

Cheltenham Borough Council Supplementary Planning Documents - Development on Garden land and Infill Sites in Cheltenham SPD

Statement of Compliance with the Statement of Community Involvement (SCI)

1). This statement has been prepared to record the consultation process undertaken by Cheltenham Borough Council in the preparation of the following draft Supplementary Planning Document (SPD):

Development on Garden land and Infill Sites in Cheltenham SPD

2). This statement corresponds to the requirements set out in the Town and Country Planning (Local Development) (England) Regulations 2004.

3). *Evidence gathering*

Preliminary consultation has already been carried out in order to inform the preparation of the SPD. Discussions have been held with Government for the South West, Gloucestershire Highways, Bradbeer Planning Ltd (planning consultants for the Council on garden land development appeals), Cheltenham Borough Council development control and policy officers, the Council's urban design team, a selection of local architects and agents, and individual members. A members' workshop has also been held. The main issues that have emerged from the preliminary consultation include:

- The SPD should be a robust document, with enough 'teeth' to enable the council to refuse applications that are inappropriate (and defend these at appeal) either due to their location or the design of the scheme.
- At the same time, the document should not be overly restrictive; it should encourage quality developments on appropriate sites rather than seek to prevent development on garden land.
- The production of the SPD provides an opportunity to be more explicit and consistent in identifying what issues are taken into account and how decisions on planning applications are made.
- The SPD should take a character based approach – reflecting the priorities set out in the relevant local plan policies, and setting out how applicants should identify and respond to what is important about the character of a place.
- The SPD should reflect key issues such as overlooking and privacy, right to light/shadow, biodiversity, wildlife and trees, cumulative impacts, access, highway safety and parking, requirements for amenity space within developments to ensure higher quality of residential accommodation, and flooding and surface run-off

Preliminary written comments have been received from a small selection of developers and architects. These were received late in the process and so it has not been possible to incorporate these into the consultation draft. However a stakeholder workshop will be held during the consultation period, and this group will be invited. Any comments they make will be considered in preparing the SPD for adoption, along with their preliminary comments already submitted.

4). The Council has employed a range of methods to ensure that the widest public awareness of the SPD listed above is achieved and to facilitate a high level of participation and response. These various approaches have been integrated into a

six week consultation period, running from Tuesday 7th April to Monday 18th May. Consultation methods include the following:

5). *Media*

The Council has placed a press release in the local media regarding the SPD coming before Cabinet. It will also place appropriate statutory notices in the local press in the form of two adverts (to be published on Tuesday 7th April and Friday 10th April) and a further press release to raise awareness of the consultation before the consultation begins.

6). *Consultation events*

During the consultation period, the consultants will hold workshops with Councillors, stakeholders and council officers on behalf of the council.

6). *Statutory and Non-Statutory Consultees*

The council's Local Development Framework (LDF) consultation database includes some 1,100 people and organisations. These will all be notified of the consultation process, either by letter or by email as appropriate. The letter includes details of how organisations and individuals can respond to the SPD and who to contact for further information. Statutory consultees will also be supplied with a copy of the draft SPD and its Sustainability Appraisal (SA)

7). *Printed copies of the SPD*

The Council will make printed copies of the SPD, Sustainability Appraisal Report and this Statement of Compliance available for inspection at the Municipal Offices, Cheltenham libraries, and neighbourhood resource centres.

8). *Website*

The draft SPD will be made available via the Council's website – http://tivoli.cheltenham.gov.uk/consult_2_3/ This includes copies of the draft SPDs which can be downloaded, contact details for queries and an on line comments form.

9). *Leaflets*

Leaflets explaining the SPD will be available at deposit locations and will be sent to non-statutory consultees.

10.) *Telephone helpline*

Anyone wanting help and information on the draft SPD and the consultation process can telephone the helpline on 01242 691968.

Comments must be submitted by Monday 18th May:

- **Online using the council's consultation database at http://tivoli.cheltenham.gov.uk/consult_2_3/**
- **By email to gardenlands@cheltenham.gov.uk**
- **By post to:**
 - The Urban Design Team**
 - Built Environment Division**
 - Cheltenham Borough Council**
 - Municipal Offices**
 - Promenade**
 - Cheltenham**
 - GL50 9SA**

