

CONSULTEE NUMBER		9
Title:		Mr
Name:		Adrian Phillips
Do you have any comments on the timetable for producing the Cheltenham Plan?		<p>"I would particularly like to see a stronger element in the plan for these areas:</p> <ul style="list-style-type: none"> - green infrastructure (missing from the list on page 14) with an imaginative development of a linked network of green spaces - a comprehensive network of footpaths and cycleways (needs to be brought out as a theme in its own right) - a serious effort to make Cheltenham far more self-sustaining in energy terms and to upgrade the energy efficiency of its housing stock - a plan to safeguard the remaining countryside between Cheltenham and the Cotswolds"
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		<p>"the Corporate Vision could apply to any town - I don't disagree with it but would like to see some words that reflect its unique qualities - e.g. Regency, green spaces, edge of Cotswolds, festivals/sport/arts/education, contemporary design, strong sense of community. The JCS vision seems driven by economic considerations, e.g. where to accommodate more housing and treats the environment as something that has to absorb impacts rather than having much value itself. "</p>
Please tell us your Vision for Cheltenham		That requires a lot of thought but it would be made up of words like: beautiful, lively, green, sustainable, safe, people-first, convenient, well-designed ...
What do you think about the idea of a themed Vision?		I think it might be a good way to get beyond 'motherhood and apple pie' and make it more Cheltenham specific
Name one thing in Cheltenham that you like		big trees
Name one thing in Cheltenham you think needs to change		reduce impact of traffic
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Quite Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Very Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important

	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important
	[to maintain and enhance the economic vitality of the borough]	Very Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Quite Important
	[to encourage provision of a range of facilities and attractions for tourists]	Quite Important
	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Quite Important
Are there any other objectives that you would suggest?		I would like to see the term green infrastructure used as a powerful idea to describe the need for more green space in the town ("green space" is far more than the parks - it includes the health of our trees, creating green corridors for nature, creating green roofs and walls in developed areas, 'greening' streets, better planting in parks, linking urban green space to countryside etc.)

How can we make the objectives more specific to Cheltenham?	"1) Look at the town's unique history (spa, education, science) 2) Look at the town's unique heritage (Regency architecture second to none) 3) Look at the town's unique geography (edge of Cotswolds, in a bowl) 4) Recognise what works well in the town (festivals, up-market shops and restaurants, GCHQ, strong community groups) And play to those assets "
Do you think that we have missed anything?	see my comments above re page 14
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	I would like to see a green infrastructure plan for Cheltenham that seeks to develop a green network for the town designed for nature and people
What do you think are the key considerations in ensuring that our plan is deliverable?	co-ordination of all investment to achieve the purposes of the plan - and that includes GCC and CBC!
If you have any further comments, please write them below	The questionnaire would be better if you could see how far you have progressed in answering the questions
How did you hear about the Cheltenham Plan Consultation	Email

CONSULTEE NUMBER		52
Title:		Mr
Name:		Alan Cooper
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		

<p>If you have any further comments, please write them below</p>	<p>My comment on development aspects of the Local Plan specifically concerns all Surface Water stream Tributaries which serve the proposed new development areas. There seems to be a disparity or clear knowledge of responsibility for clearance of these watercourses between the Local, County or Statutory Authority. A specific example of this as follows: The watercourse flowing through part of the Merestones Estate will eventually service all or part of the Kidnappers Lane proposals irrespective of the onsite lagoon provisions. I reported the presence of large tree in this watercourse to the Cheltenham Boro. Offices in person on July 17th. Since then nothing has been done. True I did say it was not urgent but the seasons are changing and the obstruction still remains. To the point, this is an opportunity for all lines communication/areas of responsibility, relating to ALL areas of development to be resolved once and for all. lines o</p>
<p>How did you hear about the Cheltenham Plan Consultation</p>	

CONSULTEE NUMBER		22
Title:		Mr
Name:		Alan Williams
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		

<p>If you have any further comments, please write them below</p>	<p>I would like to make the following comments on the Local Plan, from a cyclists point of view!</p> <ol style="list-style-type: none"> 1. I should like to see two-way cycling at Boots Corner and along Clarence Street. 2. Two-way cycling in Pltville Street, Rodney Road, Winchcombe Street (High Street to Fairview Road) Wellington Road, Sherbourne Place and Gloucester Place. 3. Two-Way cycling in Promenade from Imperial Square to High Street. 4. Two-Way cycling in High Street from the Strand to Hewlett Road 5. Two way cycling throughout Lower High Street, including Henrietta Street to Clarence Street. 6. A new cycle link from Albion Street into Grosvenor Street, leading to the Strand and also improvements to access Tom Price Close. 7. Maintain the access from Vernon Place into Bath Street & vice-versa, by slowing down traffic in Bath Road even further, a 20mph limit should be considered. 8. Retain some sort of road way at the High Street / Clarence Street junction rather like the present length of High Street from Tesco to Primark. Cycling in such a nominally demarcated zone would be better accepted compared to a pedestrianized 'square' <p>I do hope these suggestion help.</p>
<p>How did you hear about the Cheltenham Plan Consultation</p>	

CONSULTEE NUMBER		2
Title:		Mr
Name:		Andrew Fisher
Do you have any comments on the timetable for producing the Cheltenham Plan?		No
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		<p>"The vision mentions "".....without harming high quality landscape, whilst maintaining and enhancing the separate vitality, identity and character of individual settlements""</p> <p>Good! Our town is proudly touted as ""Regency Cheltenham"" and ""Centre for the Cotswolds"" so nodding to its heritage and charm. The pictures in your brochure follow the same line - the races, the college an so on. So, what a great opportunity, at last, to encourage the re-development of some old eyesores by including something along the lines of "".....and, where suitable opportunities present themselves, redeveloping the existing built environment where time and taste have shown them to have been victims of latter-day architectural fashion, inappropriate and set apart from the general character of our town"" This would help keep us on the tasteful ""Regency"" track and make it easier to remove our very own elephants in the room that we've learned to live with and tolerate rather than to love. Did I hear anyone whisper ""Eagle Star Building"" or, especially, Pittville Campus Tower Block"" under their breaths....?"</p>
Please tell us your Vision for Cheltenham		Keep it tasteful and remove our out-of-character eyesores!
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		Pittville Park
Name one thing in Cheltenham you think needs to change		Pittville Campus Tower Block
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Quite Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Very Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important

	[to reduce waste and energy consumption and conserve natural resources]	Very Important
	[to maintain and enhance the economic vitality of the borough]	Quite Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Quite Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Quite Important
	[to increase the range of facilities for recreation and leisure]	Quite Important
	[to encourage provision of a range of facilities and attractions for tourists]	Quite Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Quite Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		Wrap them up in Regency clothes
Do you think that we have missed anything?		Urban renewal - removal of old planning faux-pas (60's 70's) in favour of more sympathetically designed structures
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		Just do it! It does seem so obvious.
What do you think are the key considerations in ensuring that our plan is deliverable?		Go with what people want, stick with quality design that will stand the test of time and which is in character with the town. Don't ever build down to a price. If it means taking longer to save up for something good, then do so. Think of the legacy for our community not short term kudos. That way, people will support it and we'll all be happy.
If you have any further comments, please write them below		Just do it.....
How did you hear about the Cheltenham Plan Consultation		Social Media

CONSULTEE NUMBER		10
Title:		Mrs
Name:		Ann Smith
Organisation		Tree Warden & Orchardist
Do you have and comments on the timetable for producing the Cheltenham Plan?		No
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		That the ORDINARY habitats are protected as much as any nature reserves or green belt; habitats in back gardens, brown field sites, scrubby bits of land, veteran trees, old orchards, allotments, verges. Until now, these have come too low in priority but are vital for wildlife. That councillors, decision makers and the public come to recognize the ecological value of these plots of land by really listening to the advice of expert wildlife naturalists and those who have 'local intelligence', such as tree wardens. Too much weight is given to developers.
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		Tree Officers have recognized the value of a linear perry pear orchard
Name one thing in Cheltenham you think needs to change		Garden grabbing
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Quite Important
	[to reduce crime and the fear of crime]	Quite Important
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	

	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important
	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Quite Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		Brownfield sites can be very rich habitats for wildlife. It is naive to think otherwise.

How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		Brownfield sites and ordinary habitats, allotments, veteran trees, back gardens were omitted from protecting.
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		Map the brown field sites and species rich places so you know where these are well ahead of time.
What do you think are the key considerations in ensuring that our plan is deliverable?		
If you have any further comments, please write them below		Include wildlife experts (including voluntary bodies) early on.
How did you hear about the Cheltenham Plan Consultation		Email

CONSULTEE NUMBER		48
Title:		Mr
Name:		Anthony Robson
Do you have any comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		It is important to have an overall plan
Please tell us your Vision for Cheltenham		A place to live, work and enjoy
What do you think about the idea of a themed Vision?		Ok, but it can seem gimmicky - and "sustainability" does not seem to turn people on, I'd stick with 3 above
Name one thing in Cheltenham that you like		Trees in streets, parks and private gardens
Name one thing in Cheltenham you think needs to change		More Park and Ride (A40, A46...)
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Quite Important
	[to reduce crime and the fear of crime]	Quite Important
	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Quite Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Quite Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important
	[to maintain and enhance the economic vitality of the borough]	Very Important

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Not Very Important
	[to meet housing requirements, including the need for affordable housing]	Quite Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Quite Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Quite Important
Are there any other objectives that you would suggest?	Press for development of regional infrastructure, restore references to brownfield sites and quality of life as in the existing Local Plan and National Planning Policy Framework. Allow for traffic projections in planning decisions where there is risk to human life.	
How can we make the objectives more specific to Cheltenham?	o28, add "available throughout the week" o12, add "including private gardens"? To promote activities for young people, To promote voluntary sector activities. Maintain pressure for comprehensive medical support. Press for action on Nettleton bottleneck, development of Honeybourne Line, and rail links to Swindon, Develop under utilised resources i.e. Town Hall/Pump Room. Re introduce "noddy train" system. (Excellent!)	
Do you think that we have missed anything?	Meet the needs of young people (Social gathering places and facilities for activities) Meet the needs of unemployed (e.g. computer literacy) old o16: protect quality of land/air/water - crucial for health	
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	Ensure monitoring of air/water quality and publication of results. Promote garden waste recycling harder. More skateboard-type facilities for youngsters. They appear to work well.	
What do you think are the key considerations in ensuring that our plan is deliverable?	Political solidarity. Protecting as well as enhancing quality of life. (As in 2006 Plan "Social Progress") - letting people know that this is a key objective. Releasing "as much land as is reasonable" should not be an excuse for "garden grabbing" impacting on Quality of Life, biodiversity, local traffic burden/risks/green environment.	

<p>If you have any further comments, please write them below</p>	<p>My experience of opposing 4 planning applications (one went to an Inspector and was rejected) indicates that the system is weighted against objectors. There is no right of appeal against a decision to permit and there is a financial disincentive against the Planning Committee doing so. In practise a) technical errors occur or b) the basis of a decision is not clear. Examples are given in an Annex herewith. While there may be a heavy planning agenda to get through, these decisions affect peoples lives - so justice needs to be done and needs to be seen to be done. One solution would be as follows: Ratification of a Committee decision would be delayed for a period (a few weeks?) during which time an opponent could request clarification of a technical point or a suspect line of the arguement Council Officers would judge whether the request was reasonable and progress the issue.</p>
<p>How did you hear about the Cheltenham Plan Consultation</p>	<p>Letter</p>

CONSULTEE NUMBER		40
Organisation		Bovis Homes Limited and Miller Homes Limited
Title		Mr
Name		Mark Sackett
Organisation		RPS Planning & Development
Do you have and comments on the timetable for producing the Cheltenham Plan?		The Cheltenham Plan should proceed in step with the Gloucester Cheltenham Tewkesbury Joint Core Strategy whereby certainty is achieved in respect of the key strategic development requirements to be delivered in the Borough through the Cheltenham Plan by a fully scrutinised Core Strategy. This will avoid the need to repeat stages of the Cheltenham Plan if it is progressed ahead of the key stages of the Core Strategy.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		The corporate vision fails to address in clear terms the importance of delivering homes and economic development. It relates only to a period ending in 2015 from 2010, more than half of which has already elapsed. The GCT-JCS vision should define 'sufficient homes' as meeting objectively assessed need. The reference to not increasing the risk of flooding is supported. The reference to not harming high quality landscape is potentially open to disagreement between parties over what is considered to be 'high quality landscape'. A more appropriate reference would be 'not causing unacceptable harm to areas of high quality landscape' which avoids an absolute approach and allows judgement.
Please tell us your Vision for Cheltenham		New residential neighbourhoods will have been created by 2031 in sustainable locations within and on the periphery of the town that have been integrated with existing communities and which are served by appropriate physical, social and green infrastructure and that have access to high quality public transport.
What do you think about the idea of a themed Vision?		The idea of a themed vision merits further consideration. One of the themes should include the delivery of new homes to address the objectively assessed needs as well as meeting the sustainability objectives reflected in the answer to Question 3.
Name one thing in Cheltenham that you like		The vitality of the town as a place to live and work which can support housing growth.
Name one thing in Cheltenham you think needs to change		The Local Planning Authority needs to embrace well-conceived development as a positive opportunity rather than an unwelcome pressure.
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Quite Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important

	[to conserve and improve Cheltenham's landscape character and green environment]	Quite Important
	[to prevent the coalescence of Cheltenham with other settlements]	Quite Important
	[to reduce waste and energy consumption and conserve natural resources]	Quite Important
	[to maintain and enhance the economic vitality of the borough]	Very Important
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	[to meet housing requirements, including the need for affordable housing]	Very Important
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	[to increase the range of facilities for recreation and leisure]	Quite Important
	[to encourage provision of a range of facilities and attractions for tourists]	Quite Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?		No Comment
How can we make the objectives more specific to Cheltenham?		No Comment

Do you think that we have missed anything?	No
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	No
What do you think are the key considerations in ensuring that our plan is deliverable?	Ensuring there is robust evidence that proposals can and will be delivered in the plan period.
If you have any further comments, please write them below	No
How did you hear about the Cheltenham Plan Consultation	Website

CONSULTEE NUMBER		39
Title:		Mr
Name:		Owen Jones
Organisation		Boyer Planning Ltd
Do you have and comments on the timetable for producing the Cheltenham Plan?		In the context of the above comments regarding the relationship between the JCS and the Cheltenham Plan, the same is true of the process and timescales for preparation of the plan. It must be the case that its preparation follows the key stages of the JCS. It cannot be prepared in advance of the JCS or else its policy approaches will have been prepared absent proper consideration of strategic issues, vision and objectives potentially with prejudicial effects.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
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	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	

	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
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	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		

<p>Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?</p>	<p>We share the view that it will be critical to clarify what policy aspects are to be dealt with in the JCS and what the Cheltenham Plan will address as a residual. Clearly the JCS will deal with strategic planning issues, including the number of new homes that are needed across the Plan area, the amount of employment land similarly required, and the locations for major development and how and when development will be delivered. What is less clear at the moment is the extent to which the JCS will include Development Management policies. The 'Developing the Preferred Option Consultation' included a number of what were entitled 'strategic development management' policies, certain of which would overlap with the policy areas listed on page 11. This demonstrates the importance of the Cheltenham Plan being informed by, rather than proceeding, the JCS. In this regard the reference to striking a balance is significant. The NPPF expects policies and proposals to achieve sustainable development, by jointly and simultaneously securing economic, social and environmental gains. The Cheltenham Plan should be prepared as to guide sustainable solutions and must be both a meaningful policy document and conform with the JCS and it is not about striking a balance between the two.</p>
<p>What do you think are the key considerations in ensuring that our plan is deliverable?</p>	<p>The ability of Plan's policies and proposal to deliver new development is, as is rightly recognised, critical to a successful plan. Again, in the context of strategic development proposals this will be amended through preparation of the JCS and it will be imperative that the Cheltenham Plan does not include policy requirements that harm the delivery of strategic development sites. This is especially the case with strategic development sites that cross administrative boundaries, where it is important that development management policies are specific to and consistent for the whole site. Therefore the Cheltenham Plan must be drafted to ensure this is the case and there are no policy conflicts between general plan policies and policies relating to specific strategic sites. Moreover, the Cheltenham Plan must not seek to alter the housing trajectory that emerges through the JCS. It is presently the case, and as is recognised in the consultation document, that Cheltenham's future development needs are required to be met, in part, by land within neighbouring authority areas. This is expected to lead to the allocation of strategic urban extensions to the town that will need to be brought forward with alacrity. Thus whilst the Cheltenham Plan may have a role in identifying non-strategic sites for development within the administrative area, it cannot, in addition look to impose phasing reductions or a priority to these sites in advance of the identified strategic sites. To do so would significantly harm the delivery of future development needs as presently encouraged by the JCS.</p>
<p>If you have any further comments, please write them below</p>	<p>The National Planning Policy Framework, published in March 2012 places the presumption in favour of sustainable development central in both plan making and decision taking. As such this presumption should be central in the formulation of the Cheltenham Plan. Such a consideration ought to have been acknowledged early in the consultation document (legal matters and material considerations). We agree that the Cheltenham Plan must have a vision and a set of objectives as a foundation for its policies and proposals. There are already a number of stated Visions and Objectives for the Borough as recorded on pages 7 – 10. Any further Vision that is prepared as part of the Cheltenham Plan must be in accordance with and assist in delivering these established commitments and these that will emerge through the JCS.</p>
<p>How did you hear about the Cheltenham Plan Consultation</p>	

CONSULTEE NUMBER		20
Title:		Mr
Name:		Trevor Rowe
Organisation		Bromford Group
Do you have and comments on the timetable for producing the Cheltenham Plan?		The whole process is planned to take from Summer 13 to Autumn 15, assuming no delays. This is too long and the council should look to reduce the timescale by at least 6 months.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		To include high quality affordable housing that supports local employment and helps to sustain or improve local services.
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Quite Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Quite Important
	[to prevent the coalescence of Cheltenham with other settlements]	Not Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important
	[to maintain and enhance the economic vitality of the borough]	Very Important

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Quite Important
	[to encourage provision of a range of facilities and attractions for tourists]	Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		Need to embark on cross boundary partnership working with Tewkesbury Borough Council
What do you think are the key considerations in ensuring that our plan is deliverable?		Corporate buy in including Political support Support for seeking funding on a sub regional basis perhaps through the LEP Need to embark on cross boundary partnership working with Tewkesbury Borough Council
If you have any further comments, please write them below		
How did you hear about the Cheltenham Plan Consultation		Email

CONSULTEE NUMBER		50
Title:		Cllr
Name:		John Payne
Organisation		Prestbury Parish Council
Do you have and comments on the timetable for producing the Cheltenham Plan?		The Prestbury Parish Council would encourage the Cheltenham Borough Council to proceed with the preparation of the Cheltenham Plan with more urgency than the timetable indicates.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	

	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		

<p>If you have any further comments, please write them below</p>	<p>It is appreciated that the Cheltenham Plan has to recognise the existence of the Joint Core Strategy (JCS), but would encourage the CBC to develop a robust plan that managed and protected those areas of potential development that are not subject to the conclusions of the JCS. The PPC would wish to see a Cheltenham Plan that was comprehensive, and was sufficiently robust to be capable of being a stand-alone document should the JCS fail, either through a breakdown in the partnership, or that the proposal were found to be unrealistic or unachievable in the timescale. The PPC believes that the Cheltenham Plan should be based in verifiable and credible evidence from business and institutions, rather than theoretical projections based on National rather than local data. The PPC would encourage and be supportive of proposals to protect the Greenbelt, the historic build environment.</p>
<p>How did you hear about the Cheltenham Plan Consultation</p>	

CONSULTEE NUMBER		32
Title:		Mrs
Name:		Georgina Wood
Organisation		Cotswold District Council
Do you have and comments on the timetable for producing the Cheltenham Plan?		The timetable appears very ambitious to complete detailed site allocations and policies, especially with only one round of informal consultation. The timetable shows an intention to take the Cheltenham Plan to Examination before the JCS is adopted. The JCS Examination will take some considerable time. The Timetables show submitting both the Plan and JCS at the same time. Surely CBC will need an adopted Strategic Plan first to establish the levels of growth and cross boundary issues with Tewkesbury Borough and Gloucester City.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		No Comment
Please tell us your Vision for Cheltenham		No Comment
What do you think about the idea of a themed Vision?		No Comment
Name one thing in Cheltenham that you like		No Comment
Name one thing in Cheltenham you think needs to change		No Comment
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	

	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		No Comment
How can we make the objectives more specific to Cheltenham?		No Comment
Do you think that we have missed anything?		No Comment
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		No Comment

What do you think are the key considerations in ensuring that our plan is deliverable?	It is important that Cheltenham Borough makes provision for its own level of growth, and where this is not possible they work with the JCS authorities to accommodate the growth within the three authorities. Displacing further afield (Cotswold or Stroud) will not help deliver Cheltenham's need or meet the objectives.
If you have any further comments, please write them below	Cotswold District is going to struggle to accommodate its own levels of growth and need and will not be in a position to accommodate any of Cheltenham, or the JCS area's level of development.
How did you hear about the Cheltenham Plan Consultation	Letter

CONSULTEE NUMBER		29
Title:		Major
Name:		Tom W Hancock DL
Organisation		CPRE Cheltenham, Gloucester and Tewkesbury District
Do you have and comments on the timetable for producing the Cheltenham Plan?		The Scoping Document stresses the danger of planning by appeal in the absence of an up to date and NPPF compliant Local Plan. We are already seeing attempts to secure permissions in advance of the review and therefore encourage you to move as rapidly as practical towards Adoption. However, there is also a real danger that the Local Plan's draft consultation will be based upon a strategic context set by, at that stage an un-adopted JCS, which will be subject to challenge and potentially considerable change before its formal adoption. It is imperative therefore that scope remains for alterations to be made once the JCS is finalised after its examination.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		There is much that CPRE supports in the corporate and JCS vision statements. Several aspects of the JCS statement, however, will need careful interpretation in order to translate them into 'planning matters' appropriate for inclusion in the Local Plan e.g improving skills and educational attainment. The definition of sustainable development contained in the NPPF will need further definition if it is to be meaningful at the local level. In this respect 'Sustainable' transport is mentioned but without any reference to congestion. The need to reduce or ameliorate the effects of congestion or to increase it as a result of the allocation of sites for new development must be key objectives. If the effect of a new development is to significantly increase congestion then it would suggest that the development proposed is 'unsustainable'. In a similar vein, the provision of all forms of infrastructure and avoidance of flooding risk are essential prerequisites of 'sustainable development'.
Please tell us your Vision for Cheltenham		A vibrant, healthy town that values its historic urban environment whilst seeking quality in its new developments and protecting its setting in the countryside.
What do you think about the idea of a themed Vision?		There are potential problems with any very selective themed approach to policy formulation, namely the lack of interrelationship between the themes. All Local Plan policies must be read together in order to provide a 'balanced approach' that is not capable of use by selective interests to pursue their particular proposals.
Name one thing in Cheltenham that you like		The balance between town and country
Name one thing in Cheltenham you think needs to change		Increasing congestion resulting from new development
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Quite Important
	[to make provision for identified development needs]	Quite Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important

	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important
	[to maintain and enhance the economic vitality of the borough]	Quite Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Not Very Important
	[to meet housing requirements, including the need for affordable housing]	Quite Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Quite Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Quite Important
	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important

Are there any other objectives that you would suggest?	The quality of life of the existing residents will be protected. The countryside setting of the town will be conserved and enhanced, particularly the areas adjacent to the AONB. The release of development sites outside the existing urban boundary will be carefully phased. Urban sprawl will be minimised by giving priority to the development of underused sites in the urban area and careful consideration of the density of proposed development. Increasing congestion will be avoided. High quality agricultural land must be protected from development.
How can we make the objectives more specific to Cheltenham?	By ensuring that the JCS does not impose development levels upon the town and its environs – remember the NPPF (para 14) says :-- “ Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid changes, unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or specific policies in this Framework indicate development should be restricted.
Do you think that we have missed anything?	Any real sense that the quality of the town's existing urban and rural environment provides the basis for its economic success and the quality of life for its residents.
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	Spend time now in challenging the threat of overdevelopment in Cheltenham being proposed in the JCS.
What do you think are the key considerations in ensuring that our plan is deliverable?	Securing realistic rather than inflated assessments of housing and employment need in the emerging JCS.
If you have any further comments, please write them below	Spend your time now agreeing a package of proposals for Cheltenham in the Joint Core Strategy that represent a realistic and achievable level of development that will not threaten the unique characteristics of the town and its environs.
How did you hear about the Cheltenham Plan Consultation	Database Contact

CONSULTEE NUMBER		8
Title:		mr
Name:		daniel buxton
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		The green space that surrounds it
Name one thing in Cheltenham you think needs to change		threat to green space in cheltenham
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Not Very Important
	[to make provision for identified development needs]	Not Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Not Very Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Not Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Not Very Important
	[to maintain and enhance the economic vitality of the borough]	Quite Important

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Not Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Quite Important
	[to increase the range of facilities for recreation and leisure]	Not Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Not Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Not Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Quite Important
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		
If you have any further comments, please write them below		If you must build in cheltenham make sure you retain it's character and charm and develop only brown field sites
How did you hear about the Cheltenham Plan Consultation		bbc news

CONSULTEE NUMBER		1
Title:		Mr.
Name:		David Evans
Do you have and comments on the timetable for producing the Cheltenham Plan?		No
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		No
Please tell us your Vision for Cheltenham		I see Cheltenham as continuing at its present size, with all unused space being taken up for any required housing or employment use, and no expansion into surrounding land. Any extra requirement should be spread out between other local communities, and there should be improved communication between these communities.
What do you think about the idea of a themed Vision?		I think the idea of a themed vision is sound, provided that a theme can be agreed upon.
Name one thing in Cheltenham that you like		Environment
Name one thing in Cheltenham you think needs to change		Traffic flow
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Quite Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Very Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important

	[to maintain and enhance the economic vitality of the borough]	Quite Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Quite Important
	[to increase the range of facilities for recreation and leisure]	No View
	[to encourage provision of a range of facilities and attractions for tourists]	Quite Important
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		The need for sustained public transport.
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		Come up with a simple and easily understood plan.
If you have any further comments, please write them below		
How did you hear about the Cheltenham Plan Consultation		Database Contact

CONSULTEE NUMBER		45
Title:		Ms
Name:		Ruth Clare
Organisation		Environment Agency
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		We note and welcome that climate change and natural heritage are included within the draft vision. We feel it is important to include such environmental considerations as these are integral to sustainable development.
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	

	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		<p>Regarding the list of objectives from the current Local Plan on page 10, we are supportive of the environmental ones and feel these are important (to reduce waste and energy consumption and conserve natural resources; to conserve and enhance Cheltenham's landscape character and green environment; to create more sustainable patterns of development, with priority use of previously developed land). With regards to this latter objective, we do not necessarily consider it is always right to prioritise previously development land – development should occur in the right place at the right time. There may also be occasions where 'brownfield' land has a higher nature value than some green spaces and it may in these instances be better to preserve such areas as open space or encourage habitat creation. That said, regeneration and development on previously developed land can bring about opportunities to clean up contamination and improve water quality in ground and surface waters. We are also supportive of the objectives to promote sustainable transport and to encourage the retention and provision of a range of community facilities and services as both these objectives (along with the objective mentioned above on the sustainable pattern of development) can result in the reduction of the use of the private car which is an important factor in climate change mitigation. We also note the objective on infrastructure. Infrastructure can include environmental infrastructure such as green infrastructure as well as utilities such as sewage treatment, water supply and flood defences. The objective might be considered slightly weak currently, and if an infrastructure objective is taken forwards it could reflect the need for the</p>

	right infrastructure in the right place at the right time. We note that there are no specific flood risk or water quality related objectives, and we would welcome these.
How can we make the objectives more specific to Cheltenham?	
Do you think that we have missed anything?	
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	We welcome the inclusion of flood risk and climate change (though these do not necessarily have to feature together as climate change can affect many other areas as well as flooding), and the inclusion of the natural environment, the presumption in favour of sustainable development, sustainable transport, and healthy communities . We note that local infrastructure is focused on recreational space – we envisage that the JCS will address major environmental infrastructure needs and those associated with the strategic development sites. There is still the potential for smaller scale development to deliver infrastructure improvement such as flood risk reduction, water quality improvement and wildlife and amenity benefit through Sustainable Drainage Systems (SuDS) along with the provision of green corridors and space. This could potentially be included within the local infrastructure policy area. The only aspect we feel is missing in the scope of policy areas is water quality improvement and pollution prevention. SuDS can play a large part in this and you may feel this sites well within the climate change and flooding section or the natural environment section.
What do you think are the key considerations in ensuring that our plan is deliverable?	We consider a key aspect to ensure the plan is deliverable will be to ensure that any site allocations within it have an appropriate evidence base to support them. We appreciate this will be at a smaller scale than that of the JCS, but it is nevertheless important to ensure that an allocations have been Sequentially Tested in flood risk terms, as per the requirement at paragraphs 100-102 of the NPPF. To ensure this we recommend you screen potential allocations early in the selection process against the existing Level 1 SFRA and where there is information on the specific areas in the Level 2 SFRAs (although the Level 2 SFRAs have focused on specific allocations from the JCS so do not provide an overview of the whole Council area). We also recommend you consult with the Lead Local Flood Authority (LLFA) on this and review the Surface Water Management Plan when selecting sites. If any sites are taken forwards that have flood risk associated with them then we recommend a SFRA is undertaken of these sites to ensure that the Sequential Test can be undertaken and where possible sites with flood risk affecting them should be avoided. We also recommend you screen sites for other environmental features and constraints, such as landfills and any potential land contamination as these features can affect the cost and deliverability of developments. Finally, we recommend you consult with Severn Trent Water to ensure that there is sufficient water supply and sewage treatment capacity for the development proposed . You may find the JCS has already covered this aspect, but this would be relevant if the Local Plan is to allocate a significant amount of development not already accounted for in the JCS.
If you have any further comments, please write them below	
How did you hear about the Cheltenham Plan Consultation	

CONSULTEE NUMBER		27
Title:		Ms
Name:		Felicity Tozer
Organisation		Tetlow King Planning
Do you have and comments on the timetable for producing the Cheltenham Plan?		To ensure consultees are able to comment fully on the strategic and local planning policies which will form the basis of development in Cheltenham over the next plan period, consultation on the draft Cheltenham Plan should run either concurrently, or following the consultation of the Joint Core Strategy Presubmission consultation.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		While recognising the Cheltenham Plan's place under the strategic JCS, it is important that the vision for the borough reflects local development constraints. For example, the JCS vision states the development should not harm the high quality landscape of the area, however no detail is given as to what that means in the local context. It should be for Cheltenham's Plan to provide definition to these objectives. With Cheltenham so constrained by flood plains, AONB and Green Belt, it is inevitable that development will need to occur in some of these areas to meet the objectively assessed needs of the town, and so the local plan should detail how a sequential approach will be undertaken in relation to landscape value areas, including the recognition that mitigation can allow development in otherwise inappropriate areas.
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		The proposal of a themed vision would seem the most appropriate in Cheltenham's circumstances to ensure all the aspirations for the future of the borough are considered. This will allow the identification of aspirations which may conflict, for example the need to provide new homes against the desire to prevent encroachment into the Green Belt, and will ensure no aspiration is prioritised to the detriment of other objectives, as shown in the NPPF which indicates that gains should be sought "jointly and simultaneously through the planning system" (para 8).
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	

	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?	In line with our primary concern in optimising the provision of affordable housing across the region, we believe that the most important objectives are meeting housing requirements, making provision for identified development needs and meeting the needs of the elderly and persons with disabilities.	

How can we make the objectives more specific to Cheltenham?	While the JCS will address these at a strategic level, the Cheltenham Plan should consider the more localised issues, specifically around housing mix and type and the delivery of smaller sites both within the urban limits and on the green field periphery.
Do you think that we have missed anything?	
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	We agree with the scope of the policy areas.
What do you think are the key considerations in ensuring that our plan is deliverable?	<p>The inclusion of viability considerations within the Cheltenham Plan is to be commended and will have increasing importance on securing the delivery of sites across the borough. It is important to ensure that viability assessments do not provide the opportunity to persistently undermine the affordable housing targets of the Borough. It would be beneficial to include a viability policy which seeks a sequential based approach to reducing the level of affordable housing provided with each development. For example, within the emerging Cornwall Local Plan 2010-2030, see enclosed, Policy 11 indicates the Council's approach to continuing to secure affordable housing at the policy level on developments within viability issues. Recognising that the JCS will cover strategic infrastructure, it would be useful to ensure either the Cheltenham Plan or a supplementary document contains information on expected developer contributions or on-site infrastructure requirements. This should provide a comprehensive list, taking both the strategic and local requirements. This will provide certainty for developers and ensure planning applications coming forward have already considered the Borough's planning requirements within their design, viability and cost assessments and within their proposed s106 legal agreements. Evidently, this will be interim policy while the Councils' progress CIL and would need revising at such a time as CIL is adopted. The annual completions of the SHLAA and SELAA are becoming increasingly important within Cheltenham as a constrained authority with a considerable projected future housing need. Annual completion of the SHLAA and SELAA should continue. The 2011 Peripheral SHLAA conducted by Tewkesbury Borough Council which considered some parcels of land within Tewkesbury but provided growth for Cheltenham, should become a yearly, joint assessment. While the JCS provides for strategic (450+ unit) sites, there are a number of smaller sites within boundary locations which will provide appropriate development opportunities for growth. These should be identified both through site allocations, but also through an annual SHLAA which assesses alternate sites which come forward. The current approach taken within the SHLAA's of a 'policy neutral' identification has limitations. Evidently, for a site to be deliverable it has to be viewed by the Local Authority as not conflicted with planning policy to a degree which would make it an unpermissible site based on local planning policy. It would be beneficial to implement a monitoring mechanism for the site's allocated within the JCS, Cheltenham Plan and those identified within subsequent SHLAAs. This should be done yearly to reflect the actual delivery of these sites and inform the Council's delivery plans should insufficient sites be delivered. With the Cheltenham Plan providing development context for the next 15-20 years, it would perhaps be appropriate to consider a review period whereby new site allocations could be identified to ensure Cheltenham provides developer certainty and ensures development in line with its development plan.</p>
If you have any further comments, please write them below	
How did you hear about the Cheltenham Plan Consultation	

CONSULTEE NUMBER		28
Organisation		The Garden Centre Group
Title		Mrs
Name		Jo Male
Organisation		Gregory Gray Associates
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		<p>Both the vision of Cheltenham's Sustainable Community Strategy and that of the emerging JCS identify potentially competing objectives of economic growth and environmental protection. These two aspirations, and the need to reconcile them, is fundamental to the role of the planning system in achieving the Government's stated ambition of 'sustainable development'. The National Planning Policy Framework (NPPF) identifies a number of core planning principles which should under-pin both plan-making and decision-taking. One of these is the need to 'encourage the effective use of land by reusing land that has previously been developed (brownfield land), provided that it is not of high environmental value'. The Council's Scoping Document identifies the need for the Cheltenham Plan to cover the 'overarching presumption in favour of sustainable development, as required and defined by the National Planning Policy Framework'. In order to do this in accordance with the NPPF, particular encouragement should be afforded the re-use of previously developed sites as a means of achieving sustainable development. This encouragement should apply across the Borough in both urban and rural areas, including within the Green Belt, in order to accord with Chapters 3 and 9 of the NPPF Supporting a Prosperous Rural Economy and Protecting Green Belt Land. The NPPF introduces a new exception to the definition of 'inappropriate' development within the Green Belt, which would allow the complete redevelopment of a previously developed site provided that the proposal would not have a greater impact on the openness of the Green Belt or the purpose of including land within it. Use of such sites has the potential to provide valuable opportunities for economic growth in rural areas whilst achieving a form of development which can often be designed so as to have a net decreased impact upon the openness of the Green Belt and rural character of the area. By making best use of such sites, rural employment can be maintained and enhanced without resorting to the allocation of rural Greenfield sites. Accordingly, our client requests that a fundamental theme of the emerging Cheltenham Plan should be to introduce a presumption in favour of sustainable development, prioritising the use of previously developed sites. This effectively updates one of the objectives identified from the adopted Local Plan which was "to create more sustainable patterns of development, with priority use of previously-developed land".</p>
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important

	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	Very Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Very Important
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	

	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		
If you have any further comments, please write them below		<p><u>Non-strategic policies</u> The JCS will set out strategic economic policies for the combined area however the Cheltenham Plan intends to identify local economic policy. The Scoping Document's identification of the need for policies to cover tourism and leisure uses is welcomed as a recognition of the contribution such uses can make to the local economy and employment. It is requested that the economic value of other uses, such as our client's retail use, is also recognised in the emerging policies. Cheltenham Blooms Garden Centre is a lawful, and well-established garden centre. It's location in an out of centre location is necessitated by the type of goods that it sells (high bulk/low margin) and the market that it serves, which renders a town centre location impractical. Emerging economic policies should not prejudice the viability and development of such established businesses, despite the town centre first approach identified in the NPPF. Para. 23 specifically states that local planning authorities should <i>"set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres"</i>. Furthermore, para 28 of the NPPF requires local plans to <i>"support the sustainable growth and expansion of all types of business and enterprise in rural areas..."</i> as well as to <i>"support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside"</i>. Accordingly, it is requested that the local policies that relate to the economy and employment should provide appropriate support for the sustainable growth and expansion of all types of businesses in the rural areas in accordance with national policy advice.</p> <p><u>Non-Strategic Site Allocations</u> As stated, Cheltenham Blooms Garden Centre lies on the boundary between Cheltenham and Tewkesbury Councils. Given the current, highly developed nature of the site, and the levels of activity associated with the existing use, it is considered that its redevelopment for an alternative purpose could result in a form of development which has a reduced impact upon the openness of the Green Belt by reducing the total amount of floorspace on the site and concentrating the development such that the general level of openness of the site is improved. When assessing such a proposal against the three inter-linked dimensions to 'sustainable development' i.e. the economic, social and environmental identified in the NPPF, my client is confident that a scheme for an alternative use of the site could be demonstrated to comprise a 'sustainable' form of development. Accordingly, a future planning application for such an alternative form of development on the site has the potential to be entirely compliant with the NPPF such that it should be approved. Whilst, the future use of Cheltenham Blooms Garden Centre could be dealt with in this manner, on an 'ad hoc' basis through the planning application process, the emerging Cheltenham Plan and Tewkesbury Local Plan provides an opportunity for the site to be allocated for future development, allowing it to be part of the Councils' <u>planned</u> provision. This approach offers a significant advantage to the Local Planning Authorities since, use of such a previously developed site for future development will decrease the need to allocate greenfield alternatives consistent with the JCS's Vision which seeks to foster economic growth without harming the quality of the landscape. Accordingly, it is requested that, in conjunction with Tewkesbury Borough Council and the emerging Tewkesbury Local Plan, Cheltenham Blooms Garden Centre be allocated for alternative retail, business, tourism or leisure purposes.</p>

How did you hear about the Cheltenham Plan Consultation	Email
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CONSULTEE NUMBER		24
Title:		Mr
Name:		Geoffrey Byatt
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		

If you have any further comments, please write them below	<p>All those involved must be absolutely clear as to the real number of additional dwellings likely to be required. Some figures that have been published from time to time have, I am sure, been dreamt up in order to cover numbers that might require housing just in case they should come into the area. This is not good enough as valuable land, green fields of natural beauty, are then being earmarked; with developers happy to concentrate on this rather than the brown field sites which abound all over the area. Obviously to develop on green areas is much more profitable for them, but it must be ruled that in no way will this happen until all brown sites have been fully used. Thus ensuring that only the minimum of our well loved green areas are necessary for this purpose. It must be remembered that too much of this type of land has already been accepted as needed, especially in the Prestbury area, where even village sports areas are due to receive over 300 dwellings with little regard to extra traffic problems etc. Urban sprawl is definitely a non requirement, and our delightful countryside must be fully protected in the new plan.</p> <p>G. Byatt</p>
How did you hear about the Cheltenham Plan Consultation	

CONSULTEE NUMBER	14
Title:	Mr
Name:	George Green
Do you have and comments on the timetable for producing the Cheltenham Plan?	This seems to be a very lengthy process and it would be better if a shorter timescale could be arranged
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?	These are worthy objectives but to achieve the desired outcome for Cheltenham and its communities to thrive, compromises are necessary and bolder policies adopted.
Please tell us your Vision for Cheltenham	<p>It is time to take Cheltenham to the next stage in its development and to go for growth as the JCS envisages.</p> <p>This entails expansion of the town and an increase in the population to 130,000 or 140,000 people.</p> <p>New high tech, high wage, companies should be sought to come to Cheltenham, and very high quality architecture demanded.</p> <p>The best of the present architecture should be preserved and new modern architecture added.</p> <p>Sufficient new housing should be approved, otherwise we cannot attract new companies to relocate here.</p> <p>I am in favour of the plan for 4,500 new houses along the Tewkesbury Road, and I also feel that the land between Swindon Lane and Bishops Cleeve should be designated for a similar number of new houses.</p> <p>The Council's reluctance to approve sufficient new houses for fear of upsetting a small and vocal number of unrepresentative objectors is holding the town back and keeping house prices very high so they are out of range of young would-be purchasers. These people are forced to rent from greedy landlords, who are the real beneficiaries of the current situation.</p> <p>I am as much in favour as anyone of protecting Cheltenham's architectural heritage but we must not stifle new modern architecture so we have nothing that represents the spirit of the early 21st century. Modern architecture is very popular and those resisting it are in a minority.</p> <p>From my viewing of the BBC documentary THE PLANNERS concerning the work of Cheltenham's Planning Committee and officers, I was not impressed by what I saw, with a bus full of elderly councillors making their way slowly round the town to visit sites for Planning Applications. It was a real shock to see such an important matter as planning dealt with in such an unprofessional way, with councillors shouting and arguing with applicants.</p> <p>I see out-of-town and Internet shopping continuing to increase and this can only benefit Cheltenham as a whole. Fewer cars and buses will be needed to bring people into the town centre, reducing the need for more central car parking and the town's road system from unnecessary congestion. This new way of shopping is really appreciated by those doing it, as it reduces the expense of car parking and the unpleasant feel of crowded town centres and shops.</p> <p>I do not think that coalescence with other settlements is anything to be concerned about and it would be fine for Cheltenham to extend towards Bishops Cleeve. It is not as if we were expending Cheltenham towards Gloucester.</p> <p>As for my view of the present state of the Cheltenham Town Centre, it is a disgrace and shopping there is not a pleasant experience.</p> <p>For example the Churchyard is in an awful condition with great holes in the turf from unauthorised car parking, a collapsed wall at the High Street end and the presence of large numbers of drunks, not to mention the overflowing litter. It is scandalous that no-one does anything to improve it.</p> <p>The High Street is just as bad with chuggers harrassing shoppers at the top end, Big Issue sellers on every corner, a beggar asleep outside Tesco and the undesirable and aggressive customers outside McDonalds. Are these the images that we wish to give to the town's visitors? You wonder why the centre's managers have allowed such a bad impression to be created. They are clearly falling down on the job.</p> <p>Also Cheltenham must face the streamlining of public services such as the hospital and police station. Cheltenham's hospital is in terminal decline and I foresee its closure some time in the future and replacement with a new hospital to serve the whole county. This would be located between Cheltenham and Gloucester and replace Cheltenham General Hospital and Gloucester Royal. Likewise the police headquarters in Lansdown Road to close and be replaced by an out-of-town HQ serving the county.</p> <p>With regard to local government, the District Councils will all close and functions transferred to either one or two county authorities.</p> <p>Functions carried out by District Councils have dwindled to almost nothing and they are no longer needed. This would free up the Municipal Offices in the</p>

		<p>Promenade for other uses.</p> <p>With regard to cyclists, the number of cycle ways in the town should be increased by dividing all paths in the centre that are wide enough and painting white lines down the middle. One-half would be designated for pedestrians and the other half for cyclists.</p> <p>What Cheltenham should do now is to cut the chains that have been holding it back and aspire to be one of the nicest and successful towns in the country.</p>
What do you think about the idea of a themed Vision?		We need to adapt to changing times.
Name one thing in Cheltenham that you like		The Parks at Pittville and Sandford
Name one thing in Cheltenham you think needs to change		High Street and Churchyard
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Quite Important
	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Quite Important
	[to meet the needs of the elderly and people with disabilities]	Very Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Quite Important
	[to prevent the coalescence of Cheltenham with other settlements]	Not Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important

	[to maintain and enhance the economic vitality of the borough]	Very Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Quite Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Quite Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Quite Important
Are there any other objectives that you would suggest?	I consider that the town needs to grow in order to reach its potential and provide sufficient housing to meet present and future needs and to recognise that modern architecture in the centre is highly desirable.	
How can we make the objectives more specific to Cheltenham?	Issues must be considered on a county level in the instances of hospitals, police and local authorities and the preservation of small local authorities and hospitals is not in the wider interest.	
Do you think that we have missed anything?	Yes I do. Public Services such as hospitals, police and local authorities themselves face imminent changes and streamlining to be replaced by units to serve the whole county.	
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	I favour a county approach and the amalgamation of Cheltenham Borough and Glos City Council to form one authority, with Stroud, Tewkesbury, Forest of Dean and Cotswold for the other.	
What do you think are the key considerations in ensuring that our plan is deliverable?	The Planning Authorities need to provide land on the outskirts of the town for housing and also be prepared to approve applications for modern architecture in the centre of Cheltenham. Services such as hospitals, police and local authorities themselves, streamlined and relocated.	

If you have any further comments, please write them below	Things are changing so rapidly that it is important that the town plan is compiled as soon as possible, otherwise it will be out of date before it is completed.
How did you hear about the Cheltenham Plan Consultation	Email

CONSULTEE NUMBER		46
Title:		Mr
Name:		Gerry Metcalf
Do you have and comments on the timetable for producing the Cheltenham Plan?		The (Statutory) Timetable seems painfully slow and will fail to achieve many of the reasons for producing a plan as soon as possible (as outlined at the foot of Page 1 of the Consultation Document). Most importantly the extended timetable will (perhaps paradoxically) make it difficult for stakeholders to maintain their interest and participation in the process. <i>(See also the response in Box 2 below.)</i>
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		The timetables do not seem to work at all well. The Sustainable Community Strategy (which underpins the Plan) will be developed during the time period 2010-2015 and the Cheltenham Plan (even if it observes the intended timetable) will not be in place until Autumn 2015. The JCS states that it is planning for the period up to 2031, which is only 16 years after 2015. Surely, some consideration is required also for the period to the end of the century. We would expect much of the infrastructure, buildings (new and existing) and landscapes to last until then, but to be located and designed in anticipation of a dramatically different weather and climate, different systems of transport, different social and economic scenarios, and significant globalisation.
Please tell us your Vision for Cheltenham		My vision for Cheltenham includes three main themes: 1. an emphasis on the quality of external spaces 2. a consideration of long time scales (say to the end of the century) 3. a long term and meaningful emphasis on sustainability
What do you think about the idea of a themed Vision?		I very much welcome the idea of a themed vision. On Page 7 of the Consultation Document you identify the potential hazard of platitudes so you are clearly aware of the limitations of an extended list of bland objectives. I can envisage a very short list of objectives which are sufficiently well-defined to achieve clarity, conviction and implementation capability. By pursuing only a small number of themes there will be much greater potential for engaging the community in the associated debate, consideration of options, etc. The present list of objectives in its attempt to be catch-all and comprehensive, has little focus or aims of distinction.
Name one thing in Cheltenham that you like		The high quality of urban spaces created by a combination of built and landscape form.
Name one thing in Cheltenham you think needs to change		The poor quality of many of the suburbs of Cheltenham, which lack any real character mainly because they are predominantly a single land-use (viz housing).
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Quite Important
	[to make provision for identified development needs]	Quite Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important

	[to conserve and improve Cheltenham's landscape character and green environment]	Quite Important
	[to prevent the coalescence of Cheltenham with other settlements]	Not Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Quite Important
	[to maintain and enhance the economic vitality of the borough]	Quite Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Not Very Important
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Quite Important
	[to encourage provision of a range of facilities and attractions for tourists]	Not Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Quite Important
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		

Do you think that we have missed anything?	
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	
What do you think are the key considerations in ensuring that our plan is deliverable?	By protecting, maintaining and extending the environmental quality of Cheltenham it will continue to be a desirable location in which to invest. This is the most important condition that will allow the new planning policies to be insisted upon. High quality development yields more high quality development.
If you have any further comments, please write them below	<p>From my (limited) understanding of the present planning system I believe that two of my main concerns are at odds with the underpinning culture of UK spatial planning and its regulation. Nevertheless, I would encourage the development of the Cheltenham Plan, and the JCS, to give consideration to the following: 1. Mixed Land use: The main principal of the 1947 Act was the distinction between, and separation of, different land uses. But 60 years later this is much less relevant. There are not so many dirty, noisy, smelly industries that need to be remote from residential areas. And the Town Centre of Cheltenham, because it is more or less monopolised by retail premises (which close around 5.30pm), becomes a 'no-go area' for all except the drinkers that invade the centre in the evenings. Compare this with continental towns where the evenings are the occasion for the whole family to go out. So, Mixed-Use, including housing of course, will enrich the town centre but will also be an appropriate philosophy to enliven the monotonous suburban housing locations. See Jane Jacobs – the Death and Life of Great American Cities 2. Longer Time Scales: history suggests that the intended planning period has more or less lapsed before a local plan has achieved its statutory approval. There is clearly a tension between considering short time scales, which offer a degree of certainty, and longer time scales which, whilst they are less certain, do acknowledge the shelf-life of buildings, infrastructure etc. It would be good to acknowledge the longer timescale somewhere in the development of this plan and the JCS. 3. Modern Architecture: I am pleased to see that, since I last lived in Gloucestershire, the Development Control policies have allowed (even encouraged perhaps??) more modern architectural designs and not insisted on the boring pastiche of previous years. Such modest schemes, which generally conform to the existing street patterns, but allow contemporary architectural and technical designs. It would be good to see such innovation encouraged in the new planning for Cheltenham, whilst retaining the historic buildings and spaces.</p>
How did you hear about the Cheltenham Plan Consultation	

CONSULTEE NUMBER		51
Title:		Ms
Name:		Barbara Maksymiw
Organisation		Gloucester City Council
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		The City Council supports the approach being taken by Cheltenham Borough Council through the preparation of a more detailed plan that will sit underneath the Joint Core Strategy (JCS). This is consistent with the approach being taken in Gloucester through the preparation of the City Plan. We have no specific comments to make regarding the intended approach to establishing the vision and objectives for the Cheltenham Plan, other than to emphasise that it will need to align with that contained within the JCS. It is noted that those included in this consultation document relate to the most recent published 'Developing the Preferred Options' consultation document. It will of course need to be updated in accordance with subsequent revisions, including that currently being considered by the three Councils for consultation in the 'Draft JCS'.
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	

	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?	<p>We have no specific comments to make regarding the intended approach to establishing the vision and objectives for the Cheltenham Plan, other than to emphasise that it will need to align with that contained within the JCS. It is noted that those included in this consultation document relate to the most recent published 'Developing the Preferred Options' consultation document. It will of course need to be updated in accordance with subsequent revisions, including that currently being considered by the three Councils for consultation in the 'Draft JCS'.</p>	

Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	In terms of the potential policy areas set out on page 11 of the consultation document, we note that any strategic elements of a cross boundary nature are being addressed through the Joint Core Strategy. From a local perspective, the list provided appears comprehensive and accords with the National Planning Policy Framework (NPPF). One potential omission however that should be considered is accommodation for Gypsy/Traveller communities. It is noted that the recently completed Gloucestershire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTTSA) identifies a need for three plots over the lifetime of the plan (assuming it will align with the timeframe of the JCS covering the period up to 2031) from communities that currently reside in Cheltenham Borough.
What do you think are the key considerations in ensuring that our plan is deliverable?	
If you have any further comments, please write them below	One area that isn't currently clear is how the plan will help to inform and facilitate neighbourhood planning. To inform the preparation of the Gloucester City Plan, officers undertook a thorough analysis of local information on a ward by ward basis. This allowed for a thorough understanding of how the city is operating, what's working well and where any issues lie. This means that, through the City Plan and Neighbourhood Plans (where communities wish to prepare one), opportunities can be explored for addressing these through the planning process. This is somewhere officers working on the Cheltenham Plan may wish to consider.
How did you hear about the Cheltenham Plan Consultation	

CONSULTEE NUMBER		37
Title:		Mr
Name:		Mark Murphy
Organisation		Gloucestershire Constabulary
Do you have and comments on the timetable for producing the Cheltenham Plan?		No issues have been identified with the current timetable.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		The scoping document already defines the need for locally addressed goals; these should incorporate crime prevention and the various 'designed out crime' techniques at every opportunity.
Please tell us your Vision for Cheltenham		Cheltenham should strive to create a safe and secure town that prevents crime and safeguards each resident, business or visitor.
What do you think about the idea of a themed Vision?		Themed visions will concentrate the focus in specific areas; however these themes shouldn't be too prescriptive as that could lead to important areas, such as crime prevention, failing to be an active consideration.
Name one thing in Cheltenham that you like		No Comment
Name one thing in Cheltenham you think needs to change		No Comment
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Quite Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Very Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Quite Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important

	[to maintain and enhance the economic vitality of the borough]	Very Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Quite Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Quite Important
	[to increase the range of facilities for recreation and leisure]	Quite Important
	[to encourage provision of a range of facilities and attractions for tourists]	Quite Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Quite Important
Are there any other objectives that you would suggest?		No Comment
How can we make the objectives more specific to Cheltenham?		Establish how each objective will affect the town and its populace, by making it locally relevant each community will be able to adopt this vision and ensure each community/parish plan adopts these values.
Do you think that we have missed anything?		Crime prevention and designed out crime.
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		No Comment
What do you think are the key considerations in ensuring that our plan is deliverable?		Achievable, Realistic, Cost Effective, Community Involvement
If you have any further comments, please write them below		

How did you hear about the Cheltenham
Plan Consultation

Email

CONSULTEE NUMBER		33
Title:		Mr
Name:		Rob Niblett
Organisation		Gloucestershire County Council
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		In order to use current terminology as set out in the NPPF the terms 'cultural and natural heritage' in the corporate vision should be replaced with 'historic and natural environment'.
Please tell us your Vision for Cheltenham		Cheltenham should be an area of the county where the high quality historic environment is recognised as valuable for its own sake, as well as for the contribution it makes to economic development, tourism and the quality of life of the community.
What do you think about the idea of a themed Vision?		If a themed approach were to be taken to the vision this should include the need for 'the conservation, enhancement and enjoyment of the historic environment' (NPPF paras 126 & 150).
Name one thing in Cheltenham that you like		Cheltenham's appeal derives at least in part from its historic environment. The Regency expansion of the town forms its main historic character element but the medieval boroughs and ecclesiastical buildings at Cheltenham and Prestbury plus the other village centres and Conservation Areas all make a major contribution to the modern layout and appearance of the borough. Recent archaeological work has also greatly increased our knowledge of earlier phases of the town; this includes evidence of Roman occupation uncovered at West Drive and St. James', and the Anglo-Saxon settlement at All Saints Academy
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	

	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		To conserve and improve Cheltenham's architectural townscape and historical heritage: I strongly support the intention of this objective but would suggest a modified wording that is NPPF compliant: To conserve and enhance Cheltenham's historic environment. In addition, in order to comply with the NPPF, the plan should contain strategic policies to achieve the 'conservation and enhancement of the natural and historic environment' (NPPF para 156).
How can we make the objectives more specific to Cheltenham?		This should be achieved through the inclusion of a strategy for enhancing the historic environment and the identification of areas where development or significant landscape change would be inappropriate.

Do you think that we have missed anything?	The historic environment policy scope is as required.
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	The historic environment policy must require the production of a strategy for the conservation, enhancement and enjoyment of the historic environment. Up to date information regarding heritage assets (both designated and undesignated) should be collected to inform this. Informal consultations with the County Council Archaeology Service on Historic Environment policies and land allocations would be welcomed.
What do you think are the key considerations in ensuring that our plan is deliverable?	Through compliance with the NPPF and related English Heritage guidance: http://www.english-heritage.org.uk/publications/heritage-local-plans-nppf
If you have any further comments, please write them below	<p>We would like to see a theme of 'natural environment'. Although such a theme is an important one for the JCS the Cheltenham Local Plan vision should also paint a picture of how new carefully planned development has helped to deliver improved and more diverse green spaces which are more accessible, better managed and cherished by all. In this theme there could also be reference to the green spaces having stronger connections to green infrastructure and ecological networks within, adjacent and beyond Cheltenham Borough. The adopted Cheltenham Plan has 36 objectives and we think this is too many for the new Local Plan. Many of these objectives are better addressed in detail as policies and associated supporting text. The natural environment for example features in at least 8 of these objectives but could be covered in a few more general strategic priorities and this would be consistent with the NPPF approach for Local Plans (paragraph 156). The strategic priorities will need to reflect the NPPFs economic, social and environmental dimensions of sustainable development (paragraph 152). On page 11 a policy area not adequately covered by 'flooding', 'local infrastructure' and 'natural environment' is the more encompassing topic of 'protecting natural resources and using them wisely' e.g. covering water (supply/quality/flood management), soils/minerals and air quality. This policy area would of course cover the identified of 'natural environment' which seems currently to only be focused on biodiversity (and perhaps geodiversity).</p> <p>Minerals and Waste Comments - The County Council adopted the Waste Core Strategy in November 2012, a matter which should be noted in the Cheltenham Plan. The relevant policies in relation to the Cheltenham Plan in particular are: The first relates to core policy WCS2 Waste Reduction. The policy specifically states that planning applications for 'major developments' (10+ dwellings (or residential development on a site larger than 0.5 hectare), or for any other type of development where the floor space exceeds 1,000 square metres or site area is 1 hectare or more) need to be supported by a statement on waste minimisation. The issue of waste minimisation is not new as the County Council adopted the 'Waste Minimisation in Development Projects' SPD. The Waste Minimisation SPD can be found here http://www.gloucestershire.gov.uk/extra/article/107689/Waste-Minimisation-in-Development-Projects-SPD. Secondly is core policy WCS11 Safeguarding Sites for Waste Management. As part of the examination process for the WCS the County Council agreed to publish through it's AMR a list of all of the waste sites within the County that this policy applies too. The County Council will be updating this list regularly through the AMR process. I have included a list with of all of the sites within Cheltenham , the list includes both waste sites and water sites (sewage treatment etc). The list also provides for a majority of the sites coordinates (however, please view the co-ordinates as indicative and apply a small buffer to the area). The County Council are currently in the process of including all of these sites on our adopted policies/proposals map, which can be viewed here: http://www.gloucestershire.gov.uk/proposalsmap. The County Council would expect to be consulted on any planning applications which could be potentially incompatible with the existing waste use. In regards to Mineral Planning the County Council are currently working up the Minerals Local Plan. Through this process there is likely to be some mineral safeguarding around Cheltenham. Transport Comments - Cheltenham town centre should ensure that new development does not exacerbate traffic impacts by ensuring that a package of smarter choices is funded in association with new development. This is to ensure that increased traffic volume and trip numbers is made up of a higher proportion of public transport and walk/cycle trips. Over 70% of the residents of Cheltenham live and work in the same Local Authority area. As journey times and distances are short there is potential for these journeys to be made by sustainable modes. Cheltenham has easy access to the M5 and other strategic networks (A417, A40 and A46) and is connected to mainline railway networks with railway stations in both centres, being served by more railway routes than Gloucester (e.g. long distance CrossCountry services to the North of England). Headline</p>

	<p>issues will be:</p> <ul style="list-style-type: none"> • Traffic congestion at peak times; • Road maintenance; • Access to rail services; • Variable quality of bus services <p>Note also that the whole of Cheltenham is designated an Air Quality Monitoring Area (AQMA) and so where traffic volumes are predicted to increase or divert onto a corridor/ junction/ road NOx monitoring should be undertaken to measure the effects on air quality (before and after scheme or development). Cheltenham is of a shape and size so that no destination is too far, it is not hilly and it is not bisected by very heavily trafficked roads. These qualities and features should be safeguarded through development as they allow initiatives to reduce car reliance to be more effective. 2011 census travel to work data shows that Cheltenham has strong cycling figures (5%) of work trips compared to other English towns. The approved Joint Core Strategy will have a significant bearing on the Cheltenham Plan – including where it affects land use and transport networks outside of Cheltenham Borough and particularly in Tewkesbury Borough. The Cheltenham Plan needs to closely understand and reflect the town's transport relationship with the network outside of its administrative boundaries. The County Council is also testing the need and feasibility of cycling schemes such as the link between Bishops Cleeve and Cheltenham on the A435 corridor. Schemes which benefit the economy will be considered most favourably. Note, the wider effects of the LEP are likely to be that economic growth will take a greater priority and all transport measures will be expected to support this.</p>
How did you hear about the Cheltenham Plan Consultation	Database Contact

CONSULTEE NUMBER		19
Title:		MS
Name:		Mandy Gibbs
Organisation		Gloucestershire Police
Do you have and comments on the timetable for producing the Cheltenham Plan?		None
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		It should be noted that Gloucestershire Constabulary has submitted representations on the Joint Core Strategy during previous phases of public consultation in respect of District Local Plans. Most recently, on 10th April 2013 the Office of the Police and Crime Commissioner(OPCC) submitted a response to the county-wide Infrastructure Delivery Plan (IDP) consultation conducted by Arup setting out details of the additional infrastructure that will be required to meet the needs of planned growth in all six districts. It is important that the OPCC's IDP submission is read alongside these representations as part of a continuous process of positive engagement with the various District Council local plans. The OPCC clearly supports the objectives to promote community safety, support sustainable living and reduce crime and the fear of crime.
Please tell us your Vision for Cheltenham		<p>All the objectives are endorsed by the OPCC. However, it is suggested that that the JCS objective to "provide for healthier and safer communities" should be qualified by reference to infrastructure "sectors". It is suggested that the words "including transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management and community safety infrastructure" should be added at the end of this objective.</p> <p>The OPCC would like to point out to there is a need to use developer contributions (S106 and CIL) where appropriate to aid delivery of essential infrastructure for sustainable communities. This includes the ability to provide policing services as developments are being built, prior to receipt of council tax contributions.</p> <p>It is therefore requested by the OPCC that within the strategic objectives (or within another appropriate part of this Consultation paper) should state that developer contributions may be required towards the provision of infrastructure that is essential for delivery of sustainable development, including the provision of community safety infrastructure. This links directly with the objective within the local plan to reduce crime and the fear of crime.</p>
What do you think about the idea of a themed Vision?		The OPCC would support a themed vision if one of the themes was around safer communities and providing the right infrastructure to enhance this.
Name one thing in Cheltenham that you like		N/A
Name one thing in Cheltenham you think needs to change		N/A
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Quite Important

	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Quite Important
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	Quite Important
	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	

	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?		As previously stated
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?	<p>The OPCC would also point out that our plea for consideration for receipt of developer contributions to support the delivery of emergency services infrastructure is backed up by advice from Ian Dove QC. He was instructed by the Association of Chief Police Officers (ACPO) to provide written advice in respect of developer contributions towards policing services. His advice concludes that there is no difficulty in the proposition of Section 106 agreements and Community Infrastructure Levy (CIL) contributions towards police infrastructure in the context of the Planning Act 2008.</p> <p>Ian Dove QC further confirmed that the above view is reinforced by the reference to security infrastructure in paragraph 156 of the NPPF. It should be noted that Ian Dove QC also confirmed that infrastructure is not limited to buildings and could include for example vehicles and communications technology. He also asserted that as long as the infrastructure is required for the development of an area, it can be included within the relevant CIL schedule.</p>	
If you have any further comments, please write them below	<p>We are happy to discuss in detail our requirements and can be contacted at any time for clarification of the representations we have made.</p> <p>This response does not replace any response made by our secured by design experts. This response is about providing adequate policing services for new developments in the future.</p>	
How did you hear about the Cheltenham Plan Consultation	Email	

CONSULTEE NUMBER		36
Title:		Mr
Name:		Conor Lee / Derek Woodward
Organisation		Hannick Homes
Do you have any comments on the timetable for producing the Cheltenham Plan?		Hannick Homes controls land, 8 hectares in extent, at Shaw Green Lane, Prestbury and is promoting it for residential development (please see attached plan). Preliminary survey work has confirmed that this site has no overriding constraints to development, subject to the Green Belt boundary in this location being amended. The site represents a sustainable location for development, located in close proximity to a range of local services and facilities and has good connectivity by bus to Cheltenham town centre. The site is immediately deliverable and thus can provide much needed housing, including affordable, in the short term. Hannick Homes understands the urgency in getting the Cheltenham Plan adopted. However, given the important land-use aspects of the Plan will need to be informed by the Joint Core Strategy (such as the scale of non-strategic housing allocation required), Hannick Homes questions the appropriateness of potentially preparing and subsequently consulting on advanced iterations of the emerging Cheltenham Plan prior to the Joint Core Strategy being tested at Examination stage (currently timetabled for some time after autumn 2014).
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		Hannick Homes welcomes the recognition within the emerging Joint Core Strategy vision for the need to ensure the provision of 'sufficient homes, including affordable homes, in sustainable locations', whilst we also accept that such development must occur with due regard to Cheltenham's natural and built environment. It is important that recognition of the need to provide housing is incorporated within any future vision of the emerging Cheltenham Plan.
Please tell us your Vision for Cheltenham		Hannick Homes welcomes the recognition within the emerging Joint Core Strategy vision for the need to ensure the provision of 'sufficient homes, including affordable homes, in sustainable locations', whilst we also accept that such development must occur with due regard to Cheltenham's natural and built environment. It is important that recognition of the need to provide housing is incorporated within any future vision of the emerging Cheltenham Plan.
What do you think about the idea of a themed Vision?		We welcome the suggestion of a themed vision - it may allow for Plan objectives to be more closely aligned to the vision and therefore increase the likelihood of the vision being achieved.
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Very Important

	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important
	[to maintain and enhance the economic vitality of the borough]	Very Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Very Important
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important

Are there any other objectives that you would suggest?	None
How can we make the objectives more specific to Cheltenham?	
Do you think that we have missed anything?	The scope of policy areas appears to be comprehensive. We assume that the JCS will provide sufficient information on required revision to the Green Belt boundary to accommodate: (1) the strategic and non-strategic allocations identified within the emerging plan period, and (2) 'safeguarded land' to meet development needs beyond 2031 (as required by NPPF paragraphs 83-85).
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	The Plan will need to ensure that it allocates an appropriate range and mix of sites to meet the future housing requirement (yet to be determined) for Cheltenham. In addition to the strategic sites currently identified within the emerging JCS, there will be undoubtedly be a requirement to identify further land within the Green Belt on the edge of the existing settlement boundary. It is important that a robust assessment is undertaken to identify deliverable sites in sustainable locations whose development will not unduly compromise the integrity of the Green Belt. Land at Shaw Green Lane, Prestbury accords with the aforementioned requirements.
What do you think are the key considerations in ensuring that our plan is deliverable?	The Plan will need to ensure that it allocates an appropriate range and mix of sites to meet the future housing requirement (yet to be determined) for Cheltenham. In addition to the strategic sites currently identified within the emerging JCS, there will be undoubtedly be a requirement to identify further land within the Green Belt on the edge of the existing settlement boundary. It is important that a robust assessment is undertaken to identify deliverable sites in sustainable locations whose development will not unduly compromise the integrity of the Green Belt. Land at Shaw Green Lane, Prestbury accords with the aforementioned requirements.
If you have any further comments, please write them below	
How did you hear about the Cheltenham Plan Consultation	

CONSULTEE NUMBER		30
Title:		Ms
Name:		Sue Green
Organisation		Home Builders Federation Ltd
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		

<p>If you have any further comments, please write them below</p>	<p>The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing. We would like to submit the following comments. The focus for this consultation is the content of the new Cheltenham Plan, which is part of a suite of Development Plan Documents (DPD) including the proposed Joint Core Strategy for Cheltenham Tewkesbury & Gloucester. For effective plan making, it is necessary for all policies contained within these DPDs to be consistent. Therefore it is imperative that the Cheltenham Plan dovetails with the proposed Joint Core Strategy in terms of the plan preparation timetable, plan period, housing numbers and land allocations. It is impossible to envisage the submission of the Cheltenham Plan for examination ahead of the Joint Core Strategy. At the moment as set out in the proposed plan preparation timetables, the Cheltenham Plan will follow the Joint Core Strategy. However the Council will have to be vigilant in order to deal with any unforeseen delays in the process and ensure the Cheltenham Plan does not overtake the Joint Core Strategy. The plan period for the Joint Core Strategy and Cheltenham Plan is also unclear. The consultation document refers to 15-20 years ahead without specifying start or end dates. The Joint Core Strategy proposes an end date of 2031, so presuming a plan of 20 years, the period would be 2011-2031. The Cheltenham Plan should align its start and end dates with the Joint Core Strategy. The Cheltenham Plan as well as the joint Core Strategy should incorporate a policy on the presumption in favour of sustainable development in accordance with Paragraph 14 of the National Planning Policy Framework (NPPF). With regards to housing numbers, the Joint Core Strategy will determine the overall housing requirement for the three neighbouring authorities of Cheltenham Borough Council, Tewkesbury Borough Council and Gloucester City Council in the case of Cheltenham Borough Council it is unlikely that all identified objectively assessed housing needs for market and affordable homes will be accommodated within the administrative boundaries of the Borough. The accommodation of these unmet housing needs from Cheltenham by Tewkesbury Borough Council and / or Gloucester City Council should be clearly identified. Whilst the Joint Core Strategy will allocate strategic housing sites of over 450 units, the remainder of sites will be allocated in the Cheltenham Plan. The distribution of which will have to comply with the spatial strategy set out in the Joint Core Strategy. If any strategic site allocations straddle the boundaries of more than one LPA, it is essential that a co-ordinated approach to development proposals is taken within the appropriate DPDs. Any policies in the Cheltenham Plan on housing mix, type, density, space standards, design codes, provision of recreational space, energy efficiency and adapting to climate change, etc. will have to be fully justified and supported by robust evidence. These policies will also have to be viability tested. It is essential that proposed strategic and non-strategic sites are viable and deliverable. The Council must comply with the requirements of Paragraphs 173 and 174 "Ensuring Viability and Deliverability" of the NPPF on assessing the cumulative impact of planning policies on development viability. The document "Viability Testing Local Plans Advice for Planning Practitioners" chaired by Sir John Harman and published in June 2012 emphasises that "If the assessment indicates significant risks to delivery, it may be necessary to review the policy requirements and give priority to those that are deemed critical to development while reducing (or even removing) any requirements that are deemed discretionary. The planning authority may also consider whether allocating a larger quantity of land, or a different geographical and value mix of land, may improve the viability and deliverability of the Local Plan" (page 39).</p>
<p>How did you hear about the Cheltenham Plan Consultation</p>	

CONSULTEE NUMBER		17
Title:		Mr
Name:		J Bartlett
Do you have and comments on the timetable for producing the Cheltenham Plan?		No
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		In general they are acceptable but the economy of Cheltenham relies on visitors as well e.g. The Race Course, Festivals Tourism and this must be a key part of the vision.
Please tell us your Vision for Cheltenham		In general as set out but the origins of Cheltenham was to have plenty of parks and gardens and these are being hemmed in and overshadowed by buildings. E.g. the new proposal for the North Street car parks have not incorporated gardens so we are losing the special feel for the town.
What do you think about the idea of a themed Vision?		An excellent idea
Name one thing in Cheltenham that you like		Green open spaces
Name one thing in Cheltenham you think needs to change		gloomy shabby buildings
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Quite Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Quite Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important

	[to maintain and enhance the economic vitality of the borough]	Very Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Not Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Quite Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		
If you have any further comments, please write them below		

How did you hear about the Cheltenham Plan Consultation	Word of Mouth
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CONSULTEE NUMBER		35
Title:		Mr
Name:		James Stacey
Organisation		Tetlow King Planning
Do you have any comments on the timetable for producing the Cheltenham Plan?		In general we support the proposed timetable for the plan.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		We acknowledge that setting the local vision for Cheltenham is a difficult balance. Whilst it needs to conform with the JCS vision, it is important that the individualities of Cheltenham are acknowledged. It is important that the vision for the borough reflects local development constraints, in particular the Green Belt and AONB constraints. It is considered that a themed approach is the most appropriate to ensure all the aspirations for the future of the borough are considered. This will allow the identification of aspirations which may conflict, for example the need to provide new homes against the desire to prevent encroachment into the Green Belt, and will ensure no aspiration is prioritised to the detriment of other objectives.
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	

	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		We believe that the most important objectives are meeting housing requirements and making provision for identified development needs. While the JCS will address these at a strategic level, the Cheltenham Plan should consider the more localised issues, specifically around housing mix and type and the delivery of smaller sites both within the urban limits and on the greenfield periphery.
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		

Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	In general we agree with the scope of the policy areas. However in order to further consider the potential for strategic infrastructure such as a western link road we consider a new topic area such as transport infrastructure should be included.
What do you think are the key considerations in ensuring that our plan is deliverable?	We support the key considerations regarding delivery. We note the comments that the next phase of the plan will put forward potential housing sites for public consideration. We would welcome the opportunity to discuss the land at Hayden Green in more detail with the Council during the process of identifying and assessing these sites, and prior to the publication of the consultation document. We consider that it would be beneficial to implement a monitoring mechanism to cover sites allocated in the JCS area and the Cheltenham Plan. This will be important in ensuring sufficient housing is delivered over the plan period.
If you have any further comments, please write them below	
How did you hear about the Cheltenham Plan Consultation	

CONSULTEE NUMBER		5
Title:		Mr
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		The Parks
Name one thing in Cheltenham you think needs to change		The Traffic Systems
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Quite Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Not Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Quite Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Quite Important
	[to maintain and enhance the economic vitality of the borough]	Quite Important

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Not Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Quite Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Not Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Quite Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		

Do you think that we have missed anything?

"A review of the traffic lights and traffic systems. Please see the details of previous emails that I have sent on this matter, the outcome of which was that the promised actions for 2011 have still not been done. The emails are in reverse order.

Lawrence is

Lawrence Elcocks C Eng. M.I.C.E
Network and Traffic Manager

Lawrence

Thank you very much for your email. I am very pleased to hear about the changes that you are making and I am looking forward to the improvements.

I suspect that the new Asda development probably had to enter into a section 106 agreement for their development possibly to do with traffic management. Would it be possible to use some of that to make the traffic lights on the Golden Valley hotel roundabout part-time too? That again is another large roundabout which can easily handle late evening and night traffic without lights, and after your changes it will be between two other part-time lights on roundabouts; those on the Gloucester end of the Golden Valley and the Benhall set.

The MFI roundabout would benefit from a bit of study too. I think part-time lights would be perfect there as well.

Thank you again for your help and I look forward to hearing from you.

Jamie Cook

From: ELCOCKS, Lawrence
[mailto:Lawrence.ELCOCKS@gloucestershire.gov.uk]
Sent: 02 March 2011 07:34
To: jamie
Cc: BURDEN, Stephen; EDGEWORTH, Nigel
Subject: RE: Cheltenham -part time signals at roundabouts.
Jamie

I can confirm that we have now completed the upgrade of the signals between GCHQ and PEW, which means that each set of signals recognises real time the traffic conditions, and will therefore make the signals more reactive to varying traffic volumes throughout the day. As part of the upgrade, and the timely prompt by yourself, I have asked that the signal control systems incorporate the ability to make Benhall roundabout part time operation. I plan to make the necessary changes to signing and markings to accommodate the change during the 2011 summer holiday period i.e July /August. Hopefully this will improve your journey times in the future. In the meantime I would be grateful for any feedback you have on the efficiency of the system with the new software upgrade.

Also, as you have seen in the press, we are in discussion with Cheltenham Borough Council, as part of their Civic Pride project, to run an experimental shutting off the signals adjacent to the old brewery site on Cheltenham Ring Road. This will be a challenge to say the least, but providing that the project can safely mix pedestrians and vehicles, without the specific control provided by the signals, then I see no reason why it should not be made more permanent.

Thanks for the link to the article which I did read myself. I think the dilemma is in Professor's statement you have quoted below, they work well for some road users but not for others. The skill will be to use the very best technology to make sure that the signals we do have work as efficiently as possible, and those that can be removed or made part time should be.

Many thanks for your interest in this matter, it is always useful to get first hand feedback from users of the road network.

Regards
Lawrence

From: jamie [mailto:jamie@nickhutchinson.co.uk]
Sent: 28 February 2011 11:29
To: ELCOCKS, Lawrence

Subject: RE: Cheltenham -part time signals at roundabouts.

Dear Mr Elcocks

Further to my email last week, there is an interesting article in the newspaper today about traffic lights and a very interesting comment from the RAC director Professor Stephen Glaister who said:

"Depending when and where you are, traffic lights can ease your journey or be a source of frustration.

"It is plain that lights have an important role to play but with ever more-congested streets they need to be very finely tuned to ensure they are not doing more harm than good" and that means they must react to changing traffic conditions."

I look forward to hearing from you soon.

<http://www.telegraph.co.uk/motoring/news/8351500/Congestion-warning-as-traffic-light-numbers-jump.html>

Jamie Cook

From: jamie

Sent: 23 February 2011 09:56

To: 'ELCOCKS, Lawrence'

Subject: RE: Cheltenham -part time signals at roundabouts.

Dear Mr Elcocks

Thank you for your letter from 23rd August last year.

In your letter you said that your new system would be monitored and that in 6 months time you would consider the introduction of part-time working at all of these traffic lights. As those 6 months have now passed please can you confirm that this will be going ahead?

I am sure that you will have found by now that there is no need for these lights to be on all of the time, and I must say that I have to drive from The Reddings to Winchcombe and back at least once a week late at night, and sitting at those red lights with nothing coming round those huge roundabouts drives me crazy.

I have been encouraged by two projects that the council is implementing at the moment. The first I see from the Council website is the roll-out of the street light part night and reduction scheme to save money and the carbon footprint. Which is exactly what would happen with these part-time traffic lights.

Second is as reported on the This is Gloucestershire website about the traffic in Cheltenham "Council bosses responded by saying plans were afoot to shut down four sets of traffic lights in St Margaret's Road, outside the brewery, to put a stop to the logjam." - Full article <http://www.thisisgloucestershire.co.uk/news/Traffic-lights-switch-aims-traffic-flowing-freely/article-3214178-detail/article.html> This again is exactly what is needed on the roundabouts.

I look forward to hearing from you soon.

Jamie Cook

From: ELCOCKS, Lawrence

[mailto:Lawrence.ELCOCKS@gloucestershire.gov.uk]

Sent: 24 August 2010 11:27

To: jamie

Cc: Owen Parry (owen.parry@cheltenham.gov.uk); Mark Sheldon (mark.sheldon@cheltenham.gov.uk); BUNGARD, Peter; PATEL, Hansa

Subject: Cheltenham -part time signals at roundabouts.

Dear Mr Cook

Please find attached a copy of my response to your correspondence regarding the above.

Regards

Lawrence Elcocks C Eng. M.I.C.E
Network and Traffic Manager

Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	
What do you think are the key considerations in ensuring that our plan is deliverable?	
If you have any further comments, please write them below	
How did you hear about the Cheltenham Plan Consultation	Radio

CONSULTEE NUMBER	42
Organisation	Jockey Club Racecourses
Title	Mr
Name	NJ Surtees
Organisation	Barton Willmore LLP
Do you have and comments on the timetable for producing the Cheltenham Plan?	<p>JCR has concerns over the proposed timing of publication of the draft for Spring 2014 and requests further information from the LPA as to how this timetable relates to the production of the Joint Core Strategy (JCS) by the three authorities for Gloucester, Cheltenham and Tewkesbury. It is our current understanding that the first public consultation stage of the JCS, which will include strategic objectives, policies and proposals, is not scheduled until late 2013. It has been JCS's understanding that the Cheltenham Plan would be prepared by the LPA in accordance with the JCS. As stated in paragraph 156 of the NPPF "local planning authorities should set out strategic priorities for the area in the Local Plan". In this regards, we would expect the Local Plan to be informed by the JCS (i.e. the strategic priorities, policies and proposals) and the Cheltenham Plan (i.e. the local plan priorities, policies and proposals). Paragraph 178 of the NPPF also states that "public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particular those which relate to the strategic policies set out in paragraph 156". Paragraph 179 of the NPPF also states that "local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans". To this end, JCR requests that the LPA exercises caution in adopting the timetable identified on page 6 of the Scoping Document. The LPA should ensure that the Cheltenham Plan is prepared in accordance with, and will not prejudice, the contents of the strategic priorities contained in the JCS. Accordingly, the publication of the Cheltenham Plan should be help after a sufficient period of time has elapsed after the JCS consultation has been undertaken AND, preferably, after the Public Examination has been held (to avoid abortive work being undertaken in the relation to the Cheltenham Plan). By waiting for the JCS to establish the strategic planning policy context, JCR hopes that the production of the Cheltenham Plan will be sound as defined by paragraph 182 of the NPPF, i.e. it has been 'positively prepared', 'justified', 'effective' and 'consistent with national policy'.</p>
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?	<p>Corporate Vision: JCR encourages the LPA to further improve on the wording of the current corporate vision. The Vision should be made more specific to the town of Cheltenham and to how its most important characteristics and features should be treated. In this regard, Cheltenham Racecourse plans a very important role in the town and the surrounding area. The Racecourse is a sporting venue of national significance and accommodates cultural and leisure events of regional and local significance. For example, there are significant economic benefits associated with the current and future use of the Cheltenham Racecourse. As a result maintaining and, potentially increasing the number of racegoers, in particular on non-festival race days, and other attendees of the Racecourse (such as users of The Centaur) the local and sub-regional economy is expected to benefit from an increase in expenditure in local bars, restaurants and hotels. In this regard, the Gloucestershire Local Enterprise Partnership (LEP) has estimated the current value of the Festival to the community outside of the Racecourse to exceed £50 million. In addition, as result of the current redevelopment proposals, it envisaged that there could be a potential increase in the total number of staff employed during race meetings. At present, for each race meeting, over 1,000 jobs are created, mainly covering stewarding, catering, betting and cleaning. For the three-day Open Meeting in November that number rises to over 2,000 and, for the four-day festival, to over 5,500. Most of these staff are recruited locally. As a result of increased public interest resulting from the improvements to existing facilities and the build complex as a result of the proposed development, it is envisaged that the proposed development will create over 200 new jobs, rising to over 300 for The Festival. Many of the new recruits will live locally and they will acquire skills that will allow them to work for the stewarding, catering, betting and cleaning partners at other sporting and leisure venues. Accordingly, the corporate vision should, at the very least, make reference to the use and enjoyment of sporting facilities and be amending as follows: "We want Cheltenham to deliver a sustainable quality of life, where people, families, their communities and businesses thrive; and in a way which cherishes our cultural, sporting and natural heritage, reduces our impact on climate change and does not compromise the quality of life of present and future generations." Draft JCS Vision - In JCR's response to the JCS: Developing the Preferred Option consultation dated 10th February 2012 we stated the following: "Whilst JCR is supportive of the overarching aims in the draft Vision to foster economic growth and deliver sufficient housing to meet needs, it is disappointing that the Vision is not more wide ranging. The Vision should also provide encouragement for other types of development which</p>

	<p>would deliver other physical enhancements to the JCS area and which will benefit communities and the economy as a whole, including development for sport, recreation and leisure." JCR, therefore, requests that the LPA takes its suggested change to the Draft JCS Vision into consideration when preparing the Cheltenham Plan.</p>
<p>Please tell us your Vision for Cheltenham</p>	<p>JCR firmly believes that the vision for Cheltenham should be distinctive and relevant to the town. The vision shouldn't be the same as for Gloucester or Tewkesbury but instead focus on what is important to the people who live and work in and visit Cheltenham. The people of Cheltenham, racegoers and other visitors are rightfully proud of Cheltenham Racecourse as a sporting, cultural and leisure venue and this fact should be reflected in the vision of Cheltenham. JCR's long term vision for Cheltenham Racecourse is based on the following main objectives: (i) Keeping ahead of racing competitors (ii) Keeping ahead of other sporting venues (iii) Building attendances throughout the Season: for race meetings and for the use of non-grandstand facilities (such as The Centaur) (iv) Reducing the risk of business interruption (i.e. building in safeguards to avoid the loss of race-meetings, for example, to bad weather) (v) Job retention and creation (i.e. through the year-round employment of administrative staff based at the Racecourse; the employment of other staff during race meetings and other events; and the potential for further employment of additional people through the development of other complementary facilities, such as a hotel). To assist in delivering these objectives, JCR has secured full planning permission for a new grandstand and the redevelopment of part of the built complex at the Racecourse. In order to deliver its long term vision, JCR has identified the potential to deliver at the Racecourse: all-weather festival enclosure facilities; a hotel; and other infrastructure improvements such as improvements to the Honeybourne Line. In addition, JCR has identified - as part of its past response to the Draft JCS consultation process - the potential for land on the southern and eastern edge of the Racecourse to be developed for housing (i.e. for a mix of dwellings and tenures, potentially including housing for the elderly). The development of these two parcels of land would, however, be dependent on their release from the Green Belt / further discussions with the LPA. As a result, JCR also shares the Draft JCS Vision which encourages the provisions of sufficient homes to meet local housing requirements. With regards, to the potential for residential development in the locations identified above (or the potential of other land becoming available for development for other uses), JCR notes that such proposals are likely to result in further investment at the Racecourse. Such reinvestment would further promote JCR's vision for the long term future of the Racecourse, which in turn would result in further economic benefits being shared by the town and surrounding area. To assist in the delivery of JCR's long term vision for Cheltenham Racecourse, Roberts Limbrick architects on behalf of JCR has produced a plan showing those parts of the Racecourse we consider should be removed from the Green Belt (see attached). Those parts of the JCR ownership at Cheltenham Racecourse which are recommended for removal from the Green Belt are mainly located in and around the existing built complex but also around the southern edge of the racetrack. It is proposed that the contents of this plan will form part of the ongoing discussions between JCR and the LPA regarding the long-term future and planning policy context relating to Cheltenham Racecourse.</p>

What do you think about the idea of a themed Vision?		As currently drafted, the JCS Vision could apply to almost anywhere in England. This is largely because it is very difficult to distil everything which needs to be expressed in a vision into a single statement or paragraph. To ensure that the Vision is relevant and capable of forming a specific basis for the policies and proposal of the Cheltenham Plan, JCR strongly supports the suggestion made on page 8 of the Scoping Document that a 'themed' approach is taken to the definition of a Vision. As part of a range of themed visions for Cheltenham, JCR requests that the LPA gives consideration to a theme and associated set of delivery objectives relating to - what we suggest is titled - Sporting, Cultural and Regency Cheltenham. This theme could cover the maintenance and promotion of Cheltenham as a sporting, retail, leisure and cultural destination; and, the preservation and enhancement of listed buildings and Conservation Areas (which also represents an important visitor attraction). In terms of associated delivery objectives, the Cheltenham Plan should make specific reference to the continued use of Cheltenham Racecourse as a sporting venue and encouragement given to the future delivery of complementary uses to support its year-round use as a cultural and leisure destination.
Name one thing in Cheltenham that you like		Cheltenham Racecourse
Name one thing in Cheltenham you think needs to change		JCR has a vision for Cheltenham Racecourse which covers its short to long term future. As part of its current proposals (which includes a new Grandstand which is the subject of full planning permission granted recently by the LPA), JCR has identified the potential to deliver at the Racecourse: all-weather festival enclosure facilities; a hotel; and other infrastructure improvements such as improvements to the Honeybourne Line. These are changes which, if implemented, would improve the Racecourse for use by its visitors and be of benefit to the town of Cheltenham.
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Quite Important
	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Quite Important
	[to prevent the coalescence of Cheltenham with other settlements]	Quite Important

	[to reduce waste and energy consumption and conserve natural resources]	Quite Important
	[to maintain and enhance the economic vitality of the borough]	Very Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Quite Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Quite Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Quite Important

<p>Are there any other objectives that you would suggest?</p>	<p>Whilst all the objectives stated in the Scoping Document (pages 9 and 10) are important or necessary, none of them focus with any particular emphasis or purpose on what makes Cheltenham the town that it is, or could be. All of the Corporate, "Our Future, Our Choice" and JCS Objectives are generic and could be applied to any town in England. JCR strongly recommends that a more specific and distinctive set of objectives are devised and consulted upon by the LPA. Amongst the objectives for the Cheltenham Plan should be one that seeks to preserve and enhance Cheltenham Racecourse as a sporting, leisure and cultural visitor attraction. In this regard, JCR notes that the use of the Racecourse is very important to the local and sub-regional economy. The Racecourse is a major employer, particularly on racedays, with up to 5,500 staff involved during The Festival. The Racecourse is also a significant source of income to local businesses (for example, the Gloucestershire Local Enterprise Partnership (LEP) has estimated the current value of the Festival to the community outside of the Racecourse to exceed £50 million).</p>
<p>How can we make the objectives more specific to Cheltenham?</p>	<p>As stated in our response to Question 8, there should be a specific objective relating to Cheltenham Racecourse. In addition, as stated in our response to Q4, the LPA should give further consideration to grouping its objectives according to themes. For example, JCR requests that further consideration is given to a theme and associated set of delivery objectives relating to Sporting, Cultural and Regency Cheltenham. This theme could cover the promotion of Cheltenham as a sporting, retail, leisure and cultural destination; and, the preservation and enhancement of listed buildings and Conservation Areas (which also represent an important visitor attraction). In terms of associated delivery objectives, the Cheltenham Plan should make specific reference to the continued use of Cheltenham Racecourse as a sporting venue and encouragement given to the future delivery of complementary uses to support its year-round use as a cultural and leisure destination.</p>
<p>Do you think that we have missed anything?</p>	<p>JCR is very disappointed that there is no reference in the scope of policy areas on page 11 of the Scoping Document to either; sporting, leisure and cultural facilities; or to the undertaking of a review of the Green Belt (in order to ensure that there is sufficient land available to meet the short to long term development requirements of the Borough, including housing, employment and sporting, leisure and cultural developments). In particular, JCR is very concerned at there being no references in the scope of policy areas to the long term use and development of land at Cheltenham Racecourse for sporting, leisure and cultural activity use. JCR is also concerned that the Draft JCS also makes no reference to the Racecourse or the encouragement of sporting, leisure or cultural related development in this location. Cheltenham Racecourse is rightly known as a visitor destination of national and international importance - for sporting, leisure and cultural activities. As a result, the LPA is strongly urged to ensure that there is appropriate policy coverage in the Cheltenham Plan for the Racecourse and not to allow this important visitor attraction - and JCR's vision for it - to fall outside of any specific local planning policy coverage. As stated in our response to Q3, the main objectives of JCR's long term vision for the Racecourse (which are also some of JCR's reasons why there should be a specific policy in the Cheltenham Plan) are: (i) To keep the Racecourse ahead of racing competitors. (ii) To keep the Racecourse ahead of other sporting venues. (iii) To help build attendances throughout the season for race meetings and for the use of non-Grandstand facilities (such as The Centaur). (iv) To help reduce the risk of business interruption (i.e. building in safeguards to avoid loss of race-meetings, for example, to bad weather). (v) To encourage job retention and creation (i.e. through the year-round employment of administrative staff based at the Racecourse; the employment of other staff during race meetings and other events; and the potential for further employment of additional people through the development of other complementary facilities, such as a hotel). In terms of Green Belt review, please see the attached plan which identifies those parts of Cheltenham Racecourse that JCR considers should be the subject of Green Belt review.</p>

Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	JCR considers that its suggestion of a specific policy area for Cheltenham Racecourse should be developed and focussed upon the Plan submitted in relation to Q3. This Plan identifies: the total land owned by JCR; the racetrack; and the existing built complex and adjoining land in JCR ownership. We consider that land identified on the attached plan is suitable for (re)development for uses complementary to the operation of the Racecourse (including its land and existing buildings); and for housing which could make a helpful contribution towards meeting local housing requirements, the financial proceeds from which are likely to result in further investment at the Racecourse.
What do you think are the key considerations in ensuring that our plan is deliverable?	For the Cheltenham Plan to be found sound, as defined by paragraph 182 of the NPPF, it must be 'positively prepared', 'justified', 'effective' and 'consistent with national policy'. For the Plan proposals to be found deliverable, the LPA should also take into consideration the guidance given in paragraphs 173 to 177 of the NPPF which relates to ensuring viability and deliverability. For example, paragraph 173 of the NPPF states that: "Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable." Paragraph 175 of the NPPF states: "Where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan. The Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place." Paragraph 177 of the NPPF also states that: "It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planning at the same time, in the Local Plan.
If you have any further comments, please write them below	In terms of other general points, JCR requests that further information is provided by the LPA in order to identify the period which will be covered by the Cheltenham Plan. We would recommend the use of the same plan period as the JCS
How did you hear about the Cheltenham Plan Consultation	Email

CONSULTEE NUMBER		12
Title:		Mr
Name:		John Hopwood
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		It's silly: you're not writing a novel. There are demands on planning and priorities to be addressed and these have to be melded successfully.
Name one thing in Cheltenham that you like		Culture
Name one thing in Cheltenham you think needs to change		Failure to use brownfield sites
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Not Very Important
	[to make provision for identified development needs]	Quite Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Quite Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Quite Important
	[to maintain and enhance the economic vitality of the borough]	Very Important

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	No View
	[to meet housing requirements, including the need for affordable housing]	Quite Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Not Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Not Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Quite Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?		Encourage occupation of vacant shops by reducing or removing business rates. Force the development of eyesore brownfield sites by applying punitive business rates to companies sitting on their holding.
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		
If you have any further comments, please write them below		
How did you hear about the Cheltenham Plan Consultation		Letter

CONSULTEE NUMBER		3
Title:		Mr
Name:		John Hughes
Do you have any comments on the timetable for producing the Cheltenham Plan?		No comments on the timetable
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		"My main interest in the JCS Vision as a Gloucester resident who visits Cheltenham rather more regularly than Gloucester is cultural. As a former senior public librarian with offices in both Cheltenham and Gloucester at various times, both the City and the Borough lack a Central Library that their residents and those in the surrounding areas (one could say in the whole of the county) deserve. Yes it's a county council responsibility but a town with wonderful annual festivals and both City and Town with cultural histories the envy of many others, need a modern library and information service to be proud of. At present the apparent acceptance of entirely inadequate premises in both centres is deplorable. Do some bench marking of similar centres and see what can be achieved."
Please tell us your Vision for Cheltenham		"Cheltenham is a Georgian town and business centre with good retail developments (although the Brewery development is disconnected with the rest of the town centre). It's main claim to fame is its wonderful festivals. The influx from far and wide at festival time must highlight its deficiencies, not least the approach to the town by public transport, especially rail. People have to be able to move into and around the town more easily than is possible at the moment."
What do you think about the idea of a themed Vision?		My theme would focus on cultural development, ensuring that the local environment (Cheltenham, Gloucester and Tewkesbury) presents a linked cultural experience where rivalry is subservient to cooperation and coordination.
Name one thing in Cheltenham that you like		The festivals
Name one thing in Cheltenham you think needs to change		links between the silo retail offers
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Quite Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important

	[to prevent the coalescence of Cheltenham with other settlements]	Not Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Quite Important
	[to maintain and enhance the economic vitality of the borough]	Very Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Not Very Important
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Quite Important
	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Quite Important
Are there any other objectives that you would suggest?	<p>"I can see nothing in your list that is unimportant. It therefore begs the question about funding. The local taxation system and Government grants will be insufficient to do even half of the above to a satisfactory standard. Therefore it's imperative that close attention is paid to securing other financial resources and this probably requires the establishment of a temporary post, possibly extending over five years. "</p>	
How can we make the objectives more specific to Cheltenham?	By considering the proposal suggested above.	

Do you think that we have missed anything?	I've suggested previously a further development of the cultural hinterland in association with the Gloucester City and Tewkesbury Borough and GCC local authority partners.
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	The main thrust of development, whatever priorities emerge from this consultation, must be in concert with Gloucester City, Tewkesbury Borough and the GCC. These partners should also be considered as friends (however critical!) rather than rivals.
What do you think are the key considerations in ensuring that our plan is deliverable?	The identification of appropriate funding streams.
If you have any further comments, please write them below	"I'm proud to live in Gloucester and to be on the NE side of the City with easy access to both Tewkesbury and Gloucester. A mini region of these three communities presents real opportunities for mutual support and coordinated development, optimising the characteristics of each unique area and recognising that TOGETHER, the potential for further development is more likely to succeed than attempting to jealously stand apart. It could well be that funding streams will respond more readily to such a vision. "
How did you hear about the Cheltenham Plan Consultation	Website

CONSULTEE NUMBER		44
Title:		Mr
Name:		John Morgan
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		

If you have any further comments, please write them below	It is important that meaningful protection is given for the former Cheltenham-Stratford railway line in accordance with NPPF and no further breaches permitted by Cheltenham Council. The Stratford-Honeybourne rail study, Arup, 2012, commissioned by Stratford District Council with 10 funding partners, including Gloucestershire County Council, has established that it would be physically possible to reinstate the railway. It is also necessary that a deviation be identified and protected that would connect the existing Network Rail to Birmingham with the Honeybourne Line at Cheltenham racecourse.
How did you hear about the Cheltenham Plan Consultation	

CONSULTEE NUMBER		16
Title:		Mr
Name:		Justin Milward
Do you have and comments on the timetable for producing the Cheltenham Plan?		No
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		No
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Quite Important
	[to make provision for identified development needs]	Quite Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important

	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important
	[to maintain and enhance the economic vitality of the borough]	Quite Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Quite Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Quite Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Quite Important
	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	Quite Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important

Are there any other objectives that you would suggest?	
How can we make the objectives more specific to Cheltenham?	
Do you think that we have missed anything?	<p>Yes.</p> <p>Potential Policy Areas (p.11)</p> <p>Healthy Communities</p> <p>The Woodland Trust supports the view that proximity and access to woodland is an important contributor to the design of green infrastructure and placemaking. As just one example, and as highlighted in Government policy by the Public Health White Paper (Healthy Lives, Healthy People; Nov 2010), there are currently tremendous opportunities for native woodland to contribute positively towards delivering improved mental and physical health. Research shows that woodland can provide benefits for air quality, urban heat island cooling, physical exercise provision and relief from mental illness.</p> <p>The White Paper states that: "Access to green spaces is associated with better mental and physical health across socioeconomic groups." and that "Defra will lead a national campaign to increase tree planting throughout England, particularly in areas where tree cover would help to improve residents' quality of life and reduce the negative effects of deprivation, including health inequalities."</p> <p>Recognising these policy linkages, the Woodland Trust has researched and developed the Woodland Access Standard (WASt) for local authorities to aim for, encapsulated in our Space for People publication. We believe that the WASt can be an important policy tool complimenting other access standards used in delivering green infrastructure for health benefits.</p> <p>The WASt is complimentary to Natural England's ANGST+ and is endorsed by Natural England. The Woodland Trust Woodland Access Standard recommends:</p> <ul style="list-style-type: none"> - that no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size - that there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round-trip) of people's homes. <p>Applying this standard in Cheltenham BC, with a comparison against Gloucestershire County Council and the South West as a whole, gives the following figures (see table below). It shows that Cheltenham BC exhibits significantly below average access in both wood size categories. Even allowing for the predominantly constrained urban nature of the Borough, this suggests an excellent opportunity for more tree planting, including street trees, to help meet national and local policy objectives on green space and public health. The data used can be supplied free of charge by the Woodland Trust both in map and in numerical/GIS form.</p> <p>Accessibility to Woodland in Cheltenham BC using the Woodland Trust Woodland Access Standard</p> <p>Cheltenham BC Glos County Council All SW</p> <p>Accessible woods % population with access to 2ha+ wood within 500m 0.1% 12.0% 12.8%</p> <p>% population with access to 20ha+ wood within 4km 50.5% 69.2% 67.4%</p> <p>Space for People is the first UK-wide assessment of any form of greenspace - the full Space for People report can be found at http://www.woodlandtrust.org.uk/en/about-us/publications/key-publications/space-for-people/Pages/space-for-people.aspx.</p> <p>We would like to see Space for People included in policy supporting green infrastructure provision for healthy communities in the Cheltenham Plan.</p> <p>Climate change and flooding (p.11)</p> <p>The Woodland Trust believes that the Plan should highlight how trees and woodland can specifically deliver benefits to help achieve positive water quality and flow outcomes, as well as contributing to wider climate change benefits such as urban cooling and improving air quality.</p> <p>Trees and woodland offer opportunities to make positive water use change whilst also contributing to other objectives at the same time, such as biodiversity, timber & green infrastructure - see the Woodland Trust publication Woodland actions for biodiversity and their role in water management (pdf) - http://www.woodlandtrust.org.uk/en/about-us/publications/Pages/ours.aspx.</p> <p>Throughout the UK winter is predicted to be wetter and summers drier and there is also a predicted increase in the frequency of very heavy rainfall. Trees can reduce the likelihood of surface water flooding, when rain water overwhelms the local drainage system, by regulating the rate at which rainfall reaches the ground and contributes to run off. Slowing the flow increases the possibility of infiltration and the ability of engineered drains to take away any excess water. This is particularly the case with large crowned trees. Research by the University of Manchester has shown that increasing tree cover in urban areas by 10 % reduces surface water run-off by almost 6%. (Using green infrastructure to alleviate flood</p>

risk, Sustainable Cities www.sustainablecities.org.uk/water/surface-water/using-gi/).

In addition, a joint Environment Agency/Forestry Commission publication Woodland for Water: Woodland measures for meeting Water Framework objectives states clearly that: "There is strong evidence to support woodland creation in appropriate locations to achieve water management and water quality objectives" (Environment Agency, July 2011- <http://www.forestry.gov.uk/fr/woodlandforwater>). This has now been developed into a Priority Mapping Report specifically for the Midlands - <http://www.forestry.gov.uk/website/forestresearch.nsf/ByUnique/INFD-97XGXX>. The main aim of this mapping work was to identify priority areas for woodland creation and the improved management of existing woodlands to help address these issues.

The Government's Independent Panel on Forestry (Defra, Final Report, July 2012) has also emphasised these benefits by stating that:

"One of the many benefits of woods and trees is their ability to help us respond to a changing climate, better enabling us to adapt to future temperature increases. We know that trees, in the right places, help us to adapt to climate change by reducing surface water flooding; reducing ambient temperature through direct shade and evapo-transpiration; and by reducing building heating and air-conditioning demands. A landscape with more trees will also help increase the resilience of our rural areas, by reducing soil erosion and soil moisture loss. Improving the condition of existing woodlands, and the creation of a more resilient ecological network of associated habitats, will help wildlife adapt to climate change and other pressures". This has been endorsed by the response in the recent Government Forestry Policy Statement (Defra Jan 2013) with the key objective (p.23) "Work with other organisations and initiatives to support the further development of markets in forest carbon and other ecosystem services such as water and biodiversity", together with a Cumbria case study (p.22 - SCaMP) on water benefits from woodland creation. The Policy Statement also comments: "As the SCaMP initiative demonstrates, there is scope for other innovative water catchment-based schemes to reflect the wider services provided by woodlands. We are working with the Environment Agency and water companies to develop the regulatory framework so that it better enables such projects".

Woodland can help adaptation strategies cope with the high profile threats to water quality and volume resulting from climate change. The Forestry Commission's publication, The Case for Trees in development and the urban environment (Forestry Commission, July 2010), explains how: "the capacity of trees to attenuate water flow reduces the impact of heavy rain and floods and can improve the effectiveness of Sustainable Urban Drainage Systems".

The South West Forestry Framework Implementation Plan 2009-2012 (Forestry Commission, 2009) contains two key actions "2.4: Undertake pilot projects using new planting or woodland management to manage river flows and contribute to Water Framework Directive objectives" and "2.5: Develop projects to demonstrate and monitor benefits of riparian planting in reducing river temperatures".

Woodland and trees can also help combat climate change effects, for instance: -

Urban heat island: Trees and woods can reduce the impact of the 'urban heat island effect' which occurs when hard surfaces in summer act as giant storage heaters, absorbing heat during the day and releasing it at night. Dramatic summer temperature differences of as much as 10°C between London and its surrounding areas have been recorded, which in turn exacerbate the symptoms of chronic respiratory conditions. Projections suggest this problem will get markedly worse. A study by the University of Manchester has shown that increasing tree cover in urban areas by 10% could decrease the expected maximum surface temperature in the 2080s by up to 4°C. (Handley, J and Carter, J (2006) Adaptation strategies for climate change in the urban environment, Draft final report to the National Steering Group, Centre for urban and regional ecology, University of Manchester www.sed.manchester.ac.uk/research/cure/downloads/asccue_final_report_national_steering_group.pdf).

Air quality: Trees further improve air quality through the adsorption of particulates from vehicle emissions and other sources - such that it has been estimated that doubling the tree cover in the West Midlands alone would reduce mortality as a result of poor air quality from particulates by 140 people per year. (Stewart, H., Owen S., Donovan R., MacKenzie R., and Hewitt N. (2002). Trees and Sustainable Urban Air Quality. Centre for Ecology and Hydrology, Lancaster University). The Woodland Trust has also published a new report on how trees can specifically help improve air quality - see Urban Air Quality <http://www.woodlandtrust.presscentre.com/Media-Library/Air-Quality-report-77a.aspx>.

We would therefore like to see the Cheltenham Local Plan include a policy promoting the role of trees and woodland in delivering solutions for climate change and flooding issues.

Natural environment/Local Infrastructure (p.11)

1. The Woodland Trust would like to see trees and woodland promoted more widely as a positive development option in this Plan.

Tree planting can deliver a wide range of benefits for local communities, in both a rural and urban setting, and this is strongly supported by current national planning policy.

We also consider that the Council has a statutory duty to promote tree planting. Section 197 of the Planning Act (1990) states:

197. Planning permission to include appropriate provision for preservation and planting of trees.

It shall be the duty of the local planning authority "to"

(a) to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees;

The Woodland Trust supports the work, and is a member of, the Trees and Design Action Group - a unique multi-disciplinary group of professionals and organisations from both the private and public sectors that is seeking to promote the benefits of trees within the built environment. A South West TDAG is currently being set up and the group is promoting the publication 'Trees in Townscape' (TDAG June 2012) - which contains 12 principles of best practice aimed at designers, developers and planners to encourage integrated, joined up thinking, strategies, policies and implementation relating to trees in the urban realm. 'Trees in Townscape' is endorsed by a number of local authorities
<http://www.tdag.org.uk/trees-in-the-townscape.html.spx>

We recommend that Cheltenham Borough Council considers this guidance in developing this Plan.

The National Planning Policy Framework (NPPF) supports the need for more habitat creation by stating that: 'Local planning authorities should: set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure'. (DCLG, March 2012, para 114). Also para 117 states that: 'To minimise impacts on biodiversity and geodiversity, planning policies should:....promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan'.

The new England Biodiversity Strategy which makes it clear that expansion of priority habitats like native woodland remains a key aim - 'Priority action: Bring a greater proportion of our existing woodlands into sustainable management and expand the area of woodland in England', (Biodiversity 2020: A strategy for England's wildlife and ecosystems services, DEFRA 2011, p.26).

A reading of these new policies in the National Planning Policy Framework together with the England Biodiversity Strategy indicates that habitat expansion, like native woodland creation, should form a high priority for this Plan.

Woodland creation also forms a significant element in the conclusions of the Government's Independent Panel on Forestry, which states: 'Ensure woodland creation, tree planting and maintenance is part of the green space plan for new commercial and housing development' (Defra, Final Report, July 2012). This has now been endorsed by the response in the recent Government Forestry Policy Statement (Defra Jan 2013): 'We believe that there is scope for increasing England's woodland cover significantly to deliver economic, social and environmental benefits. We want to see significantly more woodland in England. We believe that in many, although not all, landscapes more trees will deliver increased environmental, social and economic benefits. We particularly want to see more trees and woodlands in and around our towns and cities and where they can safeguard clean water, help manage flood risk or improve biodiversity'.

The South West Forestry Framework Implementation Plan 2009-2012 (Forestry Commission, 2009, Action 2.3) highlights the need to "Encourage tree planting and woodland establishment", and this is repeated in Action 3.6 - "Develop spatial framework for targeting tree planting and woodland creation".

A good example of strategic habitat planning for development is the Bath & North East Somerset Green Infrastructure Strategy March 2013 (Final version approved as Council Strategy). This sets out "to"

"Green infrastructure and trees & woodlands (P.34/35)

Trees and woodlands are essential components of green infrastructure because of their unique ability to deliver such a wide range of benefits for the community, wildlife and the local economy and also linking a variety of services which green infrastructure provides.

Trees reduce the effects of air pollution and storm water runoff, and reduce energy consumption through moderation of the local climate. Trees create potential for employment, encourage inward investment, bring in tourism and add value to property. Trees also support healthy lifestyles by improving areas for recreation, cycle routes and footpaths,

The "urban forest" including woodlands and trees in streets, parks, private and public gardens, plays an important role in creating sustainable communities by providing numerous aesthetic,

social, health and biodiversity benefits. However for everyone to enjoy them they need to be located near to where people live or be readily accessible. Green infrastructure provides opportunities to connect woodlands sites and improve access, to raise community awareness of the wide benefits of trees through tree planting, management and ownership.

Tree and woodland assets

The wooded landscape around the edge of Bath is critical to the character of the city and is included in the World Heritage Site citation. Whilst priority is already given to their protection this cannot be fully achieved without appropriate management and this needs to be actively encouraged.

There is no comprehensive framework for engaging the community, targeting new planting or ensuring appropriate management of these vital assets across the district area. Within urban areas there is a need to promote tree planting within private gardens and raise awareness of the value and contribution which private trees make.

The key woodlands assets of the districts are included in the biodiversity MAP 4.

Tree and woodland priorities

- â€¢ Review quality and condition of existing woodlands
- â€¢ Identify need and prioritise locations for new woodland and opportunities to link these within and beyond the district
- â€¢ Develop a tree planting plan to define opportunities for street trees and urban woodland
- â€¢ Develop a target for woodland cover
- â€¢ Encourage owners to bring existing trees and woodlands into positive management where appropriate
- â€¢ Protect ancient woodlands, veteran and notable trees
- â€¢ Increase community engagement with and awareness of the benefits of trees, through community planting, ownership and management
- â€¢ Promote the importance of tree planting within private gardens
- â€¢ Explore the role of wood fuel as a renewable energy source and encouraging woodland-based businesses

Delivery aims and objectives â€œ achieving the benefits (P.62)

Secure the multiple benefits that trees and woodlands can provide

- â€¢ Develop a tree and woodland strategy
- â€¢ Improve access to woodlands within and on edges of settlements through good signage, interpretation and promotion
- â€¢ Prioritise new woodland and street tree planting within and close to settlements
- â€¢ Protect ancient and notable trees and woodlands through the use of Tree Preservation Orders and by encouraging appropriate management
- â€¢ Ensure that trees are included in design requirements for new developments
- â€¢ Encourage community groups to address trees and woodland in neighbourhood plans
- â€¢ Explore the role of wood fuel as a renewable

energy source
â€¢ Bring neglected orchards back
into management and create
new onesâ€¢.

The Woodland Trust believes that tree planting, even street trees in constricted urban areas, is especially important because of the unique ability of woodland to deliver across a wide range of benefits - see our publication Woodland Creation - why it matters <http://www.woodlandtrust.org.uk/EN/ABOUT-US/PUBLICATIONS/Pages/ours.aspx>. These include for both landscape and biodiversity (helping habitats become more robust to adapt to climate change, buffering and aesthetic public realm benefits), for quality of life and climate change (amenity & recreation, public health, flood amelioration, urban cooling, green infrastructure) and for the local economy (timber, woodfuel and 'fruiting' markets).

The Natural Environment White Paper states in para 2.54: 'We want to create more opportunities for planting productive and native woodlands; more trees in our towns, cities and villages..' (HM Government, July 2011)

An important publication from the Forestry Commission, The Case for Trees in development and the urban environment (Forestry Commission, July 2010), sets out 'The multiple value of trees for people and places - increasing greenspace and tree numbers is likely to remain one of the most effective tools for making urban areas more convivial', and lists (on p.10) the benefits as -

- Climate change contributions
- Environment advantages
- Economic dividends
- Social benefits.

We would therefore like to see the Cheltenham Plan contain a Trees & Woods Policy paragraph to read: â€"Trees and woodland, including street trees, are considered an essential element of green infrastructure planning in response to developmentâ€"™.

2. Although Cheltenham has only a small ancient woodland resource, it is essential that the new Cheltenham Plan sets out absolute protection for ancient woodland and ancient trees in accordance with national policy. Every ancient wood is a unique habitat that has evolved over centuries, with a complex interdependency of geology, soils, hydrology, flora and fauna. This requires absolute protection in accordance with national policy as set out below.

Ancient woodland, together with ancient/veteran trees, represents an irreplaceable semi natural habitat that still does not benefit from full statutory protection: for instance 86% of ancient woodland in the South West has no statutory protection. This is particularly relevant as ancient woodland is still facing considerable threats â€" research from the Woodland Trust shows that in the last decade 100 square miles (26,000 hectares or 5% of the total amount of ancient woodland remaining in the UK) of ancient woodland in the UK has come under threat from destruction or degradation.

It is also important that there is no further avoidable loss of ancient trees through development pressure, mismanagement or poor practice. The Ancient Tree Forum (ATF) and the Woodland Trust would like to see all such trees recognised as historical, cultural and wildlife monuments scheduled under TPOs and highlighted in plans so they are properly valued in planning decision-making. There is also a need for policies ensuring good management of ancient trees, the development of a succession of future ancient trees through new street tree planting and new wood pasture creation, and to raise awareness and understanding of the value and importance of ancient trees. The Ancient Tree Hunt (<http://www.ancient-tree-hunt.org.uk/>) is designed specifically for this purpose and has already identified ancient trees in the Borough, such as the ancient oak at Glenfall House (grid ref: SO 982 216).

Government policy is increasingly supportive of absolute protection of ancient woodland and ancient trees. The new National Policy Planning Framework clearly states: â€œâ€¦planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodlandâ€"™ (DCLG, March 2012, para 118).

However this NPPF wording should be considered in conjunction with other stronger national policies on ancient woodland -

- The Governmentâ€"™s policy document â€"Keepers of Time â€" A statement of Policy for Englandâ€"™s Ancient & Native Woodlandâ€"™ (Defra/Forestry Commission, 2005, p.10) states: â€"The existing area of ancient woodland should be maintained and there should be a net increase in the area of native woodlandâ€"™.

- The Governmentâ€"™s Independent Panel on Forestry states: â€"Government should reconfirm the policy approach set out in the Open Habitats Policy and Ancient Woodland Policy (Keepers of Time â€" A statement of policy for Englandâ€"™s ancient and native woodland).....Reflect the value of ancient woodlands, trees of special interest, for example veteran trees, and other priority habitats in Local Plans, and refuse planning permission for developments that would have an adverse impact on them.â€"™ (Defra, Final Report, July 2012). This has been endorsed by the response in the recent Government

	<p>Forestry Policy Statement (Defra Jan 2013): “We recognise the value of our native and ancient woodland and the importance of restoring open habitats as well as the need to restore plantations on ancient woodland sites. We, therefore, confirm our commitment to the policies set out in both the Open Habitats Policy and Keepers of Time, our statement of policy for England’s ancient and native woodland”.</p> <p>- The Government’s Natural Environment White Paper “The Natural Choice: securing the value of nature (HM Government, July 2011, para 2.56) states that: “The Government is committed to providing appropriate protection to ancient woodlands....”.</p> <p>- The new Biodiversity Strategy for England (Biodiversity 2020: A Strategy for England’s Wildlife & Ecosystem Services, Defra 2011, see “Forestry” para 2.16) states that “We are committed to providing appropriate protection to ancient woodlands and to more restoration of plantations on ancient woodland site”.</p> <p>- The SW Forestry Framework (Forestry Commission, 2005) contains a key objective to “Protect, improve and manage Ancient Semi-Natural Woodland...”.</p> <p>An example of good Local Authority policy on ancient woodland is provided by North Somerset Council Core Strategy Adopted April 2012 - “Policy CS4: Nature conservation North Somerset contains outstanding wildlife habitats and species. These include limestone grasslands, traditional orchards, wetlands, rhynes, commons, hedgerows, ancient woodlands and the Severn Estuary. Key species include rare horseshoe bats, otters, wildfowl and wading birds, slow-worms and water voles. The biodiversity of North Somerset will be maintained and enhanced by:...</p> <p>3) seeking to protect, connect and enhance important habitats, particularly designated sites, ancient woodlands and veteran trees”.</p> <p>The Plan for Stafford Borough - Pre-submission publication: Jan 2013 states in Policy N5 that: “New developments will be required to include appropriate tree planting, to retain and integrate healthy, mature trees and hedgerows, and replace any trees that need to be removed. Development will not be permitted that would directly or indirectly damage existing mature or ancient woodland, veteran trees or ancient or species-rich hedgerows”.</p> <p>The Swindon Borough Local Plan 2026 (Pre-Submission Draft - Dec 2012) states in Policy EN1 Green Infrastructure Network that: “New developments will be required to include appropriate tree planting, to retain and integrate healthy, mature trees and hedgerows, and replace any trees that need to be removed. Development will not be permitted that would directly or indirectly damage existing mature or ancient woodland, veteran trees or ancient or species-rich hedgerows”.</p> <p>We would therefore like to see this Plan contain a Trees & Woods Policy paragraph to read: “Planning permission will be refused for developments resulting in the loss of or adverse effects upon ancient woodland or ancient trees” in accordance with the latest national policy.</p>
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	
What do you think are the key considerations in ensuring that our plan is deliverable?	
If you have any further comments, please write them below	
How did you hear about the Cheltenham Plan Consultation	Database Contact

CONSULTEE NUMBER		18
Title:		Mrs
Name:		Linda Edwards
Do you have and comments on the timetable for producing the Cheltenham Plan?		no
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		Greenbelt development will increase flood risk, harm high quality landscape & wildlife. This in turn will destroy identity & character thus lowering income from tourism
Please tell us your Vision for Cheltenham		For town centre & close areas to be urban but to leave it's beautiful greenbelt for all to enjoy. The landscape & green environment should be both conserved & protected thus allowing people to live in peace if they don not want to be 'urbanised'
What do you think about the idea of a themed Vision?		That depends on the 'theme'
Name one thing in Cheltenham that you like		greenbelt surrounding it
Name one thing in Cheltenham you think needs to change		construction of overly modern buildings which are incompatible with existing ones
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Not Very Important
	[to reduce crime and the fear of crime]	Quite Important
	[to make provision for identified development needs]	Quite Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Quite Important
	[to maintain and enhance the economic vitality of the borough]	Quite Important

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Not Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Quite Important
	[to increase the range of facilities for recreation and leisure]	Not Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Not Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Not Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Not Very Important
Are there any other objectives that you would suggest?	to fully utilise the existing infrastructure in and close to town centre. Building housing in this area would revitalise it & still leave semi-rural areas, therefore giving people a choice in which environment they live	
How can we make the objectives more specific to Cheltenham?	By using brownfield sites & re-developing un-used industrial sites	
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		
If you have any further comments, please write them below	I strongly object to supplying sites for Gypsies etc as so few contribute via taxes.	
How did you hear about the Cheltenham Plan Consultation	letter	

CONSULTEE NUMBER		15
Title:		Mr
Name:		Martin Horwood MP
Job Title		Member of Parliament
Do you have and comments on the timetable for producing the Cheltenham Plan?		Typo in the question but I think the answer is no, I don't have any comments.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		<p>I strongly support the Cheltenham vision set out in the Sustainable Community Strategy which puts sustainability at its centre and values our cultural and natural heritage, reflects the importance of tackling climate change and values the quality of life of future generations.</p> <p>I disagree almost equally strongly with the "emerging JCS vision" quoted in the document which appears to value none of these things and promotes growth and building - except where it increases flood risk or is a 'high quality landscape'. Bad luck if the green space or beautiful townscape you're trying to protect doesn't flood and doesn't look like the picture on a Cotswold chocolate box tin.</p>
Please tell us your Vision for Cheltenham		My vision for Cheltenham is of a more equal, sustainable and enjoyable town which values both its extraordinary architectural, cultural and natural heritage but which also accepts the new, the different and the exciting; which listens to its citizens, of all ages; which accepts the constraints of the natural environment both in its use of resources and in the need to protect its remaining open green spaces for its urban population, and so aims for sustainable prosperity not growth at all costs; that seeks opportunities to improve services, housing and opportunities for all, regardless of income; that supports and provides clean, accessible means of getting around for both disabled and able-bodied citizens, young and old, wherever possible by shared public transport or by cycling and walking, so reducing pollution and congestion for all; and where we cultivate and promote what makes Cheltenham special as a centre for ideas and learning, the arts and culture, hi-tech engineering and technology as well as our unique sporting life; and which is welcoming to everyone, whatever their ethnic origin, faith or belief, gender or sexuality, disability, age or material wealth.
What do you think about the idea of a themed Vision?		I would worry very much that it would allow the different themes to sink into silos, for instance separating the creation of jobs and prosperity from the need to protect the natural environment and reduce our impact on the environment.
Name one thing in Cheltenham that you like		The people
Name one thing in Cheltenham you think needs to change		The continual need for communities to fight to protect our last remaining green spaces year in and year out.
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Quite Important
	[to make provision for identified development needs]	Not Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Very Important

	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important
	[to maintain and enhance the economic vitality of the borough]	Quite Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Not Very Important
	[to meet housing requirements, including the need for affordable housing]	Quite Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Not Very Important
	[to increase the range of facilities for recreation and leisure]	Not Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Quite Important
	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Quite Important

Are there any other objectives that you would suggest?	<p>To ensure that citizens feel their views are being listened to in the development of their communities</p> <p>To promote local shops and vibrant local centres for services and small businesses</p> <p>To ensure that new development is planned with quality of life and low environmental impact in mind (eg walking and cycling routes, low-carbon energy)</p> <p>To improve and share existing leisure resources better</p> <p>To protect remaining open green spaces</p> <p>To protect and enhance the different qualities of different neighbourhoods</p>
How can we make the objectives more specific to Cheltenham?	<p>By localising them. The regency town centre has a different character to the village feel of Leckhampton or Charlton Kings or the distinctive urban communities of Whaddon or St Mark's estate or the residential character of Springbank or Warden hill or the unique town centre streets of Tivoli or Fairview or the Bath Road. So we should actively encourage the development of Neighbourhood Plans not by CBC centrally but through parish councils and community forums involving all local residents.</p> <p>By developing a detailed vision for specific aspects like local sustainable transport (eg over time developing - and not jeopardising - key integrated transport hubs like Cheltenham Spa or North Place, ultra-light rail to connect GCHQ, the station, the town centre, the racecourse etc) or the cultural and artistic centre (facilitating the festivals and linking the Town Hall, Everyman, the PAC, the new Art Gallery and other arts and cultural venues as they develop or change)</p>
Do you think that we have missed anything?	<p>Ideas, arts and culture - a central part of the town's attractiveness to business and visitors, a large part of our local economy and a huge contributor to peoples' quality of life. Development should support enhance not jeopardise all our artistic and cultural offerings.</p> <p>I'm not sure what the 'overarching presumption in favour of sustainable development' is doing in there. This is a national policy not a local one, exists whether we want it to or not, and used locally in a constrained town like Cheltenham, it contradicts the local vision we have worked hard to develop. You can't keep growing in a confined space.</p>
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	Yes but I don't really have the time and space to develop them here. They should all be consulted on with local people and in each area of expertise and interest, while resisting the obvious lobbying of external commercial interests who do not have the best interests of the town and its people at heart.
What do you think are the key considerations in ensuring that our plan is deliverable?	Again, there isn't time and space to develop this here but I would argue first and foremost that unrealistic assumptions of growth and development are not allowed to destroy the other more valuable assets which deliver quality of life and enjoyment for the town's residents. Deliverability applies to the protection of our built and natural heritage not just to economic development.
If you have any further comments, please write them below	Thank you for asking. I look forward to more opportunities for local people to comment!
How did you hear about the Cheltenham Plan Consultation	Email

CONSULTEE NUMBER		4
Title:		mr
Name:		Martin O'Loughlin
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		<p>"The policy mentions trying to maintain separate communities, in my opinion this might not be the approach. To enable the most efficient use of the existing public transport routes in filling makes more sense. The best current services are Stagecoach d,10 and 94 providing housing and work along these routes would be the least environmentally damaging. All new developments should be designed to be accessible by bicycle and public transport with the need to have access to a car kept to a minimum. Cheltenham is not a big town and the current development with out of town retail, housing and working all separated into different locations does no one any favours.</p> <p>A major improvement would be to ensure that the roads are fit for purpose. Currently too many roads are beyond their end of life.</p> <p>The current roads favour cars far more than they should, access to the core from the suburbs is far less safe than it should be by bicycle. The worst example currently is Bishops Cleeve which currently only has access via the evesham road. However Leckhampton, Hatherley, Springbank, Arle Farm etc are all badly served by safe cycle routes into the core.</p> <p>The out of town retail parks have been designed to serve cars which harms non car drivers. builds large barrier roads. Causes congestion.</p> <p>The school run causes a number of issues with large numbers of unnecessary journeys being made, in the case of some schools access for residents is hampered by illegal parking by parents dropping off and picking up.</p> <p>General disregard of traffic laws. The redesign of the bath road has made the road less safe for cyclists, rather than ensuring the road is kept clear and cars forced to use the car park. CBC has decided to allow drivers to park willy nilly all over the road, restricting the traffic flow forcing cyclists to deal with car doors being swung open. Shurdington Road outside of the CBC are has a badly designed cycle path (it narrows at key points!) but with the CBC area there is nothing. The Park is so badly pitted it is unsafe on a bike as is St stephens road. "</p>
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		green spaces
Name one thing in Cheltenham you think needs to change		transport priorities
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Not Very Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important

	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Not Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Not Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	No View
	[to reduce waste and energy consumption and conserve natural resources]	Very Important
	[to maintain and enhance the economic vitality of the borough]	Very Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Very Important
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Not Very Important
	[to increase the range of facilities for recreation and leisure]	Quite Important
	[to encourage provision of a range of facilities and attractions for tourists]	Not Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Not Very Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important

Are there any other objectives that you would suggest?	Design the town for pedestrians and cyclists first. drivers are not the be all and end all.
How can we make the objectives more specific to Cheltenham?	stop building dormitory settlements, Where are the local facilities to accompany the developments in Hatherley, Arle Farm, Bishops Cleeve that accompany the hundreds of houses built over the last 20 years.
Do you think that we have missed anything?	Cycle Paths, painting the pavement does not work, sort out road priorities, Look at Lansdown road, it is a shared use path with large numbers of junctions it is simply not safe as a cyclist to use the path, the road is better.
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	cars are no good.
What do you think are the key considerations in ensuring that our plan is deliverable?	people first. create a place for people to live and work that does not need a car to get around.
If you have any further comments, please write them below	
How did you hear about the Cheltenham Plan Consultation	Website

CONSULTEE NUMBER		21
Title:		Mr.
Name:		Michael Brockington
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		<p>Railway Infrastructure:</p> <p>With the proposed new terminal platforms at Cheltenham station I consider that these should become through platforms and part of the reinstatement of the former Honeybourne line to Stratford-upon-Avon, which according to Trust Advisor is the sixth most visited tourist destination in the U.K., and yet has poor rail services. This would create an alternative route to Worcester and Birmingham avoiding the 2 mile 1 in 37 Lickey incline and also the various level crossings, including Swindon Lane. When the present route to Worcester and Birmingham is closed for engineering and other problems, buses are substituted which is not popular with passengers, who prefer to stay on a train even if it means a longer journey time. The reinstatement would provide a direct link to Cheltenham Racecourse station, which would help to alleviate the horrendous traffic problems on race days, particularly at Gold Cup time. In addition the reinstatement would enable a town centre station to be provided in the vicinity of the High Street/St.James area. The main station at Landsdown is inconveniently situated nearly 1 1/2 miles from the town centre. It has been suggested that the Cheltenham - Kingham railway should be reopened to provide a direct service from Cheltenham to Oxford, but with the original track bed blocked in Cheltenham and at Bourton-on-the-Water and with Andoversford viaduct demolished, this would be very costly. However it would be possible to introduce a Cheltenham - Kingham - Oxford service using the Honeybourne line, with a new junction to join the Cotswold line east of Honeybourne station, which would be a longer route, but far less costly. The Gloucestershire and Warwickshire Steam Railway would benefit with a much needed additional revenue. With reference to the Honeybourne to Stratford-upon-Avon line, Arup completed a Grip 3 Business study into reinstating this section on behalf of Stratford District Council (as lead), Worcestershire, Oxfordshire and Gloucestershire County Councils, Oxford City Council, Network Rail, St. Modwen Properties (owner of the former M.O.D. site at Long Marston), First Great Western, London Midland and others. Arup concluded that the reinstatement between Stratford station and Long Marston, together with upgrading the Long Marston - Honeybourne freight line was perfectly feasible. Arup proposed a hourly Stratford - Oxford service possibly starting from Birmingham and possibly being extended to Reading (for Heathrow and Gatwick airports), Slough for Windsor and London Paddington for the Heathrow Express. In addition Arup proposed a hourly Leamington Spa-Stratford-upon-Avon-Evesham-Worcester service. At present passengers from Cheltenham to Stratford-upon-Avon have to travel a circuitous route via Birmingham, including an inconvenient change of stations between New Street and Moor Street involving some 71 miles compared with 29 miles by the former direct route, not to mention additional time and cost!</p>
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		Pedestrianised areas in the town centre
Name one thing in Cheltenham you think needs to change		Further pedestrianisation in the town centre
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important

objectives are:	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Very Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important
	[to maintain and enhance the economic vitality of the borough]	Very Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Very Important
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Very Important

	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		
If you have any further comments, please write them below		
How did you hear about the Cheltenham Plan Consultation		By Letter

CONSULTEE NUMBER		23
Title:		Mr
Name:		Mike Fortescue
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	

	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		

<p>If you have any further comments, please write them below</p>	<p>Gloucestershire Airport lies within Tewkesbury Borough's area, so falls outside CBC's <u>land-use</u> planning scope. Nevertheless, for CBC, as a 50% shareholder, the Airport must be an important investment and therefore an important part of its <u>financial</u> planning. I was therefore surprised that it was not mentioned at all in this scoping document. It would reassure the 1000s of local residents (presumably 100s within CBC) who depend on the Airport for their employment, business, training, education or leisure activities to see included something along these lines: "a. It remains CBC policy, as half-owner, to ensure that Gloucestershire Airport remains fully viable as an airport serving the needs of scheduled, commercial, business and private flying, and accommodating relevant businesses and schools. b. The experiences of the 2007 floods further demonstrate that the large open grass area within the Airport represent an important rainwater soakaway facility, helping to protect CBC residents from possible catastrophe. Therefore, CBC will support no proposals which will curtail the aeronautical viability of the Airport, nor the sale of it or of any part of it for residential housing. We will support proposals for improved public transport between the Borough and the Airport. We will take every opportunity to mention the Airport in our Business and Tourism promotional literature, websites, and campaigns"</p>
<p>How did you hear about the Cheltenham Plan Consultation</p>	

CONSULTEE NUMBER		26
Title:		Mr
Name:		John Cooke
Organisation		Mobile Operators Association
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		

If you have any further comments, please write them below

THE CHELTENHAM PLAN – SCOPING DOCUMENT CONSULTATION

Thank you for your recent consultation on the above. We have considered the proposal relevant to the Mobile Operators Association and would offer the following comment on their behalf. We would take this opportunity to comment that we consider it important that there remains in place a telecommunications policy within the emerging Local Plan. It is recognised that telecommunications plays a vital role in both the economic and social fabric of communities. National guidance recognises this through Section 5: "Supporting high quality communications infrastructure" of national Planning Policy Framework (March 2012) which provides clear guidance as to the main issues surrounding telecommunications development. The National Planning Policy Framework (NPPF) at paragraph 42 confirms that "advanced, high quality communications infrastructure is essential for sustainable economic growth and play a vital role in enhancing the provision of local community facilities and services." Paragraph 43 confirms that "in preparing local plans, local planning authorities should support the expansion of telecommunications networks", but should also "aim to keep the numbers of radio telecommunications masts and sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified." Further advice on the siting and design of telecommunications and good practice procedural guidance is contained within the Code of Best Practice for Mobile Phone Network Development (July 2013). This builds on the Ten Commitments to ensure that the industry is alive to the concerns of local communities and consultation is built into the development process. As indicated above the formulation of policy does not exist in isolation and there are numerous documents which will affect the formulation of any telecommunications policy, the most important of these being NPPF. On this basis we would suggest that within the Local Plan there should be a concise and flexible telecommunications policy contained within one of the statutory Documents. Such a policy should give all stakeholders a clear indication of the issues which development will be assessed against. We would suggest a policy which reads; "Proposals for telecommunications development will be permitted provided that the following criteria are met: - (i) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area; (ii) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building; (iii) if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority. (iv) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest. When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology." We would suggest that this policy be a stand alone policy within one of the main LDDs, with any background information, such as electromagnetic fields (EMFs) and public health, being contained within a separate Supplementary Planning Document. This could then be read with the guidance in NPPF and the Code of Best Practice to Mobile Phone Network Development to give a comprehensive background to any proposed development. We would consider it appropriate to introduce the policy and we would suggest the following; "Modern telecommunications systems have grown rapidly in recent years with more than two thirds of the population now owning a mobile phone. Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With new services such as the advanced third generation (3G) services, demand for new telecommunications infrastructure is continuing to grow. The authority is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and siting equipment on existing tall structures and buildings. Further information on telecommunications can be found in Local Development Document....." In summary, we are suggesting that a clear and flexible telecommunications policy be introduced in one of the main LDDs. This should be introduced by a short paragraph outlining the development pressures and the authority's policy aims. We have suggested text for both above. In keeping with the aims and objectives of the legislation any background information should be contained within a separate non- statutory LDD which would not need to go through the same consultation process. We trust you find the above comments of assistance. Please do not hesitate to contact me should you have any queries relating to the above matters.

How did you hear about the Cheltenham Plan Consultation	
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CONSULTEE NUMBER		7
Title:		mr
Name:		anthony
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		The corporate vision and JCS vision in cheltenham must include credible infrastructure planning, ie transport in and out of cheltenham has always been a problem. If all these developments become reality some decisions concerning residents and commuters will have to be made eg M5 J10 southbound junction.
Please tell us your Vision for Cheltenham		"My vision for Cheltenham is one of easy access to amenities by affordable road, rail and especially pedestrians, not just residents but also people from outer lying areas. When planning for expansion consideration must also be made for jobs in the area, these jobs must also include the above mentioned access but also affordability, not just for key workers but also for lo paid and or single people."
What do you think about the idea of a themed Vision?		The themed vision should reflect the rural nature of Cheltenham as well as the regency/ spa aspect loved by all who reside and travel there.
Name one thing in Cheltenham that you like		the regency arcitecture
Name one thing in Cheltenham you think needs to change		traffic congestion
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Not Very Important
	[to make provision for identified development needs]	Not Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Very Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important

	[to maintain and enhance the economic vitality of the borough]	Very Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		the conditions for a deliverable plan must ultimately be affordability. also public involvement and input should be present at all stages of the process.
If you have any further comments, please write them below		

How did you hear about the Cheltenham Plan Consultation	
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CONSULTEE NUMBER		49
Title:		Mr
Name:		Heron
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		I want a safe place to live with good amenities. Also I don't want energy, space or money wasted.
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		Having two theatres
Name one thing in Cheltenham you think needs to change		Parking charges that stop theatres etc being full
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Quite Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Quite Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Very Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Not Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Very Important
	[to maintain and enhance the economic vitality of the borough]	Very Important

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Quite Important
	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?	Protect the green belt but not necessarily the green belt towards the motorway which is partly unused farmland etc.	
How can we make the objectives more specific to Cheltenham?	If planning fails which leaves a "mess" i.e. Greyhound pub area it should be made into a proper play area for local children or a nature area/grassland for families	
Do you think that we have missed anything?	No, but then not much has changed.	
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	I don't think that house extensions should be allowed without consultation (as government wants). No more front gardens should disappear under tarmac.	
What do you think are the key considerations in ensuring that our plan is deliverable?		
If you have any further comments, please write them below		
How did you hear about the Cheltenham Plan Consultation		

CONSULTEE NUMBER		11
Title:		Mr
Name:		Mortiboys
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		Maintain the vibrancy of the town, as a great place to live and work
What do you think about the idea of a themed Vision?		Support the idea of a small number of themed statements - retail, green spaces, housing, economy, transport, leisure,
Name one thing in Cheltenham that you like		Thing I like - The Vibrancy (always something going on within the town - events in parks, festivals, markets, sporting festivals)
Name one thing in Cheltenham you think needs to change		Things to change - Transport system into one that encourages and promotes more cycling to get around town
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Very Important
	[to reduce crime and the fear of crime]	Quite Important
	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Quite Important
	[to meet the needs of the elderly and people with disabilities]	Very Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Quite Important
	[to reduce waste and energy consumption and conserve natural resources]	Quite Important
	[to maintain and enhance the economic vitality of the borough]	Very Important

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Very Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?	Facilities that meet the needs of a growing elderly population But also continuing to provide facilities that meet the needs of children and young people	
How can we make the objectives more specific to Cheltenham?	Retaining the character and vibrancy	
Do you think that we have missed anything?	Specific reference to play and sport facilities within healthy communities	
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?	General public need to realise that Cheltenham cannot be wrapped in cotton wool and preserved as it is for everdevelopment has to be planned in such a way that we preserve the best bits, build on the character and vibrancy of Cheltenham as it is today, but adapt and grow to meet the needs of a growing population	
If you have any further comments, please write them below		
How did you hear about the Cheltenham Plan Consultation	Website	

CONSULTEE NUMBER		43
Title:		Ms
Name:		Amanda Grundy
Organisation		Natural England
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		The Corporate Plan, Community Plan and emerging Joint Core Strategy visions broadly cover the key elements of sustainable development in terms of seeking to meet the social, economic and environmental needs of the borough without compromising those of future generations; however we agree that a themed approach could help to provide a more detailed and locally specific vision for Cheltenham. We would expect vision themes to include landscape character, biodiversity and public access and to recognise the importance of the borough's high quality natural and built environment to meeting the social and economic needs of its communities now and in the future. One thing we consider to be a particularly important asset for the borough is the landscape context of Cheltenham, notably its relationship with the Cotswolds AONB. In terms of changes, we consider the Plan provides an opportunity to enhance the entrance into the town from the M5 motorway.
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	

	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	

	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		The existing Cheltenham Plan objectives appear generally positive; however we would encourage the Council to consider additional objectives that seek to ensure:- The Cotswolds AONB is protected and enhanced for its wider purposes - landscape, natural beauty, understanding and enjoyment and cultural heritage, whilst having regard for its economic and social well-being. A strategic approach is taken to planning positively for the creation, protection, enhancement and management of networks of biodiversity that achieve net gains for nature and reflect the value of the natural environment to the local economy, including in terms of the range of ecosystem services it provides. Appropriate measures are in place that address the need for climate change mitigation and adaptation.
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		<p>Green infrastructure: Policies should include the provision of high quality green infrastructure as an essential element of all new development, which will make a significant contribution to achieving a wide range of social, economic and environmental objectives, including those listed above. For more information please see our website: http://www.naturalengland.org.uk/ourwork/planningdevelopment/greeninfrastructure/default.aspx</p> <p>Landscape: Policies should recognise the role of the natural environment in delivering local distinctiveness and sense of place. Protected Landscape: Policies should set clear criteria for appropriate development within or impacting on the Cotswolds AONBs, including the major developments test, to manage the nature, scale and location of development in the protected landscape, or, where appropriate, its setting and it encourage the highest standards of design for such development. Policies should refer to and reflect the Cotswolds AONB Management Plan objectives. Biodiversity: Policies should set out criteria to firstly avoid, then mitigate and, as a last resort compensate for adverse impacts on biodiversity. It should promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets. Designated sites: Policies should set out criteria for protected biodiversity or geodiversity sites or landscape areas, distinguishing between international, national and local sites. Woodland: Policies should seek to protect ancient woodland and aged or veteran trees. Geology: Policies should seek to conserve, interpret and manage geological sites and features in the wider environment. Public access: Policies should seek to protect and enhance public rights of way and access, including National Trails, and promote the use of public transport, walking and cycling to improve access to nature. Green space: Policies should make provision for an appropriate quality and quantity of green space to meet identified local needs as part of wider open space provision. Natural England recommends the use of ANGSt as a useful tool that can help ensure adequate provision of accessible natural greenspace. For more information please see our website: http://www.naturalengland.org.uk/regions/east_of_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx</p> <p>Soils: Policies should seek to safeguard the long term capability of best and most versatile agricultural land and make clear that areas of lower quality agricultural land should be used for development in preference to best and most versatile land. Further guidance on soils, including links to important publications such as 'Safeguarding our soils: A strategy for England' (Defra, 2009) can be found on Natural England website. 'Safeguarding our soils' provides a clear vision in relation to development and soils – we should 'prevent further degradation of our soils, enhance, restore and ensure their resilience, and improve our understanding of the threats to soil and best practice in responding to them.' Water: Policies should protect water quality and resources and address flood risk management. Air: Policies should ensure consideration of air quality on the natural environment</p> <p>Lighting: Policies should ensure consideration is given to avoiding or minimising increases in light pollution. Brownfield development: Policies should recognise that some Brownfield sites can be of high biodiversity value and ensure that appropriate mitigation measures are in place to secure such interest features.</p>

What do you think are the key considerations in ensuring that our plan is deliverable?	The Council will need to undertake a HRA of the Cheltenham Plan to determine its likely effects on European protected sites. While there are no European sites within the Cheltenham borough boundary, potential indirect or combined effects will need to be understood and if necessary, can be avoided or mitigated. The HRA of the emerging JCS will be particularly relevant consideration.
If you have any further comments, please write them below	We note the references to the emerging Joint Core Strategy and the need to ensure the Cheltenham Plan complements this by 'filling in the gaps' and to provide a more locally focussed document to deal with Cheltenham focussed issues. The relationship between the Cheltenham Plan and the emerging Cheltenham, Tewkesbury and Gloucester Joint Core Strategy (JCS) is clearly important and further details of the differing roles of the Plans and how these will be aligned would be helpful. Further detail is also needed regarding the ongoing environmental assessment of the JCS and the how assessment requirements for the Cheltenham Plan will be addressed with regards to the Sustainability Appraisal (SA) and Habitats Regulations Assessment (HRA). The scoping report suggests that the JCS will identify locations for developments of 450 houses or more, the implication being that the Cheltenham Plan will identify sites for proposals up to 450 houses. Depending on the location, scale and design, developments smaller than 450 dwellings can be significant, therefore the Cheltenham Plan will need to ensure that proposed development is directed to land of least environmental value wherever possible and that potential adverse effects can be avoided or adequately mitigated. The emerging plans of other neighbouring authorities will be also need to be taken into account when developing the Cheltenham Plan. The plan will need to be based on robust and up-to-date environmental evidence. Paragraph 165 of the NPPF advises that Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area. ...Working with Local Nature Partnerships where appropriate, this should include an assessment of existing and potential components of ecological networks.
How did you hear about the Cheltenham Plan Consultation	

CONSULTEE NUMBER		25
Title:		Ms
Name:		Barbara Morgan
Organisation		Network Rail
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence	

	settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		

How can we make the objectives more specific to Cheltenham?	
Do you think that we have missed anything?	
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	
What do you think are the key considerations in ensuring that our plan is deliverable?	
If you have any further comments, please write them below	<p>Network Rail has been consulted, by Cheltenham Borough Council, on the scope of the Cheltenham Plan. Thank you for providing us with this opportunity to comment on this Planning Policy document. Upon the review of this document, Network Rail have no specific comments to make about its content other than to suggest there is very little reference to transportation issues and the future aims/visions of which the Council may have to improve the transport infrastructure and opportunities for transportation. With this in mind, I enclose a link to Network Rail's website; http://www.networkrail.co.uk/browseDirectory.aspx?dir=\\RUS%20Documents&pageid=2895&root= This link provides access to Network Rail's Great Western Route Utilisation Strategy (March 2010) of which sets out the strategic vision for the future of the railway in this vital part of the railway network. It is hoped that this will be of use to the Council to keep you up to date with future aspirations for railway development in Cheltenham. Please also refer to our comments in relation to the Revised Statement of Community Involvement and the potential impact of development on the railway network and infrastructure. The emerging Cheltenham Plan should take into consideration these matters.</p>
How did you hear about the Cheltenham Plan Consultation	

CONSULTEE NUMBER		13
Title:		Mr
Name:		Paul Freeman
Do you have any comments on the timetable for producing the Cheltenham Plan?		Why are you waiting until a new Government is in power?
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		Where does 'focus' turn into myopic insularity? It appears that Cheltenham is parking a raft of issues at the JCS door whilst the JCS appears wholly focused on housing. Major transport/traffic issues should be allowed to fall through the gap.
Please tell us your Vision for Cheltenham		<p>An attractive place to live, work and play that is also easy* to visit.</p> <p>* ie not in jams and a mystical one way system</p>
What do you think about the idea of a themed Vision?		Not much. Delivery is all about details; bundling requires support for the whole and leaves it hostage to parts failing to gain support.
Name one thing in Cheltenham that you like		The procession of festivals
Name one thing in Cheltenham you think needs to change		The eco-babble that says cyclists good / motorists bad
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Quite Important
	[to reduce crime and the fear of crime]	Very Important
	[to make provision for identified development needs]	Quite Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Not Very Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Quite Important
	[to prevent the coalescence of Cheltenham with other settlements]	Not Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Quite Important

	[to maintain and enhance the economic vitality of the borough]	Very Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Not Very Important
	[to meet housing requirements, including the need for affordable housing]	Quite Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Quite Important
	[to encourage provision of a range of facilities and attractions for tourists]	Very Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Quite Important
Are there any other objectives that you would suggest?		Enough to be going on with!
How can we make the objectives more specific to Cheltenham?		Wrong question! How about: How can we make sure Cheltenham's needs/opportunities are not subsumed by JCS / County concerns?
Do you think that we have missed anything?		Yes. The largest omission is the sense of a transport strategy that is consistent with encouraging shopping, tourism and investment. See 13 Comments for amplification.
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		Conduct BRIEF face to face research interviews aimed at a MAXIMUM two open-ended questions - do NOT precode! eg What is your biggest concern living in Cheltenham? or What is your biggest concern visiting Cheltenham?
What do you think are the key considerations in ensuring that our plan is deliverable?		1 Cross-party consensus 2 Adequate allocation of funding

<p>If you have any further comments, please write them below</p>	<p>A transport STRATEGY for Cheltenham's benefit:</p> <ol style="list-style-type: none"> 1 A credible ring road plan and delivery 2 Push for the expansion the Raiway station and Staverton airport 3 A recognition that having the A40 joining the M5 VIA the Centre of Cheltenham, in particular the A40/A46 crossroads by the College is anything but 'sustainable'. 4 A coherent speed limit strategy : compare the stretch of London Road between the BP garage and Castlefields Drive [40mph, double parked, lorry and school route] with the stretch of Leckhampton Lane [30mph, off-road parking, rural]
<p>How did you hear about the Cheltenham Plan Consultation</p>	<p>letter</p>

CONSULTEE NUMBER		6
Title:		Mr
Name:		Robert Weller
Do you have and comments on the timetable for producing the Cheltenham Plan?		Initially it seems leisurely but working round the implications of some of the frankly strange transport proposals will take some time.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		The scope of the Vision is limited with regard to transport. Whilst I would not champion an extreme such as envisaged in Bristol there needs to be a multi layered alternative to the use of cars but still leaving the option for people to pop into town by car for an item, for example, in a lunchtime.
Please tell us your Vision for Cheltenham		My vision is to connect Winchcombe and Bishops Cleeve by rail to the Cheltenham High Street station with the link to Cheltenham Spa open so that trains that currently terminate will park at High Street instead of in the sidings. This latter part offers extra convenience over the existing rail arrangement. It could be argued that London trains could then start at Bishops Cleeve or Winchcombe thereby reducing the pressure on parking around the current station. Taken together with the Stratford plan to reopen the same line down to Honeybourne to run Stratford to Worcester trains and the intention by GWR to complete the relaying of the track to Honeybourne, this offers opportunities for the future. In the interim the excursion trains to the racecourse could run directly to their destination instead of clogging up the town with coaches. All aspects benefit road traffic in Cheltenham and the implementation could be incremental to achieve the goals one step at a time. There would be no additional rolling stock requirements to bring main line trains through to High Street in the first instance and it is my understanding that Waitrose undertook to replace the footbridge in front of their premises with a proper rail bridge if and when the line was reopened. The overall plan is more credible and more worthwhile to Cheltenham than simply bringing excursion trains in via Honeybourne as was made in a recent proposal. The main stumbling block is Sustrans and the footpath/cyclepath but that will be little obstacle to a single track railway next to it.
What do you think about the idea of a themed Vision?		I am always a fan of a good theme. It is an excellent way to achieve focus on a large project. The only problem is that some will forget that the theme is not the complete objective and treat one aspect in isolation thereby ignoring negative impacts on other worthy elements.
Name one thing in Cheltenham that you like		Shopping
Name one thing in Cheltenham you think needs to change		transport
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Quite Important
	[to reduce crime and the fear of crime]	Quite Important
	[to make provision for identified development needs]	Not Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important

	[to conserve and improve Cheltenham's landscape character and green environment]	Quite Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Not Very Important
	[to maintain and enhance the economic vitality of the borough]	Quite Important
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Quite Important
	[to meet housing requirements, including the need for affordable housing]	Not Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Very Important
	[to increase the range of facilities for recreation and leisure]	Not Very Important
	[to encourage provision of a range of facilities and attractions for tourists]	Quite Important
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Very Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Quite Important
Are there any other objectives that you would suggest?		No
How can we make the objectives more specific to Cheltenham?		Development of Cheltenham High Street station will bring a natural rise in the standard and value of properties along the High Street with a vastly improved footfall along that axis.

Do you think that we have missed anything?	I believe that you have missed the opportunity to regenerate Cheltenham High Street through the simple step of proposing the reopening of the old station and the redirecting of terminating trains from Cheltenham Spa to Cheltenham High Street. As stated above, this would generate vastly increased footfall whilst one of the major infrastructure costs would be met by a third party (Waitrose).
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	Actually take the decision to put the reopening of Cheltenham High Street station (possibly as a first step to restoring rail links to Racecourse, Bishops Cleeve and Winchcombe) into the Regional Plan. Dare to put the proposal out to public consultation.
What do you think are the key considerations in ensuring that our plan is deliverable?	Vision and finance. Or, looking in the longer term, a plan that will be self financing.
If you have any further comments, please write them below	Nothing further to add.
How did you hear about the Cheltenham Plan Consultation	Website

CONSULTEE NUMBER		34
Title:		Ms
Name:		Helen Wells
Organisation		Save the Countryside
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		We want Cheltenham to deliver a sustainable quality of life, where people, families, their communities and businesses thrive; and in a way which cherishes our cultural and natural heritage, reduces our impact on climate change and does not compromise the quality of life of present and future generations. In Theory the Current Corporate Vision is a positive one. Save the Countryside want to ensure that in practice any future changes to our town and surrounding countryside does not negatively affect any of the environment and the existing communities in the area. Cheltenham's unique appeal is based around its historic character, parks and gardens and the countryside which surrounds it. This attracts visitors which contribute massively to the local economy. We need to preserve quality of the town and quality of life of existing residents and growth is a potential threat to this.
Please tell us your Vision for Cheltenham		The vision seems to focus on expansion and growth, rather than looking after existing residents. The objectives should focus on the quality of life, not the quantity of residents in the area. There should be a focus on the value of the countryside around Cheltenham and its contribution to quality of life for local residents. The vision should be about people's wellbeing – if their wellbeing is improved by growth or economic expansion, then that can be considered, but growth should not be a driver for the town's improvement.
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	

	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		

Do you think that we have missed anything?	
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	<p>We are Surprised to see that the very first policy area to cover is the presumption for <u>sustainable</u> development. How can development be top of the list? Supporting healthy existing communities should be at the top. This document does not define the word sustainable which must be defined clearly to ensure absolute clarity on the vision and objectives. The Local Plan Objectives have been greatly reduced compared with those in the 2006 Local Plan. Especially those related to the environment including the following :</p> <ul style="list-style-type: none"> • To conserve and enhance the natural setting of Cheltenham • To safeguard the countryside from encroachment and inappropriate development • To protect high quality agricultural land • To protect and improve the quality of land, air and water. • To maintain and encourage biodiversity. • To conserve the natural beauty of the Cotswold Hills. <p>Save the Countryside would ask that these objectives be retained otherwise it seems that these areas are no longer important to the planning team. The Cheltenham plan final document should include them or explain why they have been omitted. It would be useful to have a clear list to show what elements will not be included in this plan but as part of JCS or the NPPF. At the very least this plan should mention greenbelt land and its importance in prevention urban sprawl, and the value of agricultural land to the community.</p>
What do you think are the key considerations in ensuring that our plan is deliverable?	<p>The 2006 Cheltenham plan included a focus on development control but this latest plan does not. The document must show how development and planned development can be controlled. There should be a fair phased release of a maximum of 4-5 years' worth of sites. This Council should not allow any more land release until the first released land has absolutely been built on. The Council and the JCS team should decide on which sites should be released first, ensuring that brownfield sites (as listed on the SHLAA) are utilised completely before considering the release of any other greenfield or green belt sites. There is no consideration of traveller sites – these should be included in the Cheltenham plan. The key considerations in ensuring that the plan is deliverable should include: 1. Wellbeing of the town's existing residents- Any future growth must not be to the detriment of those that already live in the area 2. Sustainability – Transportation – ensuring the infrastructure is in place before any development is started (for example m5 2 way junction 10), improvements in existing road network to cope with additional cars, provision of cycle lanes and bus lanes. 3. Sustainability – infrastructure – ensuring there are adequate plans in place for supporting services such as hospitals, other healthcare, schools, water treatment. These must be in place before or during any large scale development. 4. Flood prevention – as Cheltenham can be subject to flooding we need to ensure that the future plans take this into consideration. For example new housing developments should have proven flood defence and alleviation schemes in place for those new houses and the existing surrounding homes. 5. Planning housing that is actually required. We need to ensure that any development includes the volume of low cost affordable and social housing that is required for the needs of the town's population, and not only the volume built that fits in with developers profit margins. 6. Economic viability of the town and any possible growth. – for example development of new housing should be planned in line with actual growth in jobs. We must ensure that new built housing is built and sold effectively – we already see large numbers of unsold new build housing.</p>
If you have any further comments, please write them below	
How did you hear about the Cheltenham Plan Consultation	

CONSULTEE NUMBER		47
Title:		Ms
Name:		Dawn Williams
Organisation		Severn Trent Water
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	Very Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Quite Important
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	Quite Important
	[to maintain and enhance the economic vitality of the borough]	

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	Very Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	Very Important
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		

<p>If you have any further comments, please write them below</p>	<p>Severn Trent Water welcomes early consultation on all new development proposals, this will allow us to assess the potential impact on sewerage infrastructure needs. We have a responsibility to provide capacity for domestic growth. We also have a requirement to manage our assets efficiently to minimise our customers bills and so cannot commit investment to provide additional capacity unless there are firm commitments that the development is going ahead and the confidence that the growth will materialise. The key issue to the effectual drainage of new developments is the sustainable management of storm water. We now expect storm water to be managed in line with the government's new Water Strategy, Future Water which sets out a vision for more effective management of surface water to deal with the dual pressures of climate change and housing development eg; by allowing for the increased capture and reuse of water. In areas where the risk of flooding is significant the surface water managements plans should be considered.</p>
<p>How did you hear about the Cheltenham Plan Consultation</p>	<p>Email</p>

CONSULTEE NUMBER		38
Title:		Mr
Name:		Shaun Cullimore
Organisation		Swindon Parish Council
Do you have and comments on the timetable for producing the Cheltenham Plan?		The Scoping Consultation document indicates that it should be in accordance with the JCS but the JCS is still being progressed through its final stages. Therefore this consultation should follow on after the JCS has been finalised.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		The JCS Current Vision fails to relate to the needs of Cheltenham and instead supports large scale development and directs all visionary ideas to providing all new infrastructure to support and service those new developments.
Please tell us your Vision for Cheltenham		The plan needs to balance the needs, aspirations and quality of life of existing residents with need to provide for an increasing population. The Green Belt is fundamental to the character of the area and should not be de-emphasised and pushed aside for reasons of expediency.
What do you think about the idea of a themed Vision?		We disagree that a vision would be better represented by focusing on three or four themes. This selective approach would lead to a reduction in depth and objectives. This could result in opportunities to consider areas of concern being ignored as they do not fit within the areas of focus.
Name one thing in Cheltenham that you like		The Borough is much more than the town. It includes countryside, green belt, agricultural land and Areas of Outstanding Natural Beauty.
Name one thing in Cheltenham you think needs to change		There are many derelict and unused brownfield sites that are a blight on the character of the area.
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	Quite Important
	[to reduce crime and the fear of crime]	Quite Important
	[to make provision for identified development needs]	Quite Important
	[to create more sustainable patterns of development, with priority use of previously-developed land]	Very Important
	[to meet the needs of the elderly and people with disabilities]	Quite Important
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	Quite Important
	[to conserve and improve Cheltenham's landscape character and green environment]	Very Important
	[to prevent the coalescence of Cheltenham with other settlements]	Very Important
	[to reduce waste and energy consumption and conserve natural resources]	Quite Important

	[to maintain and enhance the economic vitality of the borough]	No View
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	Not Very Important
	[to meet housing requirements, including the need for affordable housing]	Quite Important
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	Quite Important
	[to increase the range of facilities for recreation and leisure]	No View
	[to encourage provision of a range of facilities and attractions for tourists]	No View
	[to encourage the retention and provision of a range of community facilities and services]	Quite Important
	[to promote sustainable transport]	Quite Important
	[to ensure infrastructure in development is provided to a satisfactory standard]	Quite Important
Are there any other objectives that you would suggest?	There is good agricultural land to the North West of Cheltenham. There is great need for it nationally and it should be retained as such. Individual trees, hedgerows, coppices and larger areas of woodland are important features in the countryside, not just visually but to protect the landscape from erosion, act as windbreaks and provide habitats for diverse wildlife.	
How can we make the objectives more specific to Cheltenham?	Recognise that the character of Cheltenham Borough (not just the town) derives from both its built environment and its rural setting. Recognise the need to protect and preserve the quality of life for existing residents when considering the development needs for the future. Recognise that traffic management must be key concern. Traffic is a major issue that will only get worse through further development.	

Do you think that we have missed anything?	The proposed scope fails to support the existing residents of Cheltenham. It does not promote the provision of affordable homes in existing communities. It fails to consider the importance of farming and agriculture in Cheltenham. It does not ensure the development of white and brown land. The JCS M5 Junction 10 which needs to be made two way before any developments are allowed to take place in the North and West of Cheltenham. Increasing the slow moving traffic making its way to and from junction 11 of the M5 is going to have a severely detrimental impact on the environment, safety and air quality throughout the route.
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?	
What do you think are the key considerations in ensuring that our plan is deliverable?	The road infrastructure struggles to cope with existing traffic levels. Traffic management issues must be addressed before any significant additions to housing stocks are made.
If you have any further comments, please write them below	A high demand for housing should not be transformed into a lowering of standards in the quality and spatial needs of housing provision. Nor should the occupancy of the housing be reduced from the statistical data in order to inflate the number of dwellings needed. It is essential for the future well-being of the residents within the borough and the neighbouring boroughs/city that the most currently analysis available should be used when forecasting the population growth. Currently there is a trend downwards from the earlier projections. The scoping document states that a significant amount of infrastructure is expected to come forward in the plan period funded largely by development contributions. It is difficult to see how existing communities will benefit from the proposals when their finance will come from new developments and will probably benefit new developments.
How did you hear about the Cheltenham Plan Consultation	Email

CONSULTEE NUMBER		31
Title:		Mr
Name:		Nick Croft
Organisation		Tewkesbury Borough Council
Do you have and comments on the timetable for producing the Cheltenham Plan?		The timetable set out on page 6 looks reasonable given the need to link to the overarching strategic plan (the Joint Core Strategy [JCS]) that is currently being prepared. A similar schedule is currently proposed for preparation of the Tewkesbury Borough Plan. It is noted that timescales may change subject to progress with the JCS and availability of resources.
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	

	[to maintain and enhance the economic vitality of the borough]	
	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		'Self-sufficiency' could usefully comprise an objective of the plan to signal the intent that, 'it will be expected that as much land within [Cheltenham] borough as is reasonable having regard to material planning considerations should be released to contribute to meeting the identified development need'.
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		

<p>If you have any further comments, please write them below</p>	<p>As a neighbouring authority and partner in preparation of the JCS, and given the nature of the 'consultation' at this initial stage we have restricted our response to the 'further comments' section. It is noted that the JCS will address many of the cross-boundary issues. With regards the recognition in the Scoping Document (pg.12) that Cheltenham is unlikely to be able to meet its 'objectively assessed need' (OAN) it will require support from neighbouring authorities, of which Tewkesbury Borough is one. We welcome the acknowledgement that, 'it will be expected that as much land within [Cheltenham] borough as is reasonable having regard to material planning considerations should be released to contribute to meeting the identified development need.' The balance struck (i.e. that which is 'reasonable') between meeting the OAN and addressing material planning considerations will be an important factor, as will the duty to co-operate. Self-sufficiency could therefore usefully comprise an objective of the plan to signal this intent. In seeking to maximise urban capacity, and thus self-sufficiency, it would be helpful to present a positive policy stance in which development on non-allocated/undesignated land is viewed favourably. Linked to this, in your call for sites it would be useful to highlight that the Green Belt boundary around the borough is being redrawn and acknowledge that AONB does not prohibit development (noting the recent Tetbury appeal decisions). In referring to the need for Cheltenham's housing requirement to be met outside of the borough it is important that the housing market area within which the borough exists informs the context. We look forward to working with you during preparation of your plan, and likewise in the preparation of our Tewkesbury Borough Plan.</p>
<p>How did you hear about the Cheltenham Plan Consultation</p>	<p>Database Contact</p>

CONSULTEE NUMBER		41
Title:		Ms
Name:		Rose Freeman
Organisation		The Theatre Trusts
Do you have and comments on the timetable for producing the Cheltenham Plan?		
Do you have any comments on the current Corporate Vision and JCS Vision and how they should relate to the Cheltenham Plan?		
Please tell us your Vision for Cheltenham		
What do you think about the idea of a themed Vision?		
Name one thing in Cheltenham that you like		
Name one thing in Cheltenham you think needs to change		
Below is a list of objectives compiled from existing plans. Please indicate how important you think each of these objectives are:	[to achieve a high standard of design in new development]	
	[to reduce crime and the fear of crime]	
	[to make provision for identified development needs]	
	[to create more sustainable patterns of development, with priority use of previously-developed land]	
	[to meet the needs of the elderly and people with disabilities]	
	[to conserve and improve Cheltenham's architectural, townscape and historical heritage]	
	[to conserve and improve Cheltenham's landscape character and green environment]	
	[to prevent the coalescence of Cheltenham with other settlements]	
	[to reduce waste and energy consumption and conserve natural resources]	
	[to maintain and enhance the economic vitality of the borough]	

	[to safeguard land and buildings in existing employment use, or if unoccupied, last in employment use]	
	[to meet housing requirements, including the need for affordable housing]	
	[to maintain and enhance the vitality and viability of the town centre as a sub-regional shopping centre]	
	[to increase the range of facilities for recreation and leisure]	
	[to encourage provision of a range of facilities and attractions for tourists]	
	[to encourage the retention and provision of a range of community facilities and services]	
	[to promote sustainable transport]	
	[to ensure infrastructure in development is provided to a satisfactory standard]	
Are there any other objectives that you would suggest?		
How can we make the objectives more specific to Cheltenham?		
Do you think that we have missed anything?		
Do you have any suggestions, specific to Cheltenham, for how we should develop these policy areas?		
What do you think are the key considerations in ensuring that our plan is deliverable?		

<p>If you have any further comments, please write them below</p>	<p>Thank you for your email of 8 July and letter received 8 July consulting The Theatres Trust on the scope of the Cheltenham Plan. The Theatres Trust is The National Advisory Public Body for Theatres. The Theatres Trust Act 1976 states that 'The Theatres Trust exists to promote the better protection of theatres. It currently delivers statutory planning advice on theatre buildings and theatre use through the Town & Country Planning (General Development Procedure) (England) Order 2010 (DMPO), Articles 16 & 17, Schedule 5, para.(w) that requires the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre.' The word 'cultural' is used in the corporate vision on page 7, but does not appear anywhere else in the document. The document should reflect item 23 of the National Planning Policy Framework, (NPPF) regarding the vitality of town centres, which states that a range of suitable sites should be allocated to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that the need for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres if necessary to ensure a sufficient supply of suitable sites. The NPPF is quite specific about matters that should be addressed in planning policies and we suggest that leisure, social and cultural facilities should be included in your policy areas within Healthy Communities (not economy and employment), and within a succeeding policy regarding the protection and enhancement of your existing city centre leisure infrastructure, and again within a policy for the city centre concerning their significant contribution to a vibrant evening economy. The evening economy should ensure that a range of leisure, social and cultural facilities are provided which offer jobs and entertainment for visitors and residents, including bars, clubs, music venues, restaurants, cinema and theatres (the area has a wealth of cultural venues). Together these support and strengthen the city's economic standing and attraction beyond its function as an employment destination and shopping centre.</p>
<p>How did you hear about the Cheltenham Plan Consultation</p>	