available	Data not available	4541 (2003)	Data not available		
		Weight of municipal waste arising p.a. % land filled % recycled	Data not available	Data not available	74.2 16.5	Data not available	Data not available	82 14	Data not available		

<sup>30</sup> This is a cross cutting criteria, also used to analyse objective A4. The same criteria number is used to avoid duplication

SA Objective	Criteria	Indicators	Comparator data				Trend data			Source	Relevant criteria from the Cheltenham LDF Scoping report
			National	Regional	Cheltenham	Cheltenham UDF area	National	Cheltenham	Cheltenham UDF area		
		% composted			9.3 (2005-06)			4.3 (2004-05)			
A18) To minimise waste (during both development construction and operation)	B37 Increase recycling and composting rates by promoting easily accessible recycling systems as part of any new development	Kg of waste collected per head p.a	Data not available	Data not available	446 (2005-06)	Data not available	Data not available	467 (2004-05) 461 (2003-04) 480(2002-03)	Data not available		
		% pop served by kerbside recycling collection (or within 1 Km of recycling centre – before 2001)	Data not available	Data not available	98 (2004-05)	Data not available	Data not available	94 (2004-05) 100 (2003-04) 72 (2002-03)	Data not available		
		Daily domestic water use (per capita consumption)	122 l(2003)		138L (2003)					Environment Agency, The Options for UK Domestic Water Reduction, Working Paper 05/03, University of Leeds, 2005	
	B38 Construction waste should be minimised, reused, recycled and recovered in accordance with the waste hierarchy, wherever possible	% sites within new development that used sustainable construction techniques	Data not available	Data not available	Data not available	Data not available					