

The Cheltenham Plan

**INTEGRATED APPRAISAL
(Sustainability Appraisal; Strategic
Environmental Assessment; Health Impact
Assessment & Equality Impact
Assessment)**

November 2017

Appendices

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Cheltenham Borough Council

The Cheltenham Plan: Regulation 19

INTEGRATED APPRAISAL (IA)

Sustainability Appraisal (SA); Strategic Environmental Assessment (SEA); Health Impact Assessment (HIA); Equality Impact Assessment (EqIA)

Appendices

- I Statement of Compliance with SEA Directive & Regulations**
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Please note that Appendices II, III & IV are available on the Council's website

Appendix I: Statement on Compliance with SEA Directive & Regulations

The EU SEA Directive¹ (Annex 1) requires certain information to be provided in the Environmental Report. This requirement is implemented into UK legislation through the SEA Regulations (2004)². This is Appendix I of the Integrated (Sustainability) Report that constitutes the Environmental Report as required by the SEA Directive and the UK SEA Regulations.

This Appendix I sets out how the requirements for SEA have been met and signposts where this information is found in the Integrated (Sustainability) Appraisal Report (November 2017) accompanying the Draft Cheltenham Plan on Regulation 19 consultation –and in accordance with paragraph 165 of the National Planning Policy Framework (2012)³.

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
<ul style="list-style-type: none"> An outline of the contents, main objectives of the plan and relationship with other relevant plans 	Section 1 Introduction	<ul style="list-style-type: none"> Sets out the vision and main objectives of Draft Cheltenham Borough Local Plan.
	Section 3 Context & Baseline	<ul style="list-style-type: none"> Summarises the relationship with other relevant plans and the implications for the Draft Cheltenham Borough Local Plan.
<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan 	Section 3 Context & Baseline	<ul style="list-style-type: none"> Summarises the relevant baseline conditions for sustainability (including the state of relevant environmental aspects) in the Cheltenham Borough Plan area, and likely evolution without the Plan.
<ul style="list-style-type: none"> The environmental characteristics of the area likely to be affected 	Section 3 Context & Baseline	<ul style="list-style-type: none"> Summarised in Section 3 of Main IA Report.
<ul style="list-style-type: none"> Any existing environmental problems which are relevant to the 	Section 3 Context &	<ul style="list-style-type: none"> Summarises existing sustainability (including environmental problems) for the Cheltenham Borough Plan area.

¹ <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

² <http://www.parliament.uk/documents/post/postpn223.pdf>

³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
plan including, in particular, those in relation to any areas of a particular environmental importance	Baseline	
<ul style="list-style-type: none"> The environmental protection objectives relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation 	Section 2 IA Methods Section 3 Context & Baseline	<ul style="list-style-type: none"> Provides the summary of objectives for sustainability in the Cheltenham Borough Plan area (including environmental objectives) and the implications of these objectives for the Draft Cheltenham Borough Local Plan. Detailed IA Framework guiding assessment of effects against the Objectives.
<ul style="list-style-type: none"> The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects 	Section 2 IA Methods Table 2.1	<ul style="list-style-type: none"> Presents the IA Framework of objectives that shows which of the issues listed by the SEA Regulations are progressed by which IA objectives. This ensures that all of the issues are considered during the assessment of each element of the Draft Cheltenham Borough Local Plan. All policies and site allocations are assessed against IA objectives.
	Section 5 & 6 Appendices III to V	<ul style="list-style-type: none"> Summarises the likely significant effects of implementing the Draft Cheltenham Borough Local Plan Part 1 with details provided in the appendices. Where possible, an indication is given of whether the effect is likely to be cumulative, short, medium and long term
<ul style="list-style-type: none"> The measures envisaged to prevent, reduce and as fully as possible offset any significant 	Section 5 & 6 Appendices III to V	<ul style="list-style-type: none"> Where potential significant negative effects are predicted the IA has sought to provide suggestions for mitigation possibilities. These are provided in Section 5 of the IA Report and in the

SEA Directive & Regulation Requirements	SA Report Section	Summary of Contents
adverse effects on the environment of implementing the plan		appraisal matrices (appendices).
<ul style="list-style-type: none"> An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information 	Sections 4, 5 & 6 Appendix VII Table 5.1	<ul style="list-style-type: none"> The potential site allocations were appraised through IA (Appendix VII). The reasons for progressing options & not taking others forward is set out in Table 5.1.
	Sections 2 & 3 Methods & Context, Baseline	<ul style="list-style-type: none"> Outlines how the assessment was undertaken – the appraisal methodology and difficulties encountered in compiling information are noted.
<ul style="list-style-type: none"> A description of the measures envisaged concerning monitoring 	Section 7	<ul style="list-style-type: none"> Provides measures proposed for monitoring the sustainability (and environmental) effects of the implementation of the Draft Cheltenham Borough Local Plan.
<ul style="list-style-type: none"> A non-technical summary of the information provided under the above headings 	Report preface (available separately)	<ul style="list-style-type: none"> Provides a non-technical summary.

The Cheltenham Plan (Part One Preferred Options) Consultation (6 February to 20 March 2017)
Issues raised on the Sustainability Appraisal (SA) & Habitats Regulations Assessment (HRA) Reports (October 2016)
accompanying the draft Cheltenham Plan Part One Preferred Options published for public consultation October 2016

Consultee	SA or HRA Issue Raised	Summary Draft Response
Environment Agency	Evidence: Previously advised that a Level 2 SFRA & Sequential Test, as well as a foul drainage infrastructure assessment (as part of an IDP), should be undertaken to inform site selection.	Noted. The SA used Defra Magic flood risk maps as evidence at this stage of the assessment and plan-making.
	Previously advised that we would advocate Local Plan Policy in relation to flood risk, land contamination and remediation, the Water Framework Directive (WFD), foul drainage provision, biodiversity and habitat creation, climate change, water use and resource, and renewable energy. We consider the Plan does not currently contain sufficient environmental protection and enhancement policies. Acknowledges the link to the JCS & its Policies.	SA Objective No 9 relates to water resources & quality, referring to water safeguarded & water protection zones.
	Concern re flood risk for sites CP023, CP068/69, CP038, CP075 It is unclear what Flood Zone information has been used to inform the Local Plan - flood risk has not been added to CP018, CP070 and CP085 for example. The Local Plan makes no reference to the standard of protection of the Cheltenham Flood Alleviation Scheme (FAS). Whilst this FAS does reduce flood risk in the town centre it should be noted that its presence cannot be relied upon to facilitate new development (i.e. the floodplain without the benefit of the defences should be assessed). Also, previously advised 5	The SA used Defra Magic flood risk maps as evidence at this stage of the assessment and plan-making.

	potential FASs in Cheltenham – need to be considered.	
	It is important that land contamination is also considered when allocating sites. Firstly, we would seek confirmation of what evidence base sources/ data sets have been used when considering site allocations.	SA Objective No 14 considered BMVL and greenfield/pdf, with any comments on contamination if known from previous use.
	All river waterbodies are not currently meeting the required status of good ecological quality under WFD. There are development sites proposed, particularly the larger ones such as Land at Arle Nurseries and Land at Leckhampton, where there will be good opportunities for ecological and water quality enhancement.	Specific reference to the quality status of waterbodies under WFD can be included in the next stage of plan-making and assessment. The SA recommended opportunities for biodiversity enhancement through policy wording, for example, CP037 & CP034 (Arle Nurseries) – more details can be considered at the next stage of plan-making and assessment.
	SA: no specific comments at this stage although any omissions in evidence, such as SFRA Level 2, should be reported in the SA.	Noted, with thanks.
	HRA: expect NE to lead on this but to note that EA referred to foul drainage infrastructure/IDP as part of the JCS process & will expect the CP to ensure appropriate & timely delivery.	Noted, with thanks.
Natural England	HRA Screening: NE does not agree with the conclusion of no likely significant effects with regard to the Cotswold Beechwoods Special Area of Conservation (SAC). The Cheltenham Plan area is approximately 5km from the Cotswold Beechwoods SAC. Whilst we note that the majority of the site allocations are over 10km from the Cotswold Beechwoods SAC, as yet there is no strategic understanding of where visitors come from and how they use the SAC, no established zone of influence for recreational pressure and no mitigation	The HRA of the Cheltenham Plan has to follow the HRA of the JCS. Any further discussions and surveys required in order to establish the nature and scale of impacts from recreational pressures arising through the JCS, together with agreement on an appropriate mitigation plan, will be taken into account at the next stage of plan-making and assessment.

	<p>plan. In combination impacts must also be considered. Without this information, it is not possible to reach a conclusion of no likely significant effects from the Cheltenham Plan based on distance alone.</p> <p>We welcome the plan's Local Green Space policy, particularly the identification of sites for Local Greenspace Designation. However, these local green spaces cannot be assumed to provide mitigation for recreational pressure on the SAC; the sites are local rather than strategic and have not been assessed or selected with this purpose in mind. In addition, there is an emphasis on the protection of existing sites rather than their improvement or the creation of new sites to absorb the additional need generated through growth. We therefore do not agree with the HRA's conclusion that the green space policies mitigate against additional recreational pressure on the Cotswold Beechwoods SAC to allow a conclusion of no likely significant effects.</p> <p>In the absence of visitor surveys, partnership discussions and an agreed mitigation plan, it is difficult to justify a conclusion of no likely significant effects on the Cotswold Beechwoods SAC as a result of the Cheltenham Plan. As a step towards this, we recommend that the plan goes further to secure the delivery of strategic green infrastructure.</p> <p>The examination of the JCS considered the issue of recreational impacts on the Cotswold Beechwoods SAC in some detail, through an addendum to its HRA (May 2015) and the subsequent production of a Statement of Cooperation between the JCS authorities and Natural England. All parties agreed that any significant effects of the JCS on the SAC due to</p>	
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	<p>increased recreation are capable of being addressed through mitigation. The JCS sets out a possible route for this mitigation, through green infrastructure and developer contributions for site management. It therefore puts the necessary hooks in place to allow this to happen, but further work is required to understand the issue and deliver appropriate mitigation.</p> <p>As part of the examination for the JCS, it was agreed that further discussions and surveys were required in order to establish the nature and scale of impacts and an appropriate mitigation plan needed to be agreed. The JCS authorities committed to working in partnership and Natural England to bring this about, but as of yet there has been no progress on this matter. We recommend that the Local Authorities now start this process.</p>	
Historic England	<p>HE does not consider that the JCS does, in itself, provides an adequate positive strategy, or policy, for the conservation, protection and enhancement of Cheltenham's historic environment – and HE recommends a specific heritage policy within the Cheltenham Local Plan.</p>	Noted – matter for plan-making.
Highways England	<p>The Draft Plan provides limited information on transport, beyond comments that some development sites are located with good access to the SRN. Whilst it aligns with the vision and land-use strategy of the JCS, a transport strategy has yet to be finalised for the JCS. HE not in a position to support an all-movement M5 J10 at this time, and further modelling / evidence is required.</p>	Noted – matter for plan-making.

	Beyond simple site selection criteria, Highways England is not aware of any transport studies have been undertaken, beyond those informing the JCS development process. In terms of JCS modelling, this is still to be completed. Gaps remain in the Draft Plan and JCS transport evidence base at this time.	
Robert Hitchins Ltd	SA Report (October 2016) does not include a comparative assessment of potential sites & is not transparent. Table 5.1 sets out reasons for dismissing sites including SALA found option not deliverable or developable – no comparative assessment against the SA criteria.	<p>The SA has an important role to play in plan-making by helping to identify, refine and assess reasonable alternatives. There is no definition in the SA Regulations for “reasonable alternatives” but Government guidance on SA/SEA advises this to mean suitable and deliverable within the plan period.</p> <p>It is the plan-making authority that is the primary decision-maker in relation to identifying what is to be regarded as a reasonable alternative. This was further confirmed in the High Court Judgment FoE v Welsh Ministers (March 2015) that the evaluation of which alternatives should be included is a matter primarily for the decision-making authority.</p> <p>Whilst the SA findings inform plan-making, they are not the sole source of information for decision-making. The SA is only required to carry out a (comparative) assessment using the SA objectives/criteria of those options that are considered to be reasonable. Table 5.1 sets out the reasons for selection or rejection of site options. Comparative assessment undertaken and reported in Appendix VII; summary findings to be included in main text to present explicitly that comparative assessment made.</p>

RPS Planning	SO41 – although JCS Inspector has motioned to remove from the Green Belt, the Council's SALA & SA (page 50) consider the site not deliverable or developable. The site should therefore be excluded from later stages of plan making.	Noted – matter for plan-making.
	Land at Leckhampton: could be increased from 200 to 370 homes and Land at Arle Nurseries reduced from 200 to 0 homes.	Noted – matter for plan-making.
Anne Griffiths	It is essential that the LP carries out a full Health Impact Assessment to address well recorded concerns are in respect of unacceptable levels of air or soil pollution, odours both alone or cumulatively. Improvements need to be to connectivity of the various transport modes, eg cycling, car, bus coach, and train by establishing a central transport hub to connect all modes of transport. Also, there is a need to improve radial pedestrian and cycle routes across the town, to encourage non-car based movement.	Noted and agreed. The SA Framework includes consideration of Health/Well-being (No 3), Transport & Traffic (Nos 5&6), Air Quality (No 7), Water (No 8) and Soils (No 14); and the SA considers the cumulative effects of the emerging elements of the draft Plan.
	This LP should ensure that the best quality land around Cheltenham which is protected to ensure that it continues to be used in agriculture, for food production and food security, as well as being used as a green buffer to improve air quality, by retaining the Green Belt and establishing Local Green Space, which will encourage access to the countryside.	Note and agreed.
Mary Nelson	When and how is air pollution to be recognised and tackled in the Local Plan? Cheltenham is already an AQMA, and is to be subjected to massive urban extensions. There is an unrealistic reliance upon modal	Noted – matter for plan-making. The SA Framework includes consideration of Health/Well-being (No 3), Transport & Traffic (Nos 5&6), and Air Quality (No 7).

	shift in the JCS evidence, which at best will only be around 4%. Cheltenham has a difficult road lay out, with no proper ring roads, and increased congestion from the urban extensions is a certainty.	

APPENDIX VI: COMPATIBILITY ANALYSIS SA OF THE DRAFT CHELTENHAM PLAN VISION AND OBJECTIVES

Key:

Neutral	○
Very Compatible	++
Compatible	+
Uncertain	?
Incompatible	-
Very Incompatible	--

Draft Cheltenham Borough Local Plan Vision Theme A:

"Cheltenham is a place where people live in strong, safe, healthy, well-served and well-connected communities"

IA No.	IA Objective	Compatibility Analysis
1	Ensure everyone has access to a high quality home that they can afford and that meets their needs.	++
2	Ensure the availability of employment land and premises to encourage inward investment and support the growth of existing businesses and the vitality of the town and its suburbs.	++
3	Support communities with inclusive design, promote healthy lifestyles and reduce inequalities in wellbeing and opportunity.	++
4	Improve provision and accessibility to services and facilities, including health and educational facilities.	++
5	Maximise the use of sustainable modes of transport and reduce the need to travel by car	++
6	To ensure safety and ease of access to the existing road network, and ensure that there is capacity to accommodate growth.	++
7	To reduce the contribution to climate change and reduce the contribution to atmospheric pollution, including greenhouse gases.	++
8	To reduce the demand for water, and maintain and improve the quality of water	++
9	To manage and reduce flood risk.	++
10	To safeguard and enhance biodiversity and improve connectivity between green spaces and functional habitats.	+
11	Protect and improve the quality of the townscape and the broader landscape setting.	+
12	To protect and enhance the area's distinctive historic environment, including known and potential archaeological sites, designated and non-designated heritage assets and their setting, in a manner appropriate to their significance.	+
13	To protect and enhance the area's distinctive qualities that form part of the attraction to and fondness for the area.	+
14	Minimise the use of natural resources including soil and greenfield land, protect safeguarded mineral resources, and soil quality.	+

Summary:

The Draft Cheltenham Borough Local Plan Vision Theme A is compatible with all of the IA Objectives, particularly those relating directly to settlements, settlement infrastructure and settlement connectivity.

IA Recommendation(s): No recommendation.

Draft Cheltenham Borough Local Plan Objectives Theme A:

- a) Recognise the local distinctiveness of Cheltenham's various neighbourhoods and deliver regeneration where appropriate;
- b) Ensure provision of sufficient housing land and other opportunities for residential development that meets the needs of the current and future population of the Borough;
- c) Understand what people need from the places where they live and work to help create socially sustainable communities via local models;
- d) Ensure that new communities are integrated with neighbouring communities to promote cohesion and reduce social isolation;
- e) Enable investment in schools, healthcare and other community facilities and meeting places in order to support new and existing communities;
- f) Increase opportunities for sport and active leisure, particularly in areas of under-provision;
- g) Ensure that places are designed in a way that is accessible to all and promotes walking, cycling and use of public transport;
- h) Support a network of neighbourhood centres that provide an appropriate range of local amenities to support sustainable communities; and
- i) Ensure that new development protects public safety and amenity and creates environments that contribute to reducing crime and fear of crime.

Draft Cheltenham LP Objectives (Theme A)	Integrated Appraisal Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
A	+	++	++	+	+	0	+	?	0	0	++	++	++	++
B	++	0	++	+	0	0	?	?	?	?	?	?	+	?
C	+	++	++	++	+	+	0	0	0	0	+	+	++	0
D	+	0	++	++	+	+	0	0	0	0	0	0	0	0
E	+	0	++	++	+	0	0	?	0	0	?	0	0	?
F	+	0	++	++	+	0	0	0	0	0	+	0	0	0
G	+	++	++	++	++	++	++	0	0	0	+	0	0	0
H	+	++	++	++	++	0	++	0	0	0	0	0	0	0
I	+	+	++	+	+	0	+	0	0	0	+	0	+	0

Summary:

The Draft Cheltenham Borough Local Plan Theme A Objectives are compatible with the majority of the IA Objectives, particularly IA Objectives relating to the provision of housing, employment and infrastructure and Objectives that seek to reduce inequalities. Some of the Theme A Objectives are very specific and therefore only relate to certain IA topics, as such these are likely to have a neutral effect on a number of other IA Objectives.

Overall, the IA found that each of the Theme A Objectives are compatible with at least one of all the IA Objectives which means that each Theme A objective is contributing to sustainable development to a certain extent. Given the complex inter-relationships between objectives, some uncertainties do exist; for example, the delivery of new housing has the potential to affect water resources and quality, flood risk, townscape, biodiversity and historic heritage settings. Positive effects will be dependent on further objectives that seek to minimise potential negative effects and maximise positive effects, for example objectives that seek to reduce demand for water resources and objectives that seek high quality design.

IA Recommendation(s): To reduce uncertainties, Theme A Objective B could be expanded to include wording that seeks to minimise effects on the natural environment whilst meeting housing needs. For example,

'Ensure provision of sufficient housing land and other opportunities for residential development that meets the needs of the current and future population of the Borough, whilst minimising the impacts of development on the natural environment'

Draft Cheltenham Borough Local Plan Vision Theme B:

"Cheltenham is a place with a prosperous and enterprising economy where education and employment opportunities are increasing and diversifying, where businesses choose to invest and where the benefits are felt by all"

IA No.	IA Objective	Compatibility Analysis
1	Ensure everyone has access to a high quality home that they can afford and that meets their needs.	0
2	Ensure the availability of employment land and premises to encourage inward investment and support the growth of existing businesses and the vitality of the town and its suburbs.	++
3	Support communities with inclusive design, promote healthy lifestyles and reduce inequalities in wellbeing and opportunity.	++
4	Improve provision and accessibility to services and facilities, including health and educational facilities.	++
5	Maximise the use of sustainable modes of transport and reduce the need to travel by car	0
6	To ensure safety and ease of access to the existing road network, and ensure that there is capacity to accommodate growth.	0
7	To reduce the contribution to climate change and reduce the contribution to atmospheric pollution, including greenhouse gases.	0
8	To reduce the demand for water, and maintain and improve the quality of water	0
9	To manage and reduce flood risk.	0
10	To safeguard and enhance biodiversity and improve connectivity between green spaces and functional habitats.	0
11	Protect and improve the quality of the townscape and the broader landscape setting.	0
12	To protect and enhance the area's distinctive historic environment, including known and potential archaeological sites, designated and non-designated heritage assets and their setting, in a manner appropriate to their significance.	0
13	To protect and enhance the area's distinctive qualities that form part of the attraction to and fondness for the area.	+

14	Minimise the use of natural resources including soil and greenfield land, protect safeguarded mineral resources, and soil quality.	0
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Summary:

The Draft Cheltenham Borough Local Plan Vision Theme B is very specific to the economy and employment and educational opportunities, as such the Theme B Vision is strongly compatible with IA Objectives relating to the economy and education, and can support a reduction in inequalities. Given that it is so specific however, it is unlikely to affect the majority of IA Objectives.

IA Recommendation(s): No recommendation.

Draft Cheltenham Borough Local Plan Objectives Theme B:

- a) Ensure provision of sufficient employment land and other opportunities for economic development to attract new businesses and to enable existing businesses to grow and develop within Cheltenham;
- b) Promote the development of adaptable and flexible employment space within Cheltenham so that sites and buildings can be re-used with minimal environmental impact;
- c) Assist in developing and maintaining an attractive retail offer in the town centre and other designated centres;
- d) Encourage the delivery of sustainable transport infrastructure, a range of transport options and better links across the Borough including parking provision and public transport;
- e) Encourage knowledge-intensive services businesses in high value sectors; and
- f) Support development of Cheltenham's educational facilities to ensure that the young people have access to a wide range of opportunities.

Draft Cheltenham LP Objectives (Theme B)	Integrated Appraisal Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
A	0	++	+	0	0	0	?	?	?	?	?	?	+	?
B	0	++	+	0	0	+	+	+	+	+	++	+	+	+

Draft Cheltenham LP Objectives (Theme B)	Integrated Appraisal Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
C	0	++	+	++	0	+	0	0	0	0	+	0	+	+
D	0	++	++	++	++	++	++	0	0	0	0	0	+	0
E	0	++	+	0	0	0	0	0	0	0	0	0	+	0
F	0	++	+	++	0	0	0	0	0	0	0	0	+	0

Summary:

The Draft Cheltenham Borough Local Plan Theme B Vision and Objectives are very specific to the economy and employment and educational opportunities, as such the Theme B Objectives are unlikely to have an effect on the majority of the IA Objectives. The Theme B Objectives are highly compatible with IA Objectives relating to the economy, employment and education, as well as IA Objectives to reduce inequalities. Theme B Objective B seeks to re-use buildings and minimize impacts on the environment, as this Objective encompasses environmental considerations it is considered compatible with the majority of IA Objectives.

Overall, the IA found that each of the Theme B Objectives are compatible with at least one of all the IA Objectives which means that each Theme B objective is contributing to sustainable development to a certain extent. Given the complex inter-relationships between objectives, some uncertainties do exist; for example, the delivery of new employment land has the potential to affect water resources and quality, flood risk, townscape, biodiversity and historic heritage settings. Positive effects will be dependent on further objectives that seek to minimize potential negative effects and maximize positive effects, for example objectives that seek to reduce demand for water resources and objectives that seek high quality design.

IA Recommendation(s): To reduce uncertainties, Theme B Objective A could be expanded to include wording that seeks to minimise effects on the natural environment whilst delivering new employment land. For example,

'Ensure provision of sufficient employment land and other opportunities for economic development to attract new businesses and to enable existing businesses to grow and develop within Cheltenham, whilst minimising the impacts of development on the natural environment'

Draft Cheltenham Borough Local Plan Vision Theme C:

"Cheltenham is a place where the quality and sustainability of our cultural assets and natural and built environment are valued and recognised locally, nationally and internationally and tourists choose to visit and return to"

IA No.	IA Objective	Compatibility Analysis
1	Ensure everyone has access to a high quality home that they can afford and that meets their needs.	+
2	Ensure the availability of employment land and premises to encourage inward investment and support the growth of existing businesses and the vitality of the town and its suburbs.	+
3	Support communities with inclusive design, promote healthy lifestyles and reduce inequalities in wellbeing and opportunity.	+
4	Improve provision and accessibility to services and facilities, including health and educational facilities.	+
5	Maximise the use of sustainable modes of transport and reduce the need to travel by car	+
6	To ensure safety and ease of access to the existing road network, and ensure that there is capacity to accommodate growth.	+
7	To reduce the contribution to climate change and reduce the contribution to atmospheric pollution, including greenhouse gases.	+
8	To reduce the demand for water, and maintain and improve the quality of water	++
9	To manage and reduce flood risk.	+
10	To safeguard and enhance biodiversity and improve connectivity between green spaces and functional habitats.	++
11	Protect and improve the quality of the townscape and the broader landscape setting.	++
12	To protect and enhance the area's distinctive historic environment, including known and potential archaeological sites, designated and non-designated heritage assets and their setting, in a manner appropriate to their significance.	++
13	To protect and enhance the area's distinctive qualities that form part of the attraction to and fondness for the area.	++

14	Minimise the use of natural resources including soil and greenfield land, protect safeguarded mineral resources, and soil quality.	++
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Summary:

The Draft Cheltenham Borough Local Plan Vision Theme C is compatible with all of the IA Objectives, particularly those relating to environmental considerations, which is not surprising given that the theme seeks to place value on quality and sustainability in both the natural and built environment.

IA Recommendation(s): No recommendation.

Draft Cheltenham Borough Local Plan Objectives Theme C:

- a) Conserve and enhance Cheltenham's architectural, townscape and landscape heritage, particularly within the town's conservation areas;
- b) Conserve, manage and enhance Cheltenham's natural environment and biodiversity;
- c) Support development of Cheltenham's sporting, cultural, arts and tourism infrastructure (including public art) to ensure that the Borough maintains its reputation as a cultural destination and continues to be an attractive place to visit;
- d) Address the challenge of climate change, ensuring that development meets high design and sustainability standards and is built to be adaptable over the long term;
- e) Create a walkable network of interconnected, multifunctional green spaces that link with the wider countryside;
- f) Support provision, maintenance and continued investment in a high quality public and private realm, including formal and informal green spaces and private gardens that contribute to local amenity and wildlife biodiversity; and
- g) Manage and reduce the risk of flooding within the Borough.

Draft Cheltenham LP Objectives (Theme C)	Integrated Appraisal Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
A	+	+	+	0	0	0	0	0	0	0	++	++	++	0
B	0	0	+	0	0	0	+	++	+	++	++	0	++	++
C	0	+	+	0	0	0	0	0	0	0	++	+	++	0
D	++	+	++	+	+	+	++	++	+	+	++	0	++	+
E	0	0	++	+	+	0	+	+	+	++	++	0	++	+
F	++	+	++	0	+	0	+	0	0	++	++	+	++	0
G	+	0	0	0	0	0	+	+	++	+	+	0	+	0
<p>Summary: The Draft Cheltenham Borough Local Plan Theme C Objectives are compatible with the majority of the IA Objectives, particularly IA Objectives relating to the protection and enhancement of the natural environment, and the promotion of healthy lifestyles. Some of the Theme C Objectives are very specific and therefore only relate to certain IA topics, as such these are likely to have a neutral effect on a number of other IA Objectives.</p> <p>Overall, the IA found that each of the Theme C Objectives are compatible with at least one of all the IA Objectives which means that each Theme C objective is contributing to sustainable development to a certain extent.</p> <p>IA Recommendation(s): No recommendation.</p>														

Appendix VII: SA of Site Options (October 2016 & October 2017)

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Cheltenham Borough Local Plan Site Options

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Benhall and the Reddings	34
Charlton Kings	48
Charlton Park	50
College	54
Hester's Way	58
Lansdown	68
Leckhampton	79
Oakley	85
Park	90
Pittville	97
Prestbury	107
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St Peters	153
Swindon Village	160
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Additional Sites	180
Employment Sites	200
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Significance Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
- -	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
- ?	It is also possible to have two symbols for an SA Objective. For example, A development could have the potential for a minor negative effect against SA Objective 10 (Biodiversity); however, there is an element of uncertainty until lower level assessments have been carried out.	
+ -	SA Objective 2, 5 & 11 consider more than one topic and as a result development at a site could have a different effect upon each topic considered. For example, against SA Objective 5 a site option might be located in close proximity to strategic footpaths / cycle routes with the potential for positive effects on access to sustainable transport modes, however it may also be located beyond reasonable walking distance to the nearest train station with the potential for negative effects on access to sustainable transport modes.	

Sustainability (Integrated) Appraisal Objectives Summary Key:

SA Objective	Description
1	Housing: The nature and significance of the effects against this SA Objective will primarily relate to capacity of the site to accommodate housing development, and the timescale for delivery. Those site that can be delivered in the immediate term are considered to have a significant positive effect as it addresses the backlog in housing delivery.
2	Economy, Employment and Tourism: This SA Objective considers two separate topics. The nature and significance of the effects against this SA Objective will primarily relate to: a) the capacity of the site to accommodate employment land, and the potential loss of existing employment; and b) the distance of the site option from existing employment areas.
3	Healthy Communities: The nature and significance of the effects against this SA Objective will primarily relate to neighbouring land uses and access to green/open space, or the loss of green/open space as a result of development.
4	Access to Services and Facilities: The nature and significance of the effects against this SA Objective will primarily relate to the accessibility of a range of services and facilities including; supermarket, post office, library, primary school, secondary school, children's centre, GP, Pharmacy, A&E/MIU and fitness centre.
5	Access to Sustainable Transport Modes: This SA Objective considers two separate topics. The nature and significance of the effects against this SA Objective will primarily relate to: a) access to existing modes of public transport; and b) access to existing strategic pedestrian and cycle routes.
6	Traffic: The nature and significance of the effects against this SA Objective will primarily relate to traffic impacts, road capacity and site access.
7	Air Quality and Climate Change: The nature and significance of the effects against this SA Objective will primarily relate to emissions.
8	Water Resources and Quality: The nature and significance of the effects against this SA Objective will depend on whether the site option lies within a Surface Water Safeguard Zone, Groundwater Safeguard Zone, Groundwater Source Protection Zone, Groundwater Vulnerability Zone or Water Protection Zone.
9	Flooding: The nature and significance of the effects against this SA Objective will primarily relate to flood risk.
10	Biodiversity: The nature and significance of the effects against this SA Objective will primarily relate to potential effects on designated biodiversity.
11	Landscapes and Townscapes: This SA Objective considers two separate topics. The nature and significance of the effects against this SA Objective will primarily relate to a) the landscape sensitivity of the site option and whether it is located within the AONB, and b) whether the site option is located within the Green Belt.
12	Historic Environment: The nature and significance of the effects against this SA Objective will primarily relate to designated heritage assets and their settings.
13	Cultural Heritage: The nature and significance of the effects against this SA Objective will primarily relate to
14	Land and Soils: The nature and significance of the effects against this SA Objective will primarily relate to the loss of best and most versatile agricultural land, and the nature of the site as either greenfield land or previously developed land.

SA Summary Table																	
Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
ALL SAINTS																	
CP071: Bences Timber Yard, St Johns Ave.	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+	+	+	+	0	?
CP072: Sherborne Place Car Park	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+	+	+	+	0	?
CP073: Axiom, Winchcombe St	++	+	++	+	+	+	+	- ?	- ?	-	+	+	+	++	+	+	?
CP095: St James's St Car Park	+	+	++	+	+	+	+	- ?	0 ?	-	+	+	+	+	+	0	?
BATTLEDOWN																	
CP024: Castle Dream Stud, Mill Lane	+	0	--	-	--	--	+	0 ?	0 ?	0	+	+	+	--	+	0	?
CP025: Land at Mill Lane	+	0	--	-	--	--	+	0 ?	0 ?	0	+	+	+	--	+	0	?
CP026: Land north of Greenway Lane	+	0	--	+	--	+	+	0 ?	0 ?	0	+	+	+	--	+	0	?
CP027: Land south of Greenway Lane	+	0	--	+	--	+	+	0 ?	0 ?	-	+	-	--	+	+	0	?
CP028: Land adjacent to Orchard Cottages	+	0	--	-	-	+	+	- ?	0 ?	0	+	+	+	--	+	0	?
CP029: Land south of Glenfall Way	+	0	--	+	-	+	+	0 ?	0 ?	-	+	+	+	--	+	0	?
CP064: King Alfred Way 1 & 2	++	++	++	+	- ?	+	+	- ?	- ?	0	+	+	+	++	+	0	?
CP065: St Edwards Car Park, London Rd	+	+	++	+	-	+	+	0 ?	0 ?	-	+	+	+	+	+	0	?
CP100: Battledown	++ ?	++ ?	+	+	-- ?	+	+	- ?	- ?	0	+	+	+	--	+	-	?
BENHALL & THE REDDINGS																	
CP043: Land at The Reddings, north of Branch Rd	++	++	++	+	-- ?	-	++	-- ?	-- ?	0	+	+	+	-	--	0	?

SA Summary Table																	
Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP044: Land at The Reddings, south of Branch Rd	++ ?	++ ?	+	+	-- ?	--	++	-- ?	-- ?	0	+	+ ?	-	--	0	?	-
CP045: Land at the Hayloft (west), The Reddings/Badgeworth Rd	++	++	--	--	-- ?	--	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-
CP046: Land at the Hayloft (east), south of The Reddings	++	++	+	--	-- ?	--	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-
CP047: Flowerdale Farm, The Reddings	+	++	+	+	--	-	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-
CP048: Land at Stansby Mobile Home & Caravan Pk, The Reddings	++	++	+	+	-- ?	-	++	-- ?	-- ?	0	+	+ ?	+	--	0	?	+
CP049: Land west of Grovefield Way, The Reddings	+	+	++	+	-	-	++	- ?	- ?	0	+	+ ?	-	--	0	?	-
CP050: Land off Grovefield Way, The Reddings	+	+	++	+	--	-	++	- ?	- ?	0	+	+ ?	-	--	0	?	-
CP051: Land r/o Shakespeare Cottages, The Reddings	+	+	++	+	--	-	++	- ?	- ?	0	+	+ ?	-	--	0	?	-
CHARLTON KINGS																	
CP030: Land off Timbercombe Lane	+	0	++	+	-	+	+	- ?	0 ?	0	+	-	--	+	0	?	-
CHARLTON PARK																	
CP063: Reeves Field, Old Bath Rd	+	++	++	+	-	+	+	0 ?	0 ?	-	+	+ ?	-	+	0	?	-
CP102: Spirax Sarco HQ, Charlton House	++	++	++	+	-- ?	+	+	- ?	- ?	-	-	+ ?	+	+	0	?	+
COLLEGE																	
CP074: Rodney Rd Car Park, Rodney Rd	+	+	++	+	+	+	+	0 ?	0 ?	-	--	+ ?	+	+	0	?	++
CP094: Sandford Lido Car Park	+ ?	+ ?	++	+	+	+	+	- ?	0 ?	-	-	+ ?	+	+	0	?	++
HESTER'S WAY																	

SA Summary Table																		
Site Option	SA Objective																	
	1	2		3	4	5		6	7	8	9	10	11		12	13	14	
CP037: Land at Fiddler's Green, adjacent to Hayden	++	++	++	-	-- ?	+	+	-- ?	-- ?	0	+	+	?	-	+	0	?	-
CP038: Land at Golden Valley, Pheasant Lane	++	++	++	+	-- ?	-	++	-- ?	-- ?	-	0	+	?	-	--	0	?	-
CP039: Land north of Bamfurlong Lane	++	++	++	+	-- ?	--	++	-- ?	-- ?	0	+	+	?	-	--	0	?	-
CP040: Briarfields Motel and Touring Park, Bamfurlong Lane	++	++	++	+	-- ?	-	++	-- ?	-- ?	0	+	+	?	+	--	0	?	+
CP041: Land between A40 and Bamfurlong Lane (east)	+	+	++	+	--	-	++	- ?	- ?	0	+	+	?	++	--	0	?	+
CP042: Land between A40 and Bamfurlong Lane (west)	++	++	++	+	-- ?	-	++	-- ?	-- ?	0	+	+	?	-	--	0	?	-
LANSDOWN																		
CP075: Royal Well & Municipal Offices	+	+	++	+	+	+	+	0 ?	0 ?	-	-	+	?	+	+	0	?	+
CP076: St Georges House, Bayshill Rd	++	+	++	+	+	+	+	0 ?	0 ?	0	+	+	?	+	+	+	?	++
CP077: Land at St Georges Place / St James Square	0	+	++	+	+	+	++	0 ?	0 ?	0	--	+	?	++	+	0	?	++
CP078: Rivershill House, St Georges Rd	++	+	++	+	+	+	++	0 ?	0 ?	0	+	+	?	+	+	0	?	++
CP081: Land at Chester Walk Car Park	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+	?	+	+	0	?	++
CP082: Rear of High St Car Park	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+	?	+	+	0	?	++
CP096: St Georges Rd Car Park	+	+	++	+	+	+	+	- ?	0 ?	0	+	+	?	+	+	0	?	++
LECKHAMPTON																		
CP031: Land off Leckhampton Rd	+	+	--	+	-	+	+	- ?	0 ?	-	+	+	?	--	+	0	?	-
CP098: Land south of Collum End Rise	++ ?	++ ?	--	+	+	+	+	- ?	- ?	-	+	+	?	--	--	0	?	-

SA Summary Table																	
Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
OAKLEY																	
CP023: Priors Farm Fields (land at Oakley)	++	0	++	--	- ?	+	+	- ?	- ?	0	+	+	+	--	+	-	?
CP069: Cakebridge Place	+ ?	+ ?	++	+	-	+	+	0 ?	0 ?	-	--	+	+	+	+	0	?
CP070: Land at Prestbury Rd	+	+	++	+	-	+	+	0 ?	0 ?	-	+	+	+	++	+	0	?
CP105: Land at Whaddon Rd	++	0	++	+	-	+	+	0 ?	0 ?	-	0	+	+	+	+	0	?
PARK																	
CP061: Land at Lansdown Rd (Gloucestershire Constabulary HQ)	++	++	+	+	- ?	++	+	-- ?	-- ?	-	+	+	+	+	+	-	?
CP062: Commercial St Car Park	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+	+	+	+	0	?
CP092: Park Campus	++	++	++	+	- ?	+	+	- ?	- ?	-	+	+	+	+	+	-	?
CP097: Bath Terrace Car Park	+	+	++	+	+	+	+	- ?	0 ?	-	+	+	+	+	+	0	?
PITTVILLE																	
CP066: Ellerslie Care Home, Albert Rd	++	+	++	+	-	+	+	- ?	- ?	0	+	+	+	+	+	0	?
CP067: Prestbury Rd / Windsor St 1	+	+	++	+	-	+	+	0 ?	0 ?	-	--	+	+	++	+	0	?
CP068: Prestbury Rd / Windsor St 2	+	+	++	+	-	+	+	0 ?	0 ?	-	--	+	+	+	+	0	?
CP088: Pittville School, New Barn Lane	++	0	++	+	-- ?	+	+	-- ?	-- ?	-	+	+	+	-	+	0	?
CP089: Pittville Campus	++	+	++	+	- ?	+	+	-- ?	-- ?	-	+	+	+	+	+	0	?
CP090: Land adjacent to Ellerslie, Albert Rd	++	0	++	+	-	+	+	- ?	- ?	0	+	+	+	-	+	0	?
PRESTBURY																	

SA Summary Table																			
Site Option	SA Objective																		
	1	2		3	4	5		6	7	8	9	10	11		12	13	14		
CP009: Hunting Butts Farm, east of railway cutting	++	++	++	-	-- ?	+	+	-- ?	-- ?	0	+	+	+	-	--	0	?	+	-
CP010: Land south of Hunting Butts Farm, Swindon Lane	++	++	++	+	-- ?	+	+	-- ?	-- ?	0	+	+	+	-	--	0	?		-
CP011: The Paddocks, Swindon Lane	+	++	++	+	--	+	+	-- ?	-- ?	0	+	+	+	-	--	0	?		-
CP012: Land at Hunting Butts (east), Evesham Rd	++	++	++	-	-- ?	+	+	-- ?	-- ?	0	+	+	+	-	--	0	?		-
CP013: Cheltenham Racecourse (north)	0	++	++	-	-- ?	+	+	-- ?	-- ?	0	0	+	+	+	--	0	?		++
CP014: Cheltenham Racecourse (south)	++	++	++	+	- ?	+	+	-- ?	-- ?	0	+	+	+	+	--	0	?		++
CP015: Land off New Barn Lane 1 (south of Racecourse)	+	0	++	+	--	+	+	- ?	- ?	0	+		-	-	--	0	?		-
CP016: Land off New Barn Lane 2 (south of Racecourse)	+	0	+	+	--	+	+	- ?	- ?	0	+	+	+	-	--	0	?		-
CP017: Land off New Barn Lane 3 (south of Racecourse)	++	0	+	+	-- ?	+	+	-- ?	-- ?	0	+	+	+	-	--	0	?		-
CP018: Land east of Cheltenham Racecourse 1, Lake St	++	++	--	-	- ?	+	+	- ?	- ?	0	0	+	+	--	--	-	?		-
CP019: Land east of Cheltenham Racecourse 2, Park Lane	+	++	--	+	--	-	+	0 ?	0 ?	0	+	+	+	--	--	0	?		-
CP020: Land north of Cheltenham Racecourse	++ ?	++ ?	--	-	-- ?	-	+	-- ?	-- ?	0	+	+	+	--	--	-	?		-
CP021: Land between Cheltenham Racecourse and B4632	++ ?	++ ?	--	-	-- ?	+	+	- ?	- ?	0	+	+	+	--	--	-	?		-
CP022: Land at Prestbury	++	0	--	+	-- ?	+	+	- ?	- ?	-	0	+	+	--	--	-	?		-
CP099: Land at Swindon Lane (adjacent to dismantled line)	+	++	+	+	-	+	+	-- ?	-- ?	0	+	+	+	-	--	0	?		-
SPRINGBANK																			

SA Summary Table																	
Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP034: Arle Nursery and allotments, Old Gloucester Rd	++	++	++	+	- ?	+	+	-- ?	-- ?	-	-	+ ?	-	--	-	?	-
CP035: Land at Old Gloucester Rd	++	++	+	+	- ?	-	+	-- ?	-- ?	-	0	+ ?	-	--	-	?	-
CP036: Land at Fiddler's Green, Fidler's Green Lane	++	++	++	-	- ?	+	+	-- ?	-- ?	-	0	+ ?	-	+	0	?	-
CP052: Springbank Shopping Centre	+	+	++	+	+	+	+	- ?	- ?	-	+	+ ?	+	+	0	?	++
CP053: Land adjacent to former Goat and Bicycle Public House	+	+	+	+	+	+	--	- ?	- ?	0	+	+ ?	++	+	0	?	++
St MARKS																	
CP054: Land and buildings at Coronation Square	++	+	++	+	+	+	--	-- ?	-- ?	-	+	+ ?	+	+	0	?	++
CP055: Community Centre & Scout Hut, Brooklyn Rd	+	+	+	+	+	+	--	- ?	- ?	-	+	+ ?	+	+	0	?	+
CP056: Rowanfield Exchange, Devon Avenue	++	+	++	+	-	+	--	0 ?	0 ?	-	+	+ ?	+	+	0	?	++
CP086: Former Monkscroft Primary School	+	++	++	+	+	+	+	-- ?	-- ?	-	+	+ ?	-	+	0	?	-
CP087: Land at Stone Crescent	+	0	+	+	-	+	--	0 ?	0 ?	0	+	+ ?	-	+	0	?	-
St PAULS																	
CP083: Henrietta St Car Park, St Margarets Rd	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+ ?	+	+	0	?	++
CP084: 47 - 51 Swindon Rd	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+ ?	+	+	0	?	++
CP091: Hardwick Site, St Pauls Rd	++ ?	++ ?	++	+	+	+	++	- ?	- ?	-	+	+ ?	+	+	0	?	+
CP101: North Place and Portland St	++	++	++	+	+	+	+	- ?	- ?	-	+	+ ?	+	+	+	?	++
St PETERS																	

SA Summary Table																	
Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP057: Christ College Site B	++	++	++	+	- ?	+	--	- ?	- ?	-	+	+	+	-	+	0	?
CP058: Outer West, Land at Tewkesbury Rd	0	++	++	+	+	+	++	- ?	- ?	-	-	+	+	++	+	+	?
CP060: Cheltenham Spa Railway Station	++	++	++	+	-	- ?	++	++	-- ?	-- ?	0	+	-	+	+	+	?
CP080: Land adjoining Great Western Rd	+ ?	+ ?	++	+	+	+	++	0 ?	0 ?	-	--	+	+	+	+	-	?
SWINDON VILLAGE																	
CP001: Land at Hyde Lane, Hyde Lane	++	0	+	+	- ?	+	+	- ?	- ?	0	+	+	+	-	--	0	?
CP002: Land at Hyde Farm (west section)	++	++	+	+	-- ?	+	+	- ?	- ?	0	0	+	+	-	--	0	?
CP003: Land off Brockhampton Lane	++	0	+	+	-	+	+	0 ?	0 ?	0	+	+	+	--	+	0	?
CP004: Land at Hunting Butts (west)	++	0	++	+	-- ?	+	+	-- ?	-- ?	0	+	+	+	-	--	0	?
CP005: Land at Hunting Butts (south), Swindon Lane	++	++	++	+	- ?	+	+	-- ?	-- ?	0	+	+	+	-	--	0	?
CP006: Land at Hunting Butts (central) west of railway cutting	++	++	+	+	-- ?	+	+	-- ?	-- ?	0	+	+	+	-	--	0	?
CP007: Land at Hyde Farm (east section)	++	++	+	+	-- ?	+	+	-- ?	-- ?	0	0	+	+	-	--	0	?
CP008: Blooms Garden Centre, Evesham Rd	0	++	--	+	-- ?	-	+	-- ?	-- ?	0	--	+	+	+	--	0	?
CP059: The Folley, Gardner's Lane	++	++	++	+	+	+	+	- ?	- ?	0	-	+	+	-	+	0	?
CP085: Land adjoining Kynance, Church Rd	+	0	++	+	-	+	+	- ?	0 ?	-	0	-	-	-	+	0	?
CP093: Depot	++ ?	++ ?	++	+	-- ?	+	+	- ?	- ?	-	+	+	+	++	+	0	?
UP HATHERLEY																	

SA Summary Table																	
Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP032: Land at Sunnyfield Lane (south), Up Hatherley Way	+	0	--	+	-	+	+	- ?	- ?	0	+	+ ?	-	--	0	?	-
CP033: Land at Sunnyfield Lane (north), Up Hatherley Way	+	0	+	+	-	+	+	- ?	- ?	0	+	- ?	-	--	0	?	-
ADDITIONAL SITES																	
BATTLEDOWN																	
S117: Land adjacent to Longfield, Charlton Kings	+	+ ?	+	+	--	+	+	0 ?	0 ?	0	0	+	--	+	0	?	-
BENHALL & THE REDDINGS																	
S122: Land rear of Nuffield Hospital, Hatherley Lane	++	+	++	+	-	+	++	- ?	- ?	0	+	+ ?	+	+	0	?	++
CHARLTON KINGS																	
S114: Land adj. to Timbercombe Farm, Little Herberts Rd	+	+ ?	++	+	--	+	+	0 ?	0 ?	0	+	+ ?	--	+	0	?	-
S115: Land to rear of 291-297 Cirencester Rd	+	+ ?	++	+	--	+	+	0 ?	0 ?	0	+	+ ?	--	+	0	?	-
S121: The Bredons, Harp Hill	++	+ ?	--	-	--	--	+	0 ?	0 ?	-	+	+ ?	--	+	0	?	-
CHARLTON PARK																	
S116: The East Gloucestershire Club, Old Bath Rd	++	++	+	+	-	+	+	0 ?	0 ?	-	+	+ ?	+	+	0	?	++
COLLEGE																	
S119: Karenza, Naunton Parade	+ ?	0	++	+	+	+	+	0 ?	0	-	+	+ ?	+	+	0	?	+
OAKLEY																	
S113: Premiere Products, Bouncers Lane	++	++	++	+	- ?	+	+	- ?	- ?	-	+	+	+	+	+ ?	?	++
PITTVILLE																	
S123: 100-102 Prestbury Rd	++	+	--	+	--	+	+	0 ?	0 ?	-	0	+ ?	+	+	0	?	++
PRESTBURY																	

SA Summary Table																				
Site Option	SA Objective																			
	1	2		3	4	5		6	7	8	9	10	11		12	13	14			
S124: Park Corner & Land to West of Park Corner, Bowbridge Lane	+	++	--	+	-	+	+	0 ?	0 ?	0	+	+	?	-	--	0 ?	?	-		
S125: Land North West of Racecourse	++	0	+	+	-- ?	+	+	-- ?	-- ?	0	0	+	?	-	--	0	?	+	-	
S126: Land South West of Racecourse	++	0	++	-	-- ?	+	+	-- ?	-- ?	0	+	+	?	+	-	--	0	?	+	-
EMPLOYMENT SITE OPTIONS																				
E1: Land south of Jessop Avenue, Town Centre	0	+	++	+	++	+	++	0	0	-	--	+	?	+	+	0 ?	?	++		
E2: Land south of Hatherley Lane, The Reddings	0	+	+	+	+	+	++	- ?	- ?	0	+	+	?	+	+	0	?	++		
E3: Land north-west of Grovefield Way, The Reddings	0	++	+	-	+	--	++	--?	--?	0	+	+	?	-	--	0	?	-		
NEW SITES: OCTOBER 2017																				
Land off Oakhurst Rise	++	0	+	+	+	+	+	-	0	0	+	+	?	-	+	-	?	-		
Lansdown Industrial Estate	++	0?	++	+	+	++	+	-?	-	-	0	+	+	+	+	0	?	+		
Leckhampton	++	0	+	+	+	+	+	-	-	0	+	+	?	0	+	0	?	-		

Cheltenham Borough Local Plan Housing and Employment Site Options

All Saints

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP071: Bences Timber Yard, St Johns Ave.	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+	+	+	0	?	++
Summary: The Council Sites Assessment has identified that site CP071 has the capacity to accommodate 20 new dwellings in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.47 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Robert Harvey House and Belmont Road Flats Amenity Greenspace. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. It is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment ¹ . Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a children centre and/or A&E could enhance the significance of the identified positive effects. The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects. There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed. The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.																	

¹ Gloucestershire County Council

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a timber yard, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a timber yard. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and lies adjacent to a Listed Building. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development does not significantly affect designated heritage assets or their settings. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. It is considered therefore that taking mitigation into account there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP072: Sherborne Place Car Park	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP072 has the capacity to accommodate 11 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.25 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Sandford Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. It is also located within 800m of most of the services and facilities identified within the Council's accessibility

² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

assessment⁴. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁵, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study⁶, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and lies adjacent to a Listed Buildings. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development does not

⁴ Gloucestershire County Council

⁵ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

significantly affect designated heritage assets or their settings. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. It is considered therefore that taking mitigation into account there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP073: Axiom, Winchcombe St	++	+	++	+	+	+	+	- ?	- ?	-	+	+ ?	++	+	+	?	++

Summary:

The Council Sites Assessment has identified that site CP073 has the capacity to accommodate 7 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.07 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Robert Harvey House, Belmont Road Flats Amenity Greenspace and Fairview OS. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. It is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment⁷. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

Highways Development Management comments⁸ identify that there are access issues at this site. Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects. However given the potential access issues it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

⁷ Gloucestershire County Council

⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site however is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁰, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, containing a derelict Community Arts and Music Venue. Given the derelict nature of the site, it is considered therefore that there is the potential for a major long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and the Axiom Building is a local non-designated heritage asset. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Development has the potential to bring the derelict building back into use and thus secure ongoing management and maintenance. As such, it is considered that there is the potential for a minor long-term positive effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP095: St James's St Car Park	+	+	++	+	+	+	+	- ?	0 ?	-	+	+ ?	+	+	0	?	++
Summary:																	

⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The Council Sites Assessment has identified that site CP095 has the capacity to accommodate 17 new dwellings in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.51 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Sandford Park, and Oxford and Priory Gardens. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. It is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹¹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹² further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has poor access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity¹³, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

¹¹ Gloucestershire County Council

¹² Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze

<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

¹³ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁴, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and lies adjacent to a Listed Building. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development does not significantly affect designated heritage assets or their settings. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. It is considered therefore that, after mitigation, there is the potential for a residual neutral effect against SA Objective 12.

¹⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Battledown

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP024: Castle Dream Stud, Mill Lane	+	0	--	-	--	--	+	0 ?	0 ?	0	+	+ ?	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP024 has the capacity to accommodate 1 new dwelling in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site it is also unlikely that new open space could be provided with development to mitigate the identified negative effect. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁵, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is not located within a reasonable walking distance (800m) of either a bus stop or train station. Development at this site could increase reliance on the private vehicle with the potential for a major negative effect against SA Objective 5a. The site is however located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could also improve accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland, and Wood-pasture and Parkland Priority Habitats. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording, and there is the opportunity to provide linkages with the existing priority habitats south east of the site. As such, it is considered that there is the

¹⁵ Gloucestershire County Council

potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁶, however it is located wholly within the AONB. The site is greenfield land in a rural setting. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies in close proximity to the Glenfall House Registered Park and Garden; however given the capacity of the site to accommodate 1 dwelling, and mitigation provided through the GCT JCS, it is considered unlikely that development will lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
CP025: Land at Mill Lane	+	0	--	-	--	--	+	0?	0?	0	+	+	?	-

Summary:

The Council Sites Assessment has identified that site CP025 has the capacity to accommodate 8 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site it is also unlikely that new open space could be provided with development to mitigate the identified negative effect. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. It is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁷, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is not located within a reasonable walking distance (800m) of either a bus stop or train station. Development at this site could increase reliance on the private vehicle with the potential for a major negative effect against SA Objective 5a. The site is however located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could improve accessibility at this site.

¹⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁷ Gloucestershire County Council

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording, and there is the opportunity to provide linkages with the existing priority habitats south east of the site, particularly in combination with development at site option CP024. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁸, however it is located wholly within the AONB. The site is greenfield land in a rural setting. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies in close proximity to Glenfall House Registered Park and Garden, in a rural area with little built development surrounding it. Development is considered to have the potential to alter the setting of designated heritage assets. However, given the capacity of the site, and mitigation provided through the GCT JCS, it is considered unlikely that development will lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. Taking mitigation into account therefore, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																	
	1	2		3	4	5		6	7	8	9	10	11		12	13	14	
CP026: Land north of Greenway Lane	+	0	--	+	--	+	+	0 ?	0 ?	0	+	+	?	--	+	0	?	-
Summary:																		

¹⁸ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The Council Sites Assessment has identified that site CP026 has the capacity to accommodate 40 new dwellings in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Ryeworth Cricket Club. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁹, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; support habitat enhancement on site, and support opportunities to provide linkages with the adjacent priority habitat. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁰, however it is located wholly within the AONB. The site is predominantly greenfield land adjacent to low density housing. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. The Cheltenham Local Plan, through appropriate policy wording, should ensure that development retains the existing mature trees on site. As the site is predominantly greenfield land it is

¹⁹ Gloucestershire County Council

²⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets, however the Battledown Camp Scheduled Monument is located less than 500m north of the site. Given the capacity of the site, and mitigation provided through the GCT JCS, development is not considered likely to lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. Taking mitigation into account it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP027: Land south of Greenway Lane	+	0	--	+	--	+	+	0 ?	0 ?	-	+	-	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP027 has the capacity to accommodate 30 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Ryeworth Cricket Club. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²¹, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

²¹ Gloucestershire County Council

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The majority of the site is a BAP Priority Habitat of Deciduous Woodland, which extends beyond the site past Greenway Lane. The site is also located within 200m of a non-statutory nature reserve in Ryeworth. The Cheltenham Local Plan, through appropriate policy wording can; support the enhancement of the habitats, and strengthen GI corridors between the woodland habitat and the non-statutory nature reserve. However, development at the site is likely to result in the loss of areas of Priority Habitat, and as such is considered to have the potential for a minor long-term negative effect against SA Objective 10.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²², however it is located wholly within the AONB. The site is greenfield land and contains mature trees and hedgerows. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. The Cheltenham Local Plan, through appropriate policy wording, should ensure that development retains the existing mature trees on site. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets, however the Battledown Camp Scheduled Monument is located less than 600m north of the site. Given the capacity of the site, and mitigation provided through the GCT JCS, development is not considered likely to lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. Taking mitigation into account it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14		
CP028: Land adjacent to Orchard Cottages	+	0	--	-	-	+	+	- ?	0 ?	0	+	+ ?	--	+	0	?

Summary:

The Council Sites Assessment has identified that site CP028 has the capacity to accommodate 10 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site it is also unlikely that new open space could be provided

²² GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

with development to mitigate the identified negative effect. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²³, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given the site has poor access it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until site level assessments arise.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland Priority Habitats in the north west and south of the site. The Cheltenham Local Plan can, through appropriate policy wording; support habitat enhancement on site, and support opportunities to create linkages between the two woodland habitats. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁴, however it is located wholly within the AONB. The site is greenfield land and contains trees. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. Any development proposals for the site should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

²³ Gloucestershire County Council

²⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP029: Land south of Glenfall Way	+	0	--	+	-	+	+	0 ?	0 ?	-	+	+ ?	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP029 has the capacity to accommodate 15 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Lawrence Close Green Space and Hartlebury Way Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁵, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until lower level assessments have been completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains a small area of Deciduous Woodland Priority Habitat that extends east of the site. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it

²⁵ Gloucestershire County Council

is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁶, however it is located wholly within the AONB. The site is greenfield land and contains trees. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. The Cheltenham Local Plan, through appropriate policy wording, should ensure that development retains the existing mature trees on site. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																	
	1	2		3	4	5		6	7	8	9	10	11		12	13	14	
CP064: King Alfred Way 1 & 2	++	++	++	+	- ?	+	+	- ?	- ?	0	+	+	?	++	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP064 has the capacity to accommodate 86 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.71 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The northern section of the site is a previous landfill site and as such decontamination and remediation measures may be required prior to development to ensure that there are no negative effects on health. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development, and that appropriate remediation measures are undertaken if necessary. If the appropriate policy mitigation is put into place, it is considered that there is the potential for a residual neutral effect. The site is located within 300m of Queen Elizabeth II Public Green Space. As such, it is considered that after mitigation, there is the potential for a minor positive effect against SA Objective 3.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁷, however unless development

²⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²⁷ Gloucestershire County Council

provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁸, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁹, and it is not located within or adjacent to the AONB. The whole site is brownfield land containing a mix of occupied and vacant buildings in an established industrial site. It is considered that there is the potential for a major positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development does not lead to any significant negative effects. The Cheltenham Local Plan can,

²⁸ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP065: St Edwards Car Park, London Rd	+	+	++	+	-	+	+	0 ?	0 ?	-	+	+	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP065 has the capacity to accommodate 6 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.14 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Whitefriars Car Park Amenity Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment³⁰, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments³¹ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, and available at the project level, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

³⁰ Gloucestershire County Council

³¹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity³², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the current use of the site as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study³³, and it is not located within or adjacent to the AONB. The site is brownfield land currently used as car parking supporting the local neighbourhood centre. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The boundary walls and gate piers to St Edwards Middle School form part of the existing access to the site, and are Grade II Listed. However, given the capacity of the site, and mitigation provided through the GCT JCS, development is not considered likely to lead to any significant effects. Taking mitigation into account therefore, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP100: Battledown	++ ?	++ ?	+	+	-- ?	+	+	- ?	- ?	0	+	+ ?	--	+	-	?	-

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP100 has the capacity to accommodate 277 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 14.68 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, and is located within 300m of Priors Farm Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. It should be noted however that Priors Farm Public Green Space is also being considered for development as part of site option CP023.

³² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³⁴ however, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains an area of Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, support habitat enhancement on site, and support the creation of GI linkages with further woodland habitats to the south east of the site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study³⁵, however it is located wholly within the AONB. The site is predominantly greenfield land adjacent to the urban area. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site contains areas of greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to Hewlett's Reservoir, which, along with the pavilion, boundary walls and gate piers are all Listed. The site is also located within 200m of the Battledown Camp Scheduled Monument, and within 500m of Glenfall House Registered Park and Garden. Mitigation provided

³⁴ Gloucestershire County Council

³⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

through the GCT JCS should ensure that development would not lead to any significant negative effects, however given the capacity of the site, there is the potential to alter the setting of designated heritage assets. As such, it is considered that there is the potential for a residual minor long-term negative effect against SA Objective 12.

Benhall and The Reddings

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP043: Land at The Reddings, north of Branch Rd	++	++	++	+	-- ?	-	++	-- ?	-- ?	0	+	+ ?	-	--	0	?	-
Summary: The Council Sites Assessment has identified that site CP043 has the capacity to accommodate 202 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 8 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment ³⁶ , and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise. The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is located however within 400m of both PRoWs and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b. There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5 and A40). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed. The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9. The site contains a BAP Priority Habitat of Traditional Orchards along its northern border. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that																	

³⁶ Gloucestershire County Council

there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study³⁷ as of medium-low landscape sensitivity. The site is entirely greenfield land and contains trees. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP044: Land at The Reddings, south of Branch Rd	++ ?	++ ?	+	+	-- ?	--	++	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP044 has the capacity to accommodate 168 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 6.66 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³⁸, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

³⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

³⁸ Gloucestershire County Council

The site is not located within a reasonable walking distance (800m) of either a bus stop or train station. Development at this site could increase reliance on the private vehicle with the potential for a major negative effect against SA Objective 5a. The site is located however within 400m of both PRoWs and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

In the centre of the site there is a BAP Priority Habitat of Traditional Orchards which extends to its northern border. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study³⁹ as of medium-low landscape sensitivity. The site is entirely greenfield land and contains trees. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site lies adjacent to Manor House; a local non-designated heritage asset. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the available and potential mitigation and capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14

³⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

CP045: Land at the Hayloft (west), The Reddings/Badgeworth Rd	++	++	--	--	-- ?	--	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-
<p>Summary:</p> <p>The Council Sites Assessment has identified that site CP045 has the capacity to accommodate 58 new dwellings in the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.76 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.</p> <p>The site is located adjacent to a railway line, and mitigation will be required to reduce the associated negative effects on health, including noise pollution. The site is also not located within 300m of existing public open space. As such, it is considered that there is the potential for a major negative effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁴⁰, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.</p> <p>The site is not located within a reasonable walking distance (800m) of either a bus stop or train station. Development at this site could increase reliance on the private vehicle with the potential for a major negative effect against SA Objective 5a. The site is however located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could improve accessibility at the site.</p> <p>There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.</p> <p>The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.</p> <p>The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; support habitat enhancement on site, and support opportunities to create GI linkages with the woodland habitat. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.</p>																	

⁴⁰ Gloucestershire County Council

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁴¹ as of medium-low landscape sensitivity. The site is greenfield and garden land and contains trees. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site lies adjacent to Manor House; a local non-designated heritage asset. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the available and potential mitigation, and capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP046: Land at the Hayloft (east), south of The Reddings	++	++	+	--	-- ?	--	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP046 has the capacity to accommodate 55 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.66 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is located adjacent to a railway line, and mitigation will be required to reduce the associated negative effects on health, including noise pollution. The site is also not located within 300m of existing public open space. As such, it is considered that there is the potential for a major negative effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁴², and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is not located within a reasonable walking distance (800m) of either a bus stop or train station. Development at this site could increase reliance on the private vehicle with the potential for a major negative effect against SA Objective 5a. The site is however located within 400m of a

⁴¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

⁴² Gloucestershire County Council

PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could improve accessibility at this site.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The western end of the site contains a BAP Priority Habitat of Deciduous Woodland. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁴³ as of medium-low landscape sensitivity. The site is greenfield and garden land and contains trees. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
CP047: Flowerdale Farm, The Reddings	+	++	+	+	--	-	+	-- ?	-- ?	0	+	+	?	-
Summary:														

⁴³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The Council Sites Assessment has identified that site CP047 has the capacity to accommodate 49 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 1.47 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is located adjacent to a railway line, and mitigation will be required to reduce the associated negative effects on health, including noise pollution. Mitigation provided through the GCT JCS, and available at the project level, should ensure that there will be no significant negative effects. The site is located within 300m of public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential after mitigation, for a minor positive effect against SA Objective 3.

The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁴⁴, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could improve accessibility at this site.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

⁴⁴ Gloucestershire County Council

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁴⁵ as of medium-low landscape sensitivity. The site is predominantly greenfield and garden land and contains trees. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP048: Land at Stansby Mobile Home & Caravan Pk, The Reddings	++	++	+	+	-- ?	-	++	-- ?	-- ?	0	+	+ ?	+	--	0	?	+

Summary:

The Council Sites Assessment has identified that site CP048 has the capacity to accommodate 59 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.78 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is located adjacent to a railway line, as such mitigation will be required to reduce the associated negative effects on health, including noise pollution. Mitigation provided through the GCT JCS, and available at the project level, should ensure that there will be no significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments, and remediation measures if necessary, are carried out prior to development. The site is located within 300m of public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential after mitigation, for a minor positive effect against SA Objective 3.

The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁴⁶, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

⁴⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

⁴⁶ Gloucestershire County Council

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of both PRoWs and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is poor access to the site⁴⁷, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁴⁸, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁴⁹ as of medium-low landscape sensitivity. The site is predominantly brownfield land, currently used as a caravan park. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. Any development proposal for the site should also seek to retain the existing trees. As the site is predominantly brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

⁴⁷ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze

<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

⁴⁸ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁴⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP049: Land west of Grovefield Way, The Reddings	+	+	++	+	-	-	++	- ?	- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP049 has the capacity to accommodate 27 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.8 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment⁵⁰, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of both PRow's and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5 and A40). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁵¹ further identify that visibility to Grovefield Way appears restricted. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, and available at the project level, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

⁵⁰ Gloucestershire County Council

⁵¹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁵² as of medium-low landscape sensitivity. The site is entirely greenfield land and as such, it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																	
	1	2		3	4	5		6	7	8	9	10	11		12	13	14	
CP050: Land off Grovefield Way, The Reddings	+	+	++	+	--	-	++	- ?	- ?	0	+	+	?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP050 has the capacity to accommodate 12 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.34 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁵³, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

⁵² GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

⁵³ Gloucestershire County Council

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is also located within 400m of both PRoWs and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5 and A40). Development is likely to exacerbate air quality issues in this area also. Development Management comments⁵⁴ further identify that visibility to Grovefield Way appears restricted. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁵⁵ as of medium-low landscape sensitivity. The site is entirely greenfield land and contains trees and hedgerows. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees and hedgerows where possible. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

⁵⁴ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

⁵⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP051: Land r/o Shakespeare Cottages, The Reddings	+	+	++	+	--	-	++	- ?	- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP051 has the capacity to accommodate 9 new dwellings in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.26 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Chalford Avenue, Barrington Avenue and Springfield Close Open Spaces and The Chase Amenity Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁵⁶, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of both PRow's and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5 and A40). Development is likely to exacerbate air quality issues in this area also. However, given the low capacity of the site for new development, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential

⁵⁶ Gloucestershire County Council

opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁵⁷ as of medium-low landscape sensitivity. The site contains areas of previously developed land, however it is predominantly greenfield land and contains trees. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a largely undeveloped area. Any development proposal for the site should seek to retain the existing trees. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

⁵⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Charlton Kings

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP030: Land off Timbercombe Lane	+	0	++	+	-	+	+	- ?	0 ?	0	+	-	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP030 has the capacity to accommodate 24 new dwellings in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Little Herberts Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment⁵⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has very poor access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed. It should be noted that Highways Development Management comments⁵⁹ identify that they are unlikely to support development at this site given the very poor access.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

⁵⁸ Gloucestershire County Council

⁵⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

The site is greenfield land located in between a Local Nature Reserve just north of the site, and priority habitats of Deciduous Woodland to the south of the site. Tree corridors run through the site connecting to the woodland, and development at the site could therefore lead to fragmentation of GI corridors connecting the two biodiversity sites. As such, it is considered that there is the potential for a minor long-term negative effect against SA Objective 10.

The site was not assessed in the GCT JCS Landscape Sensitivity Study⁶⁰, however it is located wholly within the AONB. The site is greenfield land containing trees, and the Council's Sites Assessment identifies that it plays an important part in the setting of the escarpment. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. Any development proposals for the site should seek to retain the existing trees on site. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies adjacent to the Grade II Listed Cheltenham Park Hotel, Mitigation provided through the GCT JCS should ensure that development does not lead to any significant effects. Taking into account the available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

⁶⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Charlton Park

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP063: Reeves Field, Old Bath Rd	+	++	++	+	-	+	+	0 ?	0 ?	-	+	+	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP063 has the capacity to accommodate 40 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 4.52 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located adjacent to Sandford Mill Cox's Meadow Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment⁶¹, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at the site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located in between Deciduous Woodland Priority Habitats. Trees that border the site may provide GI connections between the two habitats. The Cheltenham Local Plan can, through appropriate policy

⁶¹ Gloucestershire County Council

wording, ensure that development retains and enhances these GI connections, with the potential for a minor long-term positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study⁶², and it is not located within or adjacent to the AONB. The site is greenfield land and used as private sports pitches by Cheltenham College. The site is located within the Central Conservation Area and the Council's Sites Assessment identifies that there are key views to the scarp across the site. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive historic townscape and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to the Grade II Listed Thirlestaine Hall, which includes Listed boundary walls and gates. There are further designated Listed Buildings and non-designated heritage assets located along the A40 (Old Bath Road). The site is also located within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the available and potential mitigation, and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP102: Spirax Sarco HQ, Charlton House	++	++	++	+	-- ?	+	+	- ?	- ?	-	-	+ ?	+	+	0	?	+

Summary:

The site has not been assessed through the SALA, however the Council Sites Assessment has identified that site CP102 has the capacity to accommodate 63 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 2 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Sandford Mill Cox's Meadow and Charlton Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁶³, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area,

⁶² GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

⁶³ Gloucestershire County Council

which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is existing access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The area of the site that is south of the River Chelt is located within an area of flood risk, and is a significant proportion of the site. Mitigation is likely to be difficult and/or expensive; development therefore is considered to have the potential for a minor negative effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity⁶⁴, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study⁶⁵, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land containing the Spirax Sarco Headquarters and car parking. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through regeneration of this land. As the site is predominantly brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains the Grade II Listed Charlton House, and is located adjacent to more Listed Buildings in the north, east and south of the site. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects, and that the Listed Building is retained in development. Should Spirax Sarco relocate then development has the potential to secure ongoing management and maintenance the

⁶⁴ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁶⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

designated heritage asset. Taking into account the available mitigation and capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

College

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP074: Rodney Rd Car Park, Rodney Rd	+	+	++	+	+	+	+	0 ?	0 ?	-	--	+ ?	+	+	0	?	++
Summary: <p>The Council Sites Assessment has identified that site CP074 has the capacity to accommodate 22 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.25 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.</p> <p>The site is surrounded by compatible land uses, and is located within 300m of Sandford Park, Imperial Gardens and Montpellier Gardens. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment⁶⁶. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.</p> <p>The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.</p> <p>There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments⁶⁷ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.</p> <p>The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is also located wholly within Flood Risk Zone 3; development therefore has the potential for a major long-term negative effect against SA Objective 9.</p>																	

⁶⁶ Gloucestershire County Council

⁶⁷ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity⁶⁸, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study⁶⁹, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and adjacent to the Grade II Listed Oriel Villas, it is also surrounded by numerous other Listed Buildings. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation, and the capacity of the site, it is considered overall that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP094: Sandford Lido Car Park	+ ?	+ ?	++	+	+	+	+	- ?	0 ?	-	-	+ ?	+	+	0	?	++

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP094 has the capacity to accommodate 10 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.27 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is located adjacent to a hospital and as such there may be minor short-term negative effects on health during the construction phases of development at this site, mitigation will be required to minimise the effects. The site is however located adjacent to Sandford Park. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3 in the short-term, however in the longer-term it is considered overall that there is the potential for a minor positive effect.

⁶⁸ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁶⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment⁷⁰. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre, a major supermarket and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could enhance the identified positive effects.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments⁷¹ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has poor access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The majority of the site is located within Flood Risk Zone 2, mitigation is likely to be difficult and/or expensive; development is therefore considered to have the potential for a minor negative effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁷², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

⁷⁰ Gloucestershire County Council

⁷¹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

⁷² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

This site was not assessed in the GCT JCS Landscape Sensitivity Study⁷³, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area and adjacent to Sandford Lido, a local non-designated heritage asset. It is also in close proximity to further designated Listed Buildings along Keynsham Road and College Baths Road. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation and the capacity of the site, it is considered overall that there is the potential for a residual neutral effect against SA Objective 12.

⁷³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Hester's Way

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP037: Land at Fiddler's Green, adjacent to Hayden	++	++	++	-	-- ?	+	+	-- ?	-- ?	0	+	+	-	+	0	?	-
Summary: The Council Sites Assessment has identified that site CP037 has the capacity to accommodate 347 new dwellings in the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 18.34 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. Although the site is located within 300m of Open Space, including Fiddlers Green Lane Public Green Space, it is also adjacent to Hayden Sewerage Works and covered by a Cordon Sanitaire (identified in the existing Local Plan as a Development Exclusion Zone). As such it is considered that there is the potential for a minor negative effect on health (SA Objective 3). The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment ⁷⁴ , and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise. The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could enhance the identified positive effects. There is no satisfactory access to the site, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments ⁷⁵ identify that there are capacity issues at Arle Court roundabout and the potential additional network congestion, modelling and links need consideration. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.																	

⁷⁴ Gloucestershire County Council

⁷⁵ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Lowland Meadow Priority Habitats. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁷⁶ as of medium-low landscape sensitivity. The site is entirely greenfield land. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. It should be noted that given the size of this site, the negative effects are considered to be of greater significance than at the surrounding smaller greenfield sites. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP038: Land at Golden Valley, Pheasant Lane	++	++	++	+	-- ?	-	++	-- ?	-- ?	-	0	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP038 has the capacity to accommodate 212 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 11.23 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Meadow and Nunny Close Open Space, Coburn Gardens, Caine Square and Golden Valley Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3.

⁷⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is however located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁷⁷, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is located within 400m of both PRoWs and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁷⁸ identify that there are capacity issues at Arle Court roundabout and the potential additional network congestion, modelling and links need consideration. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The north west corner of the site lies partially over a minor aquifer of intermediate vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The northern border of the site is located within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site contains an area of Traditional Orchard Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, support habitat enhancement on site, and support the creation of GI linkages with further woodland habitats in the wider area. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁷⁹ as of medium to medium-low landscape sensitivity. The site is predominantly greenfield land and contains trees and hedgerows. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a largely undeveloped area. Any development proposal

⁷⁷ Gloucestershire County Council

⁷⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

⁷⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

for the site should also seek to retain the existing trees and hedgerows. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to The Old Chapel; a local non-designated heritage asset. Given the capacity of the site it is considered that development has the potential to alter the setting of the non-designated heritage asset, however mitigation provided through the GCT JCS, and available at the project level, should ensure that it will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP039: Land north of Bamfurlong Lane	++	++	++	+	-- ?	--	++	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP039 has the capacity to accommodate 179 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 7.11 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Chalford Avenue Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁸⁰, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is not located within a reasonable walking distance (800m) of either a bus stop or train station. Development at this site could increase reliance on the private vehicle with the potential for a major negative effect against SA Objective 5a. The site is however located within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

⁸⁰ Gloucestershire County Council

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, A40, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁸¹ identify that there are capacity issues at Arle Court roundabout and the potential additional network congestion, modelling and links need consideration. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Traditional Orchard Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁸², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁸³ as of medium-low landscape sensitivity. The site contains areas of previously developed land (scrapyard with ancillary buildings and parking, and kennels), however it is predominantly greenfield land. As such, it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a largely undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site contains The Old Chapel; a local non-designated heritage asset. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. As such, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14

⁸¹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze

<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

⁸² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁸³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

CP040: Briarfields Motel and Touring Park, Bamfurlong Lane	++	++	++	+	-- ?	-	++	-- ?	-- ?	0	+	+ ?	+	--	0	?	+
<p>Summary: The Council Sites Assessment has identified that site CP040 has the capacity to accommodate 65 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.96 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.</p> <p>The site is surrounded by compatible land uses, and is located within 300m of Golden Valley and Chalford Avenue Open Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁸⁴, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.</p> <p>The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of both PRoWs and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.</p> <p>There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, A40, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁸⁵ identify that there are capacity issues at Arle Court roundabout and the potential additional network congestion, modelling and links need consideration. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.</p> <p>The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.</p>																	

⁸⁴ Gloucestershire County Council

⁸⁵ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Traditional Orchard and Deciduous Woodland Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁸⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a motel and touring park, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study⁸⁷, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land and contains a Motel and Touring Park. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is predominantly brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP041: Land between A40 and Bamfurlong Lane (east)	+	+	++	+	--	-	++	- ?	- ?	0	+	+ ?	++	--	0	?	+

Summary:

The Council Sites Assessment has identified that site CP041 has the capacity to accommodate 33 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.98 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Golden Valley and Meadow and Nunny Close Open Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁸⁸, and development may increase reliance on the private vehicle in this respect.

⁸⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁸⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

⁸⁸ Gloucestershire County Council

Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of both PRow and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, A40, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁸⁹ identify that there are capacity issues at Arle Court roundabout and the potential additional network congestion, modelling and links need consideration. Given the lower capacity of the site however, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity⁹⁰, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current industrial use, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study⁹¹, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land in industrial use. It is considered therefore that there is the potential for a major long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land and removal of industrial buildings. It should be noted that there is a large group of trees in the south west corner of the site, and development should seek to retain these. As the site is predominantly brownfield land it is also considered to have the potential

⁸⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

⁹⁰ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

⁹¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

for a minor positive effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP042: Land between A40 and Bamfurlong Lane (west)	++	++	++	+	-- ?	-	++	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP042 has the capacity to accommodate 124 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 4.92 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Golden Valley and Chalford Avenue Open Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment⁹², and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of both PRow's and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, A40, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments⁹³ identify that there are capacity issues at Arle Court roundabout and the potential additional network

⁹² Gloucestershire County Council

⁹³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan1O2015/listRespondents>

congestion, modelling and links need consideration. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains an area of Deciduous Woodland Priority Habitat that extends east of the site. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study⁹⁴ as of medium-low landscape sensitivity. The site contains some brownfield land however it is predominantly greenfield. Development therefore has the potential for minor negative effects on landscapes through development in a previously undeveloped area. As the site is predominantly Greenfield land is also has the potential for minor negative effects on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

⁹⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Lansdown

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP075: Royal Well & Municipal Offices	+	+	++	+	+	+	+	0 ?	0 ?	-	-	+ ?	+	+	0	?	+

Summary:

The Council Sites Assessment has identified that site CP075 has the capacity to accommodate 36 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.86 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Imperial Gardens, and Chelt Walk Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment⁹⁵. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. A large section of the site is located within an area of flood risk, mitigation is likely to be difficult and/or expensive; it is therefore considered that development has the potential for a minor negative effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity⁹⁶, and the Cheltenham Local Plan can support

⁹⁵ Gloucestershire County Council

⁹⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current brownfield uses, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study⁹⁷, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land currently in use as council offices, bus station, car park and open space. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. It should also be noted that there are trees in the centre of the site, and development should seek to retain these. As the site is predominantly brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains the Grade II* Listed Promenade, and is surrounded by further Listed Buildings and located within the Central Conservation Area. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation, and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																	
	1	2		3	4	5		6	7	8	9	10	11		12	13	14	
CP076: St Georges House, Bayshill Rd	++	+	++	+	+	+	+	0 ?	0 ?	0	+	+	?	+	+	+	?	++

Summary:

The Council Sites Assessment has identified that site CP076 has the capacity to accommodate 48 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.38 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Chelt Walk, Imperial Gardens, and Montpellier Gardens. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified

⁹⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

within the Council's accessibility assessment⁹⁸. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity⁹⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current brownfield uses, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁰⁰, and it is not located within or adjacent to the AONB. The site is brownfield within the urban area, previously used as offices but now vacant. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains the Grade II Listed Kraft Foods Ltd offices, and the Grade II Listed St Georges House. It is also surrounded by more Listed Buildings and located within the Central Conservation Area. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive

⁹⁸ Gloucestershire County Council

⁹⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁰⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

and responsive design that respects the historic townscape, and should ensure that development will not lead to any significant negative effects. Given the vacant nature of the site, development has the opportunity to secure the future management and maintenance of these buildings which is considered to have the potential for a minor long-term positive effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP077: Land at St Georges Place / St James Square	0	+	++	+	+	+	++	0 ?	0 ?	0	--	+ ?	++	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP077 has the capacity to accommodate 0.66 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Chelt Walk, and Imperial Gardens. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹⁰¹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments¹⁰² also identify that the loss of parking on site would require further assessment of parking provision. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, and available at the project level, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is located wholly within Flood Risk Zone 3; development therefore has the potential for a major long-term negative effect against SA Objective 9.

¹⁰¹ Gloucestershire County Council

¹⁰² Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁰³, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current brownfield uses, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁰⁴, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a temporary car park, and containing vacant and derelict buildings. Given the derelict nature of the site, it is considered therefore that there is the potential for a major long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and is surrounded by designated Listed Buildings and local non-designated heritage assets (e.g. the former fire station). Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation and the capacity of the site it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																	
	1	2		3	4	5		6	7	8	9	10	11		12	13	14	
CP078: Rivershill House, St Georges Rd	++	+	++	+	+	+	++	0 ?	0 ?	0	+	+	?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP078 has the capacity to accommodate 44 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.42 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Honeybourne Line, and Chelt Walk Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area

¹⁰³ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁰⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹⁰⁵. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁰⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current brownfield uses, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁰⁷, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, containing a vacant office building. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

¹⁰⁵ Gloucestershire County Council

¹⁰⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁰⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is adjacent to numerous designated Listed Buildings and local non-designated heritage assets. The site is also located within the Central Conservation Area. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP081: Land at Chester Walk Car Park	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP081 has the capacity to accommodate 14 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.2 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including The Promenade, Royal Well Open Space, Beech House and Hanna Court Green Spaces and High Street Bowling Green. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹⁰⁸. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments¹⁰⁹ also identify that due to the potential loss of parking on site, further parking provision assessment would be required. However, given the low capacity of the site, and the mitigation available through the

¹⁰⁸ Gloucestershire County Council

¹⁰⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹¹⁰, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹¹¹, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to numerous Listed Buildings, including the Grade I Listed St Mary's Church. It is also located within the Central Conservation Area. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP082: Rear of High St Car Park	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+	+	+	0	?	++
Summary:																	

¹¹⁰ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹¹¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The Council Sites Assessment has identified that site CP082 has the capacity to accommodate 17 new dwellings in the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.2 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including The Promenade, Royal Well Open Space, Beech House and Hanna Court Green Spaces and High Street Bowling Green. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹¹². Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹¹³ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹¹⁴, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

¹¹² Gloucestershire County Council

¹¹³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

¹¹⁴ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹¹⁵, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to numerous Listed Buildings, including the Grade I Listed St Mary's Church. It is also located within the Central Conservation Area. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP096: St Georges Rd Car Park	+	+	++	+	+	+	+	- ?	0 ?	0	+	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP096 has the capacity to accommodate 9 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.26 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Chelt Walk, Imperial Gardens, and Montpellier Gardens. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹¹⁶. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could enhance the identified positive effects.

¹¹⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹¹⁶ Gloucestershire County Council

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹¹⁷ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has no satisfactory access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity¹¹⁸, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current brownfield uses, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹¹⁹, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as a car park. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is adjacent to numerous designated Listed Buildings and a local non-designated heritage asset. The site is also located within the Central Conservation Area. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

¹¹⁷ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

¹¹⁸ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹¹⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Leckhampton

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP031: Land off Leckhampton Rd	+	+	--	+	-	+	+	- ?	0 ?	-	+	+ ?	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP031 has the capacity to accommodate 15 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.6 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including The Tramway Green Corridor, Undercliff Avenue Open Space, Daisy Bank Field and Leckhampton Hill. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3.

The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹²⁰, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the accessibility at this site.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has poor access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed.

¹²⁰ Gloucestershire County Council

The whole site overlies a major aquifer of low vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Wood-pasture and Parkland Priority Habitats. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹²¹, it is greenfield land located adjacent to the AONB. Development therefore has the potential to affect the setting of the AONB and mitigation may be difficult as the AONB slopes steeply uphill south of the site. It is therefore considered that there is the potential for a residual major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP098: Land south of Collum End Rise	++ ?	++ ?	--	+	+	+	+	- ?	- ?	-	+	+ ?	--	--	0	?	-

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP098 has the capacity to accommodate 62 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 3.29 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including The Tramway Green Corridor and Undercliff Avenue Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3.

¹²¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is however located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹²². Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a GP surgery, pharmacy and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is no satisfactory access to the site, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹²³ further identify that there are potential access issues if linked to Church Road. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a major aquifer of low vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland, and Wood-pasture and Parkland Priority Habitats. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹²⁴, however it is located wholly within the AONB. The site is greenfield land and contains trees. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. Any development proposals for the site should seek to retain the

¹²² Gloucestershire County Council

¹²³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹²⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

existing trees. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to the Grade II* Listed Leckhampton Court and Grade II* Listed St Peters Church. The site is also located within 250m of the Moated Site and Fishponds at Church Farm Scheduled Monument. Mitigation provided through the GCT JCS should ensure that development would not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation and capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Oakley

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP023: Priors Farm Fields (land at Oakley)	++	0	++	--	- ?	+	+	- ?	- ?	0	+	+ ?	--	+	-	?	-
Summary: The Council Sites Assessment has identified that site CP023 has the capacity to accommodate 126 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1. The site is surrounded by compatible land uses, however development at the site could result in the loss of Priors Farm Public Green Space. There are further areas of open space in close proximity to the site (Priors Farm Estate Amenity Greenspace), however the green space on site is the largest space in this area of the Borough. As such, it is considered that development at this site has the potential for a major negative effect against SA Objective 3. The potential effects could be mitigated if development retains the existing Public Green Space designated area. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment ¹²⁵ , however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise. The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site. The site has poor access, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments ¹²⁶ also identify that capacity analysis at nearby junctions may be required. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.																	

¹²⁵ Gloucestershire County Council

¹²⁶ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is also not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland Priority Habitats. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording, and there is the opportunity to provide linkages with the existing priority habitats. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹²⁷, however the Council's Sites Assessment identifies that it borders the AONB to the east and that the eastern part of the site has an important role in the setting of the AONB. Development therefore has the potential to affect the AONB setting. The site is entirely greenfield land and contains Priors Farm Playing Field and Public Green Space. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to Bouncer's Lane Cemetery Registered Park and Garden, which also contains Listed Buildings. Development has the potential alter the setting of the designated heritage asset as development encroaches further from the existing urban area enclosing the cemetery on its southern and south eastern borders. Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects, however given the capacity of the site, it is considered that there is the potential for a residual minor long-term negative effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP069: Cakebridge Place	+	+	++	+	-	+	+	0?	0?	-	--	+	+	+	0	?	++

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP069 has the capacity to accommodate 16 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.55 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

¹²⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is surrounded by compatible land uses, and is located within 300m of Pittville Crescent, and Whaddon Road Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹²⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site lies wholly within Flood Risk Zone 2, mitigation is likely to be difficult and/or expensive; it is therefore considered at this stage that there is the potential for a major long-term negative effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹²⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹³⁰, and it is not located within or adjacent to the AONB. The site is brownfield land containing pre-fabricated bungalows within the urban area. Development is considered to have the potential for a minor long-term positive effect on the landscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a

¹²⁸ Gloucestershire County Council

¹²⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹³⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. Taking account of the available mitigation and the low capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																	
	1	2		3	4	5		6	7	8	9	10	11		12	13	14	
CP070: Land at Prestbury Rd	+	+	++	+	-	+	+	0 ?	0 ?	-	+	+	?	++	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP070 has the capacity to accommodate 8 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.23 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Crescent, Pittville Circus, and Whaddon Road Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹³¹, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

¹³¹ Gloucestershire County Council

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹³², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current industrial uses, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹³³, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area currently in industrial use. Given its use; development is considered to have the potential for a major long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains two local non-designated heritage assets; 83 Prestbury Road and Tomds and Bliss Ltd. It is assumed that development can retain these assets, and the Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. As such, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP105: Land at Whaddon Rd	++	0	++	+	-	+	+	0 ?	0 ?	-	0	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP105 has the capacity to accommodate 7 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Crescent, Pittville Circus, and Whaddon Road Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an

¹³² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹³³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹³⁴, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments¹³⁵ also identify that an assessment of the impact of loss of parking on site may be required. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, and at the project level, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. A small part of the site is located within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹³⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹³⁷, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area currently used as a car park. Development is considered to have the potential for a minor long-term positive effect on

¹³⁴ Gloucestershire County Council

¹³⁵ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹³⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹³⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to local non-designated heritage assets. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the low capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Park

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP061: Land at Lansdown Rd (Gloucestershire Constabulary HQ)	++	++	+	+	- ?	++	+	-- ?	-- ?	-	+	+ ?	+	+	-	?	++
Summary: The Council Sites Assessment has identified that site CP061 has the capacity to accommodate 90 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.28 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. The site is surrounded by compatible land uses, and is located within 300m of Hatherley Court, and Hatherley Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment ¹³⁸ , however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise. The site is located within 400m of a bus stop and within 800m of Cheltenham Spa train station. Given the accessibility of the site to public transport modes it is considered that there is the potential to reduce reliance on the private vehicle with the potential for a major positive effect against SA Objective 5a. The site is also located within 400m of a Sustrans National Cycle Route with the potential for a minor long-term positive effect against SA Objective 5b. Development at this site that improves access to PRowS can significantly enhance the identified positive effects. There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A40). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed. The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.																	

¹³⁸ Gloucestershire County Council

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity¹³⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁴⁰, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area containing the Gloucestershire Constabulary headquarters. It is considered that there is the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains a local non-designated heritage asset (Wilton House) and is adjacent to Listed Buildings. The site is also located within the Central Conservation Area. It is assumed that development can retain the local heritage asset on site, and mitigation provided through the GCT JCS should ensure sensitive and responsive development that respects the historic townscape, and that development will not lead to any significant negative effects on designated heritage. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Despite this, given that the site is located within the Conservation it is considered that there is the potential for minor residual negative effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP062: Commercial St Car Park	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP062 has the capacity to accommodate 8 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.08 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Public Open Space, including Bath Road Public Greenspace. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities

¹³⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁴⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

identified within the Council's accessibility assessment¹⁴¹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to educational facilities, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹⁴² further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, and available at the project level, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁴³, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁴⁴, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area currently used as a car park. Development is considered to have the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

¹⁴¹ Gloucestershire County Council

¹⁴² Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

¹⁴³ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁴⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located within the Central Conservation Area and adjacent to the Grade II Listed Old School Court. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation, and the low capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																		
	1	2		3	4	5		6	7	8	9	10	11		12	13	14		
CP092: Park Campus	++	++	++	+	- ?	+	+	- ?	- ?	-	+	+	+	-	+	-	?	+	-

Summary:

The site has not been assessed through the SALA, however the Council Sites Assessment has identified that site CP092 has the capacity to accommodate 300 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 11.92 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Hatherley Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹⁴⁵, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is no satisfactory access to the site, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹⁴⁶ further identify that there are potential capacity issues at Moorend Park Road, Norwood roundabout and Lansdown Road / Texaco. Although mitigation is provided through the GCT JCS and Cheltenham

¹⁴⁵ Gloucestershire County Council

¹⁴⁶ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains an area of Deciduous Woodland Priority Habitat that extends east of the site. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁴⁷, and it is not located within or adjacent to the AONB. The site is a mixture of greenfield and brownfield land (in a near even split) within the urban area. There is the potential for minor long-term positive effects on landscapes / townscapes through the regeneration of brownfield land, and also the potential for minor long-term negative effects through development in previously undeveloped areas. Overall it considered that there is the potential for both minor positive and minor negative effects against SA Objective 11a and SA Objective 14. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains numerous Listed Buildings and a local non-designated heritage asset. It is also located within the Central Conservation Area. It is assumed that development at the site could retain the designated and non-designated heritage assets on site. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. However, given the capacity of the site to accommodate 300 dwellings, it is considered that there is the potential for a residual minor long-term negative effect against SA Objective 12 as development is likely to alter the setting of these assets.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP097: Bath Terrace Car Park	+	+	++	+	+	+	+	- ?	0 ?	-	+	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP097 has the capacity to accommodate 13 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.36 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

¹⁴⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is surrounded by compatible land uses, and is located within 300m of existing Public Open Space, including Bath Road Public Greenspace. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment¹⁴⁸. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments¹⁴⁹ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has no satisfactory access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁵⁰, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a car park, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

¹⁴⁸ Gloucestershire County Council

¹⁴⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze

<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

¹⁵⁰ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁵¹, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area currently used as a car park. Development is considered to have the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to two local non-designated heritage assets; The Old Mission Hall and 5 Upper Bath Street. It is also located within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

¹⁵¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Pittville

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP066: Ellerslie Care Home, Albert Rd	++	+	++	+	-	+	+	- ?	- ?	0	+	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP066 has the capacity to accommodate 14 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.6 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located adjacent to Pittville Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹⁵², however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Wood-pasture and Parkland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁵³, and the Cheltenham Local Plan can support

¹⁵² Gloucestershire County Council

¹⁵³ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Development can enhance supporting habitats on site, and provide appropriate contributions towards the positive management of the Priority Habitat as an urban park. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁵⁴, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area previously used as a Care Home (Ellerslie House). Development is considered to have the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains a local non-designated heritage asset (Ellerslie House) and it is assumed that this would be retained on site in development. The site is located within the Central Conservation Area and adjacent to Pittville Park Registered Park and Garden. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the low capacity of the site it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP067: Prestbury Rd / Windsor St 1	+	+	++	+	-	+	+	0 ?	0 ?	-	--	+ ?	++	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP067 has the capacity to accommodate 29 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.7 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Park, Pittville Crescent and Whaddon Road Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹⁵⁵, however unless development provides significant contributions to new or improved

¹⁵⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁵⁵ Gloucestershire County Council

provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. It should be noted that a culvert also runs through the site, and development may need to mitigate any potential effects on water arising from disturbance to this area. The site lies wholly within Flood Risk Zone 2, mitigation is likely to be difficult and/or expensive; it is therefore considered at this stage that there is the potential for a major long-term negative effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁵⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current uses, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁵⁷, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area currently used for employment/commercial purposes. Given the nature of buildings on site (which look industrial) and its current use, development is considered to have the potential for a major long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Fox and Hounds). Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local

¹⁵⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁵⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the potential and available mitigation, and the low capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP068: Prestbury Rd / Windsor St 2	+	+	++	+	-	+	+	0 ?	0 ?	-	--	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP068 has the capacity to accommodate 7 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.16 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Crescent and Whaddon Road Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹⁵⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site lies wholly within Flood Risk Zone 2, mitigation is likely to be difficult and/or expensive; it is therefore considered at this stage that there is the potential for a major long-term negative effect against SA Objective 9.

¹⁵⁸ Gloucestershire County Council

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁵⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a garage, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁶⁰, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area currently used as a motor garage. Given its current use, development is considered to have the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to a Grade II Listed Building (74 Prestbury Road). Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. Taking account of the available mitigation, and low capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP088: Pittville School, New Barn Lane	++	0	++	+	-- ?	+	+	-- ?	-- ?	-	+	+ ?	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP088 has the capacity to accommodate 56 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located adjacent to Starvehall Farm Greenspace. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁶¹, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this

¹⁵⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁶⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁶¹ Gloucestershire County Council

area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is uncertainty regarding access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments¹⁶² further identify that modelling of the local network may be required. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁶³, and it is not located within or adjacent to the AONB. The site is entirely greenfield land providing sports playing fields to Pittville School. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies adjacent to the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape. Taking account of the available mitigation and capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

¹⁶² Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹⁶³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP089: Pittville Campus	++	+	++	+	- ?	+	+	-- ?	-- ?	-	+	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP089 has the capacity to accommodate 71 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.31 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹⁶⁴, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments¹⁶⁵ further identify that modelling of the local network may be required. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

¹⁶⁴ Gloucestershire County Council

¹⁶⁵ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁶⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁶⁷, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area, previously used for educational purposes. Development is considered to have the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies adjacent to the Central Conservation Area along the southern boundary, and is located in close proximity to the Grade I Listed Pittville Pump Rooms. Mitigation provided through the GCT JCS and Local Plan, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape. Taking account of the available mitigation and capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP090: Land adjacent to Ellerslie, Albert Rd	++	0	++	+	-	+	+	- ?	- ?	0	+	+	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP090 has the capacity to accommodate 11 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located adjacent to Pittville Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment¹⁶⁸,

¹⁶⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁶⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁶⁸ Gloucestershire County Council

however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Wood-pasture and Parkland Priority Habitat. The site is greenfield land and as such would require appropriate site level assessment to ensure that development provides the necessary mitigation for any supporting habitats on site. Development could also provide contributions towards the positive management of the Priority Habitat as an urban park. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁶⁹, and it is not located within or adjacent to the AONB. The site is entirely greenfield land and located within the urban area. It is considered however that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies within the Central Conservation Area, adjacent to Pittville Park Registered Park and Garden and the local non-designated heritage asset Ellerslie House. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking

¹⁶⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

account of the potential and available mitigation and the low capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Prestbury

Site Option	SA Objective																			
	1	2		3	4	5		6	7	8	9	10	11		12	13	14			
CP009: Hunting Butts Farm, east of railway cutting	++	++	++	-	-- ?	+	+	-- ?	-- ?	0	+	+	?	+	-	--	0	?	+	-

Summary:

The Council Sites Assessment has identified that site CP009 has the capacity to accommodate 95 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 5.01 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site it is also unlikely that new open space could be provided with development to mitigate the identified negative effect. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁷⁰, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site however, there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

¹⁷⁰ Gloucestershire County Council

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to Deciduous Woodland Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁷¹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study¹⁷² as of medium to low landscape sensitivity. The site is a mixture of greenfield and brownfield land in a roughly 50/50 split. Regeneration at the site is considered to have the potential for a minor positive effect on landscapes, however it is also considered that there is the potential for a minor long-term negative effect on landscapes through development in previously undeveloped areas. It should also be noted that the Council's Sites Assessment has identified that the ridgeline on site is of significant importance. Overall it is considered that there is the potential for both minor positive and minor negative effects against SA Objective 11a and SA Objective 14. The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP010: Land south of Hunting Butts Farm, Swindon Lane	++	++	++	+	-- ?	+	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP010 has the capacity to accommodate 177 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 9.35 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁷³, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given

¹⁷¹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁷² GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁷³ Gloucestershire County Council

the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. The site is relatively large expanse of greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats particularly around the woodland Priority Habitat. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study¹⁷⁴ as of medium to low landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. It should also be noted that the Council's Sites Assessment has identified that the ridgeline on site is of significant importance. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

¹⁷⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP011: The Paddocks, Swindon Lane	+	++	++	+	--	+	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP011 has the capacity to accommodate 34 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 1.79 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of St Nicholas Drive Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁷⁵, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of PRoWs with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of any existing features on site, through appropriate policy wording. It is considered that there are therefore potential opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

¹⁷⁵ Gloucestershire County Council

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study¹⁷⁶ as of medium to low landscape sensitivity. The site contains some brownfield land (residential unit), however it is predominantly greenfield land. It is therefore considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
CP012: Land at Hunting Butts (east), Evesham Rd	++	++	++	-	-- ?	+	+	-- ?	-- ?	0	+	+	?	-

Summary:

The Council Sites Assessment has identified that site CP012 has the capacity to accommodate 220 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 11.64 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site however there is the potential for new open space to be provided as part of development which could mitigate the identified effects. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁷⁷, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

¹⁷⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁷⁷ Gloucestershire County Council

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments¹⁷⁸ further identify that modelling may be required at the racecourse roundabout. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat in the north west corner. The site is relatively large expanse of greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats particularly around the woodland Priority Habitat. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study¹⁷⁹ as of medium to low landscape sensitivity. The site is predominantly greenfield land although it does contain roads and is used as an overflow carpark for the Racecourse. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a largely undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP013: Cheltenham Racecourse (north)	0	++	++	-	-- ?	+	+	-- ?	-- ?	0	0	+ ?	+	--	0	?	++
Summary:																	

¹⁷⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze

<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹⁷⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The Council Sites Assessment has identified that site CP013 has the capacity to accommodate 22.9 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site however there is the potential to provide new open space as part of development which could mitigate the identified effects.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁸⁰, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The north east border of the site is located within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat in the north east. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁸¹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

¹⁸⁰ Gloucestershire County Council

¹⁸¹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study¹⁸² as of low landscape sensitivity. The site is previously developed land containing a variety of buildings (including Grandstands, Centaur, livery stables and accommodation) and car parking, development could regenerate this area with the potential for a minor positive effect on landscapes (SA Objective 11a). As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14		
CP014: Cheltenham Racecourse (south)	++	++	++	+	- ?	+	+	-- ?	-- ?	0	+	+ ?	+	--	0	? ++

Summary:

The Council Sites Assessment has identified that site CP014 has the capacity to accommodate 116 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 6.13 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Starvehall Farm Greenspace and Apple Orchard Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment¹⁸³, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

¹⁸² GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

¹⁸³ Gloucestershire County Council

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Traditional Orchard Priority Habitat in the east. Brownfield land is considered to have the potential to support a large amount of biodiversity¹⁸⁴, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁸⁵, and it is not located within or adjacent to the AONB. The site is brownfield land located between the existing residential area and the Racecourse, and is predominantly used for parking. Development is considered to have the potential for a minor long-term positive effect on the landscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP015: Land off New Barn Lane 1 (south of Racecourse)	+	0	++	+	--	+	+	- ?	- ?	0	+	-	-	--	0	?	-
Summary: The Council Sites Assessment has identified that site CP015 has the capacity to accommodate 35 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.																	

¹⁸⁴ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

¹⁸⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Starvehall Farm Greenspace and Apple Orchard Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁸⁶, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is no satisfactory access to the site, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments¹⁸⁷ further identify that visibility may be an issue. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, and available at the project level, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains a Traditional Orchard Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, however this would significantly reduce the developable area of the site. As such it is considered that if development were to occur on site it is likely to result in at least the partial loss of a Priority Habitat with the potential for a minor negative effect against SA Objective 10. Should the site proceed as a preferred option for development then it is recommended that development proposals seek to provide offsite compensatory measures for any loss of Priority Habitat.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁸⁸, and is not located within or adjacent to the AONB. The site contains a small area of brownfield land (the land connecting the main part of the site to the B4075), however the majority of the site is greenfield land. As such it is

¹⁸⁶ Gloucestershire County Council

¹⁸⁷ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹⁸⁸ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP016: Land off New Barn Lane 2 (south of Racecourse)	+	0	+	+	--	+	+	- ?	- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP016 has the capacity to accommodate 13 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Starvehall Farm Greenspace and Apple Orchard Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁸⁹, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is no satisfactory access to the site, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments¹⁹⁰ further identify that visibility may be an issue. However, given the lower capacity of the site, and mitigation provided

¹⁸⁹ Gloucestershire County Council

¹⁹⁰ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to a Traditional Orchard Priority Habitat in the west. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁹¹, and it is not located within or adjacent to the AONB. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP017: Land off New Barn Lane 3 (south of Racecourse)	++	0	+	+	-- ?	+	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP017 has the capacity to accommodate 52 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Starvehall Farm Greenspace and Apple Orchard Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located

¹⁹¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁹², and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments¹⁹³ further identify that visibility may be an issue. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Traditional Orchard Priority Habitat in the west. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study¹⁹⁴, and it is not located within or adjacent to the AONB. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

¹⁹² Gloucestershire County Council

¹⁹³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

¹⁹⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP018: Land east of Cheltenham Racecourse 1, Lake St	++	++	--	-	- ?	+	+	- ?	- ?	0	0	+ ?	--	--	-	?	-

Summary:

The Council Sites Assessment has identified that site CP018 has the capacity to accommodate 136 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 5.45 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Apple Orchard Open Space. Development at the site however could also result in the loss of informal open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Development could retain and enhance the informal open space on site to mitigate the identified effects.

The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment¹⁹⁵, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is no satisfactory access to the site, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments¹⁹⁶ further identify that constraints on Lake Street and the double mini roundabouts may restrict development to a small scale capacity. Although mitigation is provided through the GCT JCS and

¹⁹⁵ Gloucestershire County Council

¹⁹⁶ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The south west corner of the site lies partially within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for identified features. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study¹⁹⁷ as of high-medium landscape sensitivity. The site is predominantly greenfield land and includes an area of informal open space. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to 3 Listed Buildings in the south east corner of the site, and in close proximity to the Moated Site Scheduled Monument (to the north of the site). The site is also located within the Prestbury Conservation Area. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. Given the presence of the designated heritage assets and location of the site within a Conservation Area, it is considered that despite mitigation, there is still the potential for a residual minor negative effect against SA Objective 12.

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
CP019: Land east of Cheltenham Racecourse 2, Park Lane	+	++	--	+	--	-	+	0?	0?	0	+	+	?	-
Summary:														

¹⁹⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-ics.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The Council Sites Assessment has identified that site CP019 has the capacity to accommodate 15 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 1.24 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including Apple Orchard Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment¹⁹⁸, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site, development is unlikely to deliver any significant improvements to provisions in this area.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments¹⁹⁹ further identify that constraints on Lake Street and the double mini roundabouts may restrict development to a small scale capacity. Given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for identified features. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

¹⁹⁸ Gloucestershire County Council

¹⁹⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁰⁰ as of high-medium landscape sensitivity. The site is entirely greenfield land. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to the Moated Site Scheduled Monument. The site is considered to have a low capacity for housing, and mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. The Scheduled Monument has existing residential development along its southern edge, and as such it is considered that development at this site is unlikely to significantly alter its setting. It is considered therefore that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14		
CP020: Land north of Cheltenham Racecourse	++ ?	++ ?	--	-	-- ?	-	+	-- ?	-- ?	0	+	+ ?	--	--	-	? -

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP020 has the capacity to accommodate 362 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 19.15 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site however there is the potential to provide new open space as part of development which could mitigate the identified effects.

The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the potential provision of employment on site, which can mitigate the negative effects to some degree. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁰¹, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site

²⁰⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²⁰¹ Gloucestershire County Council

there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is no satisfactory access to the site, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²⁰² further identify that access through the racecourse is not desirable and there are no links to the public highway. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland Priority Habitats in the west and north west. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁰³ as of medium and high-medium landscape sensitivity. The site is entirely greenfield land. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located in close proximity to the Moated Site Scheduled Monument. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects, however given the capacity of the site to accommodate 362 new dwellings, it is

²⁰² Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²⁰³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

considered that development will alter the northern setting of the Scheduled Monument, with the potential for a residual minor long-term negative effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP021: Land between Cheltenham Racecourse and B4632	++ ?	++ ?	--	-	-- ?	+	+	- ?	- ?	0	+	+ ?	--	--	-	?	-

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP021 has the capacity to accommodate 523 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 27.7 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site however there is the potential to provide new open space as part of development which could mitigate the identified effects. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁰⁴, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments²⁰⁵ further identify that there is potential for issues at the High St / Noverton Lane junction and in accessing Spring Lane. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan,

²⁰⁴ Gloucestershire County Council

²⁰⁵ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is predominantly greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for identified features. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁰⁶ as of high-medium landscape sensitivity. Though the site does contain a few residential units, it is predominantly greenfield land. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and previously undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to the Moated Site Scheduled Monument. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects, however given the capacity of the site to accommodate 523 new dwellings, it is considered that development will alter the northern setting of the Scheduled Monument, with the potential for a residual minor long-term negative effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP022: Land at Prestbury	++	0	--	+	-- ?	+	+	- ?	- ?	-	0	+ ?	--	--	-	?	-
Summary: The Council Sites Assessment has identified that site CP022 has the capacity to accommodate 200 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.																	

²⁰⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is surrounded by compatible land uses, and is located within 300m of Ann Goodrich Close Amenity Greenspace. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is also located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁰⁷, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments²⁰⁸ further identify that there is potential for issues at the High St / Noverton Lane junction and in accessing Spring Lane. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The southern boundary of the site lies partially within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is predominantly greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for identified features. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

²⁰⁷ Gloucestershire County Council

²⁰⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁰⁹, however the Council's Sites Assessment has identified that part of the site is prominent from escarpment and the site is an important setting to the AONB. The site is predominantly greenfield land and it is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area and largely previously undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site contains The Hayes; a Grade II Listed Building and is located adjacent to another Listed Buildings and local non-designated heritage assets. The site is also located within the Prestbury Conservation Area. It is assumed that any development proposal will retain the Listed Building on site. Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Given the presence of the designated heritage assets and the location of the site within the Conservation Area, it is considered that development has the potential for a residual minor negative effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP099: Land at Swindon Lane (adjacent to dismantled line)	+	++	+	+	-	+	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP099 has the capacity to accommodate 35 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 1.06 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pittville Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment²¹⁰, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

²⁰⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²¹⁰ Gloucestershire County Council

There is uncertainty regarding access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for identified features. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²¹¹ as of medium to low landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

²¹¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Springbank

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP034: Arle Nursery and allotments, Old Gloucester Rd	++	++	++	+	- ?	+	+	-- ?	-- ?	-	-	+ ?	-	--	-	?	-

Summary:
The Council Sites Assessment has identified that site CP034 has the capacity to accommodate 8.2 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pilgrove Way Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²¹², however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²¹³ further identify that modelling may be required at Tewkesbury Road and Staverton cross roads. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The whole site overlies a minor aquifer of intermediate vulnerability; development therefore has the potential for a minor negative effect against SA objective 8. The majority of the site also lies within a flood risk area and mitigation is likely to be difficult and/or expensive; development therefore is considered to have the potential for a minor long-term negative effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland and Traditional Orchard Priority Habitats in the north. The site is predominantly greenfield land; policy mitigation provided through the Cheltenham Local Plan can

²¹² Gloucestershire County Council

²¹³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²¹⁴ as of medium-low landscape sensitivity. The site contains areas of brownfield land (including roads running through allotments, and a plant nursery), however it is predominantly greenfield land (including allotments). It is considered therefore that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a largely undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to the Moat House moated site Scheduled Monument and two Listed Buildings. Mitigation provided through the GCT JCS should ensure that development would not lead to any significant negative effects. However, the site is situated on the Cheltenham administrative boundary and the Scheduled Monument is located within the neighbouring Tewkesbury Borough and in a rural setting. Given the capacity of the site it is considered that there is the potential for a residual minor long-term cross-boundary negative effect against SA Objective 12 as development is likely to alter the setting of the designated heritage assets.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP035: Land at Old Gloucester Rd	++	++	+	+	- ?	-	+	-- ?	-- ?	-	0	+ ?	-	--	-	?	-

Summary:

The Council Sites Assessment has identified that site CP035 has the capacity to accommodate 59 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 3.12 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Pilgrove Way Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment²¹⁵, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

²¹⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²¹⁵ Gloucestershire County Council

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²¹⁶ further identify that modelling may be required at Tewkesbury Road and Staverton cross roads. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site lies partially over / adjacent to a minor aquifer of intermediate vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The north east section of the site lies within an area of flood risk, however development could avoid this section of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for identified features. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²¹⁷ as of medium to medium-low landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located in close proximity to the Moat House moated site Scheduled Monument and two Listed Buildings. Mitigation provided through the GCT JCS should ensure that development would not lead to any significant negative effects. However, the site is situated on the Cheltenham administrative boundary and the Scheduled Monument is located within the neighbouring Tewkesbury Borough and in a rural setting. It is considered

²¹⁶ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²¹⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

that there is the potential for a residual minor long-term cross-boundary negative effect against SA Objective 12 as development is likely to alter the setting of the designated heritage assets. However, it should be noted that given the capacity of this site, the effects are considered of less significance than those identified at site CP034.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP036: Land at Fiddler's Green, Fidler's Green Lane	++	++	++	-	- ?	+	+	-- ?	-- ?	-	0	+ ?	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP036 has the capacity to accommodate 662 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 25 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

Although the site is located within 300m of Pilgrove Way, Henley Road, and Fiddlers Green Lane Public Green Spaces, it is also covered by a Cordon Sanitaire (identified in the existing Local Plan as a Development Exclusion Zone). Development at the site therefore has the potential for a minor negative effect against SA Objective 3.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²¹⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²¹⁹ identify that there are capacity issues at Arle Court roundabout and the potential additional network congestion, modelling and links need consideration. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

²¹⁸ Gloucestershire County Council

²¹⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

The northern section of the site lies partially over a minor aquifer of intermediate vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The north east corner of the site is located within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site contains an area of Deciduous Woodland Priority Habitat, and is adjacent to a Lowland Meadow Priority Habitat in the south. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, support habitat enhancement on site, and support the creation of GI linkages with meadow habitats to the south of the site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²²⁰ as of medium to medium-low landscape sensitivity. The site is a large tract of predominantly greenfield land (there are a few farmsteads on the site) that stretches through Springbank ward and into the adjoining Hester's Way ward. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. It should also be noted that given the size of this site, the potential minor negative effects are considered to be of greater significance than the potential minor negative effects found at the surrounding smaller greenfield sites. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. The Moat House moated site Scheduled Monument is in close proximity to the site, however the B4634 creates a barrier between the two sites, and as such development is not considered likely to lead to any significant negative effects. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP052: Springbank Shopping Centre	+	+	++	+	+	+	+	- ?	- ?	-	+	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP052 has the capacity to accommodate 38 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.51 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

²²⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is surrounded by compatible land uses, and is located within 300m of Welch Road, and Pilgrove Way Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²²¹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The whole site lies over a minor aquifer of intermediate vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²²², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²²³, and it is not located within or adjacent to the AONB. The site is brownfield land located within the urban area, and is currently a largely vacant Neighbourhood Shopping Centre. It is considered that there is the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also

²²¹ Gloucestershire County Council

²²² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²²³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5	6	7	8	9	10	11		12	13	14	
CP053: Land adjacent to former Goat and Bicycle Public House	+	+	+	+	+	+	--	- ?	- ?	0	+	+ ?	++	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP053 has the capacity to accommodate 18 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.43 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of the Land off Springbank Road and Henley Road Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²²⁴. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to higher education and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located beyond reasonable walking distance (400m) to either a PRoW or Sustrans National Cycle Route. Development at this site is therefore less likely to promote walking and cycling unless significant improvements to the PRoW and Cycle Network are made. Potential for a major negative effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

²²⁴ Gloucestershire County Council

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²²⁵, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites vacant nature, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²²⁶, and it is not located within or adjacent to the AONB. The site is vacant brownfield land located within the urban area. It is considered that given the vacant nature of the site, there is the potential for a major positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

²²⁵ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²²⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

St Marks

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP054: Land and buildings at Coronation Square	++	+	++	+	+	+	--	-- ?	-- ?	-	+	+	+	+	0	?	++
Summary: The Council Sites Assessment has identified that site CP054 has the capacity to accommodate 68 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.4 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. The site is surrounded by compatible land uses, and is located adjacent to Coronation Square, and within 300m of King George V Public Green Space, and Hesters Way Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment ²²⁷ . Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to a children centre and/or A&E could enhance the significance of the identified positive effects. The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is however located beyond reasonable walking distance (400m) to either a PRow or Sustrans National Cycle Route. Development at this site is therefore less likely to promote walking and cycling unless significant improvements to the PRow and Cycle Network are made. Potential for a major negative effect against SA Objective 5b. There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A40). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments ²²⁸ further identify that the potential impact at PE Way / GCHQ will require further assessment. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed. The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.																	

²²⁷ Gloucestershire County Council

²²⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²²⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²³⁰, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area containing retail facilities which the Council's Sites Assessment identifies as largely underused. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14		
CP055: Community Centre & Scout Hut, Brooklyn Rd	+	+	+	+	+	--	- ?	- ?	-	+	+	+	+	0	?	+

Summary:

The Council Sites Assessment has identified that site CP055 has the capacity to accommodate 28 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.9 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Coronation Square, and King George V Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities

²²⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²³⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

identified within the Council's accessibility assessment²³¹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is however located beyond reasonable walking distance (400m) to either a PRoW or Sustrans National Cycle Route. Development at this site is therefore less likely to promote walking and cycling unless significant improvements to the PRoW and Cycle Network are made. Potential for a major negative effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A40). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²³², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²³³, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land in use as a community centre and scout hut, although it does contain an area of greenfield which has also been submitted for consideration as a Local Green Space. As the site is predominantly previously developed land, it is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through regeneration of this land. As the site is predominantly brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

²³¹ Gloucestershire County Council

²³² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²³³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located adjacent to The Poets Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, with the potential for a residual neutral effect against SA Objective 12. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP056: Rowanfield Exchange, Devon Avenue	++	+	++	+	-	+	--	0 ?	0 ?	-	+	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP056 has the capacity to accommodate 17 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.37 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of King George V Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²³⁴, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is however located beyond reasonable walking distance (400m) to either a PRoW or Sustrans National Cycle Route. Development at this site is therefore less likely to promote walking and cycling unless significant improvements to the PRoW and Cycle Network are made. Potential for a major negative effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

²³⁴ Gloucestershire County Council

The site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²³⁵, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²³⁶, and it is not located within or adjacent to the AONB. The site is brownfield land consisting of a neighbourhood centre, residential and associated garages. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14		
CP086: Former Monkscroft Primary School	+	++	++	+	+	+	+	-- ?	-- ?	-	+	+ ?	-	+	0	? -
Summary: The Council Sites Assessment has identified that site CP086 has the capacity to accommodate 30 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 1.8 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.																

²³⁵ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²³⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is surrounded by compatible land uses, and is located within 300m of Hesters Way Park, Coronation Square and King George V Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. It should be noted however that the local community has expressed interest to safeguard the site as a local green space. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²³⁷. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a Sustrans National Cycle Route with the potential for a minor long-term positive effect against SA Objective 5b. Development at this site that improves access to PROWs can enhance the significance of these effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A40). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²³⁸ further identify that capacity analysis may be required at PE Way. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The northern / north east section of the site partially overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland Priority Habitats in the west. The site is predominantly greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²³⁹, and it is not located within or adjacent to the AONB. The site is predominantly greenfield land comprising of playing fields and the former Monkscroft Primary School. It should also be noted that the local community has expressed interest to safeguard the site as local green space. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a largely previously undeveloped area. As the site is predominantly greenfield land it is also considered to

²³⁷ Gloucestershire County Council

²³⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²³⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to The Poets Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, with the potential for a residual neutral effect against SA Objective 12. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development.

Site Option	SA Objective																	
	1	2		3	4	5		6	7	8	9	10	11		12	13	14	
CP087: Land at Stone Crescent	+	0	+	+	-	+	--	0 ?	0 ?	0	+	+	?	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP087 has the capacity to accommodate 20 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located adjacent to King George V Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁴⁰, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. However, the site is located beyond reasonable walking distance (400m) to either a PRoW or Sustrans National Cycle Route. Development at this site is therefore less likely to promote walking and cycling unless significant improvements to the PRoW and Cycle Network are made. Potential for a major negative effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

²⁴⁰ Gloucestershire County Council

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁴¹, and it is not located within or adjacent to the AONB. The site is entirely greenfield land. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

²⁴¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

St Pauls

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP083: Henrietta St Car Park, St Margarets Rd	+	+	++	+	+	+	+	0 ?	0 ?	-	+	+	+	+	0	?	++
Summary: The Council Sites Assessment has identified that site CP083 has the capacity to accommodate 24 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.2 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. The site is surrounded by compatible land uses, and is located within 300m of Clarence Square Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment ²⁴² . Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects. The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects. There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments ²⁴³ further identify that the loss of parking on site may need consideration. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed. The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.																	

²⁴² Gloucestershire County Council

²⁴³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁴⁴, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁴⁵, and it is not located within or adjacent to the AONB. The site is brownfield land currently used as a car park. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to three Grade II Listed Buildings, including the Henrietta Street building. It is also located within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14		
CP084: 47 - 51 Swindon Rd	+	+	++	+	+	+	+	0?	0?	-	+	+	+	+	0	?

Summary:

The Council Sites Assessment has identified that site CP084 has the capacity to accommodate 10 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.09 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Clarence Square Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within

²⁴⁴ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁴⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

the Council's accessibility assessment²⁴⁶. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁴⁷, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁴⁸, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area, currently used as a car workshop. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected

²⁴⁶ Gloucestershire County Council

²⁴⁷ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁴⁸ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation and the low capacity of the site it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP091: Hardwick Site, St Pauls Rd	++ ?	++ ?	++	+	+	+	++	- ?	- ?	-	+	+ ?	+	+	0	?	+

Summary:

The site has not been assessed through the SALA, however the Council Sites Assessment has identified that site CP091 has the capacity to accommodate 64 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 1.92 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, and is located adjacent to Honeybourne Line Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. It should be noted however that the site has been submitted for consideration as a designated Local Green Space. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²⁴⁹. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of both PRoWs and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is no satisfactory access to the site, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

²⁴⁹ Gloucestershire County Council

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁵⁰, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁵¹, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land within the urban area, however it also contains sports pitches which have been submitted for consideration as Local Green Space. Given the nature of the site there is the potential for minor long-term positive effects through the regeneration of land on site, and also the potential for minor negative effect effects through development in previously undeveloped areas. Overall, given that the majority of the site is brownfield, it is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) as a result of regeneration. As the majority of the site is brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (161 Swindon Road). Mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 12. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development.

Site Option	SA Objective															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14		
CP101: North Place and Portland St	++	++	++	+	+	+	+	- ?	- ?	-	+	+ ?	+	+	+	?

Summary:

The Council Sites Assessment has identified that site CP101 has the capacity to accommodate 143 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 2.04 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Clarence Square, and Wellington Square Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment

²⁵⁰ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁵¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²⁵². Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is uncertainty regarding access to the site, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁵³, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁵⁴, and it is not located within or adjacent to the AONB. The site is brownfield land currently used as a car park. It is considered that there is the potential for a minor long-term positive effect on townscape (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area and is surrounded by Listed Buildings and a local non-designated heritage asset. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape,

²⁵² Gloucestershire County Council

²⁵³ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁵⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

and that development will not lead to any significant negative effects. The Council's Sites Assessment also identifies that English Heritage responses to development at the site are positive given that the site provides a rare opportunity within a central location. In line with English Heritage advice, it is considered that there is the potential for a minor positive effect against SA Objective 12.

St Peters

Site Option	SA Objective																	
	1	2		3	4	5		6	7	8	9	10	11		12	13	14	
CP057: Christ College Site B	++	++	++	+	- ?	+	--	- ?	- ?	-	+	+	?	-	+	0	?	-

Summary:

The Council Sites Assessment has identified that site CP057 has the capacity to accommodate 53 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 2.11 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is a previous landfill site and as such decontamination and remediation measures may be required prior to development to ensure that there are no negative effects on health. It is considered that sufficient mitigation is provided through the GCT JCS, and available at the project level, to ensure that there will be no significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. The site is located within 300m of St Peters/Chelt Walk Public Green Space. As such, it is considered that after mitigation, there is the potential for a minor positive effect against SA Objective 3.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁵⁵, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. However, the site is located beyond reasonable walking distance (400m) to either a PRoW or Sustrans National Cycle Route. Development at this site is therefore less likely to promote walking and cycling unless significant improvements to the PRoW and Cycle Network are made. Potential for a major negative effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments²⁵⁶ also note that there may be potential issues with the level crossing. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered

²⁵⁵ Gloucestershire County Council

²⁵⁶ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of Deciduous Woodland Priority Habitats in the north east. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁵⁷, and it is not located within or adjacent to the AONB. The site is entirely greenfield land within the urban area, and was previously used as school playing pitches. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5	6	7	8	9	10	11		12	13	14	
CP058: Outer West, Land at Tewkesbury Rd	0	++	++	+	+	+	++	- ?	- ?	-	-	+ ?	++	+	+	?	++
Summary: The Council Sites Assessment has identified that site CP058 has the capacity to accommodate 11.35 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.																	

²⁵⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

A large portion of the site is a previous landfill site and as such decontamination and remediation measures may be required prior to development to ensure that there are no negative effects on health. It is considered that sufficient mitigation is provided through the GCT JCS, and available at the project level, to ensure that there will be no significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. The site is located adjacent to St. Peters/Chelt Walk Public Green Space. As such, it is considered that after mitigation, there is the potential for a minor positive effect against SA Objective 3.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²⁵⁸. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a GP surgery and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of both PRoWs and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Development Management comments²⁵⁹ further identify that the impact on the A4109 would need consideration. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. A large part of the site is located within an area of flood risk, mitigation is likely to be difficult and/or expensive; development therefore is considered to have the potential for a minor negative effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located adjacent to Deciduous Woodland Priority Habitats in the west. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁶⁰, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

²⁵⁸ Gloucestershire County Council

²⁵⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze

<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

²⁶⁰ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁶¹, and it is not located within or adjacent to the AONB. This is a large brownfield site within the urban area, containing operational gas works and a mix of retail and employment. Given its current use it is considered that there is the potential for a major long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site contains the Grade II* Listed St Peters Church, and is adjacent to another Listed Building. It is assumed that development will retain the building on site, and mitigation provided through the GCT JCS should ensure that there will be no significant negative effects. Given the nature of the site (operational gas works) it is considered that development has the potential for a minor long-term positive effect against SA Objective 12 through an improved townscape setting.

Site Option	SA Objective																	
	1	2		3		4	5		6	7	8	9	10	11		12	13	14
CP060: Cheltenham Spa Railway Station	++	++	++	+	-	- ?	++	++	-- ?	-- ?	0	+	-	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site CP060 has the capacity to accommodate 105 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 3.34 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is located adjacent to a railway line, and mitigation will be required to reduce the associated negative effects on health, including noise pollution. The site is located adjacent to Honeybourne Line Public Green Space, with the potential for minor positive effect against SA Objective 3. Overall therefore it is considered that there is the potential for both minor positive and minor negative effects against SA Objective 3.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁶², however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop and immediately adjacent Cheltenham Spa train station. Given the accessibility of the site to public transport modes it is considered that there is the potential to reduce reliance on the private vehicle with the potential for a major positive effect

²⁶¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²⁶² Gloucestershire County Council

against SA Objective 5a. The site is also located within 400m of both PRowS and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A40). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²⁶³ also note that this site is unlikely to be supported given potential parking issues if the car park on site is lost. An assessment of parking provision would be required. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains an area of Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, however this would significantly reduce the developable area of the site. As such it is considered that if development were to occur on site it is likely to result in at least the partial loss of a Priority Habitat with the potential for a minor negative effect against SA Objective 10. Should the site proceed as a preferred option for development then it is recommended that development proposals seek to provide offsite compensatory measures for any loss of Priority Habitat.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁶⁴, and it is not located within or adjacent to the AONB. The site is brownfield land around Cheltenham Spa Railway Station. As a gateway to the town, it is considered that there is the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to the Central Conservation Area and a Listed Lamp Post. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. It is therefore considered that there is the potential for a residual neutral effect.

Site Option	SA Objective
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²⁶³ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²⁶⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP080: Land adjoining Great Western Rd	+	+	++	+	+	+	++	0?	0?	-	--	+	+	+	-	?	++

Summary:

The site is assessed as not suitable, available or achievable within the SALA, however the Council Sites Assessment has identified that site CP080 has the capacity to accommodate 6 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1, or 0.2 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is surrounded by compatible land uses, and is located within 300m of Honeybourne Line, Chelt Walk, and Winston Churchill Gardens Public Green Spaces. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment²⁶⁵. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of both PROWs and a Sustrans National Cycle Route, and as such development has opportunities to promote these modes of transport with the potential for a major long-term positive effect against SA Objective 5b.

There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is located wholly within Flood Risk Zone 3; development therefore has the potential for a major long-term negative effect against SA Objective 9.

The site lies adjacent to a Local Nature Reserve. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development supports the adjacent habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁶⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site.

²⁶⁵ Gloucestershire County Council

²⁶⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁶⁷, and it is not located within or adjacent to the AONB. The site is located within the urban area, and although it is a grassed open space; it is previously developed land. The site used to contain a petrol station, and as a result there is the potential for contamination. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is previously developed land it is also considered to have the potential for a major positive effect on land and soils, development also has the potential to remediate any potential contamination (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Given the location of the site within the Conservation Area, there is the potential for a residual minor negative effect against SA Objective 12.

²⁶⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Swindon Village

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP001: Land at Hyde Lane, Hyde Lane	++	0	+	+	- ?	+	+	- ?	- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP001 has the capacity to accommodate 50 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Swindon Village Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment²⁶⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments²⁶⁹ further identify that there are existing issues at the Hyde Lane junction, in visibility and alignment, in the footway required to the school, and potential bridge issues. Modelling may be required to determine the impact. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

²⁶⁸ Gloucestershire County Council

²⁶⁹ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁷⁰ as of medium to low landscape sensitivity. The site is entirely greenfield land, and as such, it is considered that there is the potential for a minor long-term negative effect on the landscape through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP002: Land at Hyde Farm (west section)	++	++	+	+	-- ?	+	+	- ?	- ?	0	0	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP002 has the capacity to accommodate 1,212 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 64.11 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The northern boundary of the site is covered by a Cordon Sanitaire (identified in the existing Local Plan as a Development Exclusion Zone), however it is considered that development could avoid this area of the site to mitigate the potential negative effects arising. The site is located within 300m of existing public or open space, including Hyde Lane Open Space and Zurich Sports Grounds. As such, it is considered that there is the potential, after mitigation, for a minor positive effect against SA Objective 3.

²⁷⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁷¹, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Highways Development Management comments²⁷² further identify that there are existing issues at the Hyde Lane junction, in visibility and alignment, in the footway required to the school, and potential bridge issues. Modelling may be required to determine the impact. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The northern border of the site is located within an area of flood risk; however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁷³ as of both medium to low, and medium to high landscape sensitivity. This is a large site of entirely greenfield land, and as such it is considered that there is the potential for a minor

²⁷¹ Gloucestershire County Council

²⁷² Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

²⁷³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Given the size of this site, the potential negative effects are considered to be of greater significance than at the other site options. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Old Crossing Cottage). Mitigation provided through the GCT should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
CP003: Land off Brockhampton Lane	++	0	+	+	-	+	+	0?	0?	0	+	+	?	-

Summary:

The Council Sites Assessment has identified that site CP003 has the capacity to accommodate 25 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Swindon Village Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁷⁴, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is uncertainty regarding access to the site and Highways Development Management comments²⁷⁵ indicate that the level crossing may be an issue at the site. Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, and at the

²⁷⁴ Gloucestershire County Council

²⁷⁵ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

project level, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁷⁶ as of medium to high landscape sensitivity. The site is predominantly greenfield land. It is considered that there is the potential for a major long-term negative effect on landscapes (SA Objective 11a) through development in a sensitive landscape area. It should be noted that should the GCT JCS site (Land to the north west of Cheltenham) continue to be promoted in the JCS, then development at the JCS site could reduce the extent of the negative effects on the landscape at this site, as the area surrounding site CP003 is developed. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP004: Land at Hunting Butts (west)	++	0	++	+	-- ?	+	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP004 has the capacity to accommodate 229 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1.

²⁷⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is surrounded by compatible land uses, and is located within 300m of Swindon Village Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁷⁷, and development may increase reliance on the private vehicle in this respect. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²⁷⁸ further identify that there are existing issues at the Hyde Lane junction, in visibility and alignment, in the footway required to the school, and potential bridge issues. Modelling may be required to determine the impact. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Deciduous Woodland Priority Habitat. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁷⁹ as of medium to low landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the

²⁷⁷ Gloucestershire County Council

²⁷⁸ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/Cheltplan102015/listRespondents>

²⁷⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP005: Land at Hunting Butts (south), Swindon Lane	++	++	++	+	- ?	+	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP005 has the capacity to accommodate 157 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 8.3 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of open green space, including Hyde Lane Open Space, Pendil Close Open Space and Wymans Brook Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁸⁰, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

²⁸⁰ Gloucestershire County Council

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is predominantly greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁸¹ as of medium to low landscape sensitivity. The site does contain areas of previously developed land, however it is predominantly greenfield land, and as such is considered to have the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP006: Land at Hunting Butts (central) west of railway cutting	++	++	+	+	-- ?	+	+	-- ?	-- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP006 has the capacity to accommodate 633 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 33.48 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Swindon Village Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the

²⁸¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Council's accessibility assessment²⁸², and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is no satisfactory access to the site, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁸³ as of medium to low landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

²⁸² Gloucestershire County Council

²⁸³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP007: Land at Hyde Farm (east section)	++	++	+	+	-- ?	+	+	-- ?	-- ?	0	0	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP007 has the capacity to accommodate 928 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 49.11 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The northern boundary of the site is covered by a Cordon Sanitaire (identified in the existing Local Plan as a Development Exclusion Zone), however it is considered that development could avoid this area of the site to mitigate the potential negative effects arising. The site is located within 300m of existing public open space, including Newlands Sports Field and Hyde Lane Open Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3.

The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁸⁴, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The northern border of the site is located within an area of flood risk, however development could avoid this area of the site, and mitigation provided through the Local Plan and

²⁸⁴ Gloucestershire County Council

higher level JCS is considered sufficient to ensure that there will be no significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁸⁵ as of medium to low landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Old Railway Station). Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP008: Blooms Garden Centre, Evesham Rd	0	++	--	+	-- ?	-	+	-- ?	-- ?	0	--	+ ?	+	--	0	?	++
Summary: The Council Sites Assessment has identified that site CP008 has the capacity to accommodate 1.24 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. The site is surrounded by compatible land uses, and is located within 300m of Newlands Sports Field. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. However, this should be considered alongside the provision of employment on site, which can mitigate the negative effects to some degree. The site is located beyond 800m to all of the services and facilities identified within the Council's accessibility																	

²⁸⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

assessment²⁸⁶, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 800m of a bus stop and given this distance, development at the site is considered less likely to contribute to a reduced reliance on the private vehicle with the potential for a minor negative effect against SA Objective 5a. The site is however located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance accessibility at this site.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Highways Development Management comments²⁸⁷ further identify that visibility to the south is restricted, and there is potential culvert infrastructure issues. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is located wholly within an area of flood risk, and mitigation is likely to be difficult and/or expensive. As such it is considered that there is the potential for a major long-term negative against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁸⁸, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁸⁹ as of medium to low landscape sensitivity. The entire site is brownfield land located on the edge of the Borough boundary outside of the urban area. Development could regenerate the land with the potential for a minor positive effect on landscapes (SA Objective 11a). As the site is brownfield land it is also considered

²⁸⁶ Gloucestershire County Council

²⁸⁷ Cheltenham Plan Part one: Issues and Option Consultation Respondent: Gloucestershire County Council - Michael Glaze
<http://consult.cheltenham.gov.uk/consult.ti/CheltplanIO2015/listRespondents>

²⁸⁸ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁸⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

to have the potential for a major positive effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Old Crossing Cottage). Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP059: The Folley, Gardner's Lane	++	++	++	+	+	+	+	- ?	- ?	0	-	+ ?	-	+	0	?	-
Summary: The Council Sites Assessment has identified that site CP059 has the capacity to accommodate 197 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 6.25 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. The site is surrounded by compatible land uses, and is located within 300m of St. Peters/Chelt Walk Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment ²⁹⁰ . Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education and/or A&E could enhance the significance of the identified positive effects. The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects. There is satisfactory access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.																	

²⁹⁰ Gloucestershire County Council

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The Council's Sites Assessment has identified an area of flood risk on site, though the extent of this remains uncertain at this stage. As such, it is considered that there is the potential for a minor negative effect against SA Objective 9 until further site level assessments have been completed.

The site does not contain and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁹¹, and it is not located within or adjacent to the AONB. The site is entirely greenfield land currently used as a private playing field, within the urban area. It is considered that there is the potential for a minor long-term negative effect on landscapes/townscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Old Crossing Cottage). Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
CP085: Land adjoining Kynance, Church Rd	+	0	++	+	-	+	+	- ?	0 ?	-	0	-	-	+	0	?	-
Summary: The Council Sites Assessment has identified that site CP085 has the capacity to accommodate 9 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1. The site is surrounded by compatible land uses, and is located adjacent to Swindon Village Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's																	

²⁹¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

accessibility assessment²⁹², however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

Development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 7, with an element of uncertainty until lower level assessments have been completed, however given that the site has poor access, it is considered that there is still the potential for a minor negative effect against SA Objective 6 with an element of uncertainty until lower level assessments have been completed.

The site is located partially over / adjacent to a minor aquifer of intermediate vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site lies partially within an area of flood risk along the southern boundary, however development could avoid this area of the site, and mitigation provided through the Local Plan and higher level JCS is considered sufficient to address any significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site contains an area of Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, however this would significantly reduce the developable area of the site. As such it is considered that if development were to occur on site it is likely to result in at least the partial loss of a Priority Habitat with the potential for a minor negative effect against SA Objective 10. Should the site proceed as a preferred option for development then it is recommended that development proposals seek to provide offsite compensatory measures for any loss of Priority Habitat.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁹³, and it is not located within or adjacent to the AONB. The site is however located within a Conservation Area with a sensitive townscape setting. The site contains a residential unit, but it is predominantly greenfield land and as such it is considered that there is the potential for a minor long-term negative effect against SA Objective 11a through development in a previously undeveloped area. The potential effects on townscape are also considered to be of greater significance than other sites identified with potential minor negative effects against SA Objective 11a; given its sensitive heritage setting. As the site is predominantly greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

²⁹² Gloucestershire County Council

²⁹³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located adjacent to Listed Buildings and within the Swindon Village Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking account of the potential and available mitigation, and low capacity of the site it is considered that there is the potential for a residual neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP093: Depot	++ ?	++ ?	++	+	-- ?	+	+	- ?	- ?	-	+	+ ?	++	+	0	?	++

Summary:

The site has not been assessed through the SALA, however the Council Sites Assessment has identified that site CP093 has the capacity to accommodate 95 new dwellings within the latter stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 3.77 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. At this stage however to reflect the findings of the SALA there is an element of uncertainty.

The site is an existing waste depot and as such decontamination and remediation measures may be required prior to development to ensure that there are no negative effects on health. It is considered that sufficient mitigation is provided through the GCT JCS, and available at the project level, to ensure that there will be no significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that appropriate site level assessments are carried out prior to development. The site is located within 300m of open space, including Richards Road Amenity Greenspace, Windyridge Road Open Space and Wymans Brook Open Space. As such, it is considered that there is the potential, after mitigation, for a minor positive effect against SA Objective 3.

The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment²⁹⁴, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

²⁹⁴ Gloucestershire County Council

There is no satisfactory access to the site, and development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or Priority Habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity²⁹⁵, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study²⁹⁶, and it is not located within or adjacent to the AONB. The site is brownfield land located within the urban area, and is currently used as a waste depot. Given its use, It is considered that there is the potential for a major long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Old Crossing Cottage). Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

²⁹⁵ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

²⁹⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Up Hatherley

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP032: Land at Sunnyfield Lane (south), Up Hatherley Way	+	0	--	+	-	+	+	- ?	- ?	0	+	+ ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP032 has the capacity to accommodate 28 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Manor Park, and Holmer Park/Greatfield Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment²⁹⁷, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it is located within 200m of a Traditional Orchard Priority Habitat. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential

²⁹⁷ Gloucestershire County Council

opportunities to enhance biodiversity on site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study²⁹⁸ as of medium landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
CP033: Land at Sunnyfield Lane (north), Up Hatherley Way	+	0	+	+	-	+	+	- ?	- ?	0	+	- ?	-	--	0	?	-

Summary:

The Council Sites Assessment has identified that site CP033 has the capacity to accommodate 22 new dwellings within the latter stages of the plan period with the potential for a minor long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Manor Park, and Holmer Park/Greatfield Park. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment²⁹⁹, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections could enhance the identified positive effects.

²⁹⁸ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

²⁹⁹ Gloucestershire County Council

The site has poor access, and development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and the mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site contains an area of Traditional Orchard Priority Habitat. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, however this would reduce the developable area of the site. As such it is considered that there is the potential for the loss or partial loss of a Priority Habitat and a minor negative effect against SA Objective 10, with an element of uncertainty until site level details arise. Should the site proceed as a preferred option for development then it is recommended that development proposals seek to provide offsite compensatory measures for any loss of Priority Habitat.

This site is not located within or adjacent to the AONB and was identified in the GCT JCS Landscape Sensitivity Study³⁰⁰ as of medium landscape sensitivity. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site is located adjacent to a local non-designated heritage asset (Woodbines Cottage). Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Potential for a residual neutral effect against SA Objective 12.

³⁰⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Additional Sites

Battledown

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S117: Land adjacent to Longfield, Charlton Kings	+	+ ?	+	+	--	+	+	0 ?	0 ?	0	0	+	--	+	0	?	-
Summary: The Council Sites Assessment has identified that site S117 has the capacity to accommodate 32 new dwellings with the potential for a minor long-term positive effect against SA Objective 1, or 0.99 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. However the site is also identified as not suitable, available or achievable for employment development, and as such there is an element of uncertainty against SA Objective 2a. The site is surrounded by compatible land uses, and is located within 300m of existing open space at Hartlebury Way. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment ³⁰¹ , and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site it is considered unlikely that development will deliver any significant contributions to reduce the extent of these effects. The site is located within 400m of bus stops along London Road and East End Road, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections within this area of the Borough could significantly enhance the identified positive effects. There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed. The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. A small area of the site that																	

³⁰¹ Gloucestershire County Council

runs along the watercourse boundary is located within an area of flood risk, however, it is considered that development could avoid this area of the site, and given the rising gradient to the north of the site, development in the remainder of the site is unlikely to lead to any significant negative effects; potential for a residual neutral effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, particularly along the watercourse and flood risk area, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³⁰², however it is greenfield land located within the AONB. Although there is dense vegetation screening along the northern edge of the site, development within the AONB is considered to have the potential for a major negative effect against SA Objective 11. The site is not known to contain best and most versatile agricultural land, however there is the potential for a minor negative effect against SA Objective 14 through the loss of greenfield land. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located in close proximity to any designated heritage assets. The site is also not located within a Conservation Area. Potential for a neutral effect against SA Objective 12.

Benhall and the Reddings

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
S122: Land rear of Nuffield Hospital, Hatherley Lane	++	+	++	+	-	+	++	- ?	- ?	0	+	+	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site S122 has the capacity to accommodate 27 new dwellings within the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.48 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

³⁰² GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located adjacent to a hospital and as such there may be minor short-term negative effects on health during the construction phases of development at this site, mitigation will be required to minimise the effects. The site is however located within 300m of numerous areas of open / green space. As such, there is the potential for a minor negative effect against SA Objective 3 in the short-term, however in the longer-term it is considered overall that there is the potential for a minor positive effect.

The site is located within an existing employment area and within 400m of further employment land, with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment³⁰³, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of bus stops on Hatherley Lane, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW and a national cycle route, with the potential for a major positive effect against SA Objective 5b.

There is uncertainty regarding access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5, A40, B4063 and B4634). Development is likely to exacerbate air quality issues in this area also. However, given the lower capacity of the site, and mitigation provided through the GCT JCS and Cheltenham Local Plan, it is considered that there is the potential for a residual minor negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed.

The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity³⁰⁴, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on site, as well as support habitat enhancement, and opportunities to provide linkages with the adjacent priority habitat. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

³⁰³ Gloucestershire County Council

³⁰⁴ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

This site was not assessed in the GCT JCS Landscape Sensitivity Study³⁰⁵, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11) through the regeneration of this land. As the site is previously developed land it is also considered to have the potential for a major positive effect on land and soils, development also has the potential to remediate any potential contamination (SA Objective 14) and the Cheltenham Local Plan can ensure that the appropriate policy mitigation is in place for contamination assessment and remediation. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located in close proximity to any designated heritage assets. The site is also not located within a Conservation Area. Potential for a neutral effect against SA Objective 12.

Charlton Kings

Site Option	SA Objective																		
	1	2		3	4	5		6	7	8	9	10	11		12	13	14		
S114: Land adj. to Timbercombe Farm, Little Herberts Rd	+	+	?	++	+	--	+	+	0?	0?	0	+	+	?	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site S114 has the capacity to accommodate 4 new dwellings with the potential for a minor long-term positive effect against SA Objective 1, or 0.13 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. However the site is also identified as not suitable, available or achievable for employment development, and as such there is an element of uncertainty against SA Objective 2a.

The site is surrounded by compatible land uses, and is located adjacent to Little Herberts Nature Reserve. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³⁰⁶, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site it is considered unlikely that development will deliver any significant contributions to reduce the extent of these effects.

³⁰⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

³⁰⁶ Gloucestershire County Council

The site is located within 400m of bus stops along Cirencester Road and Bradley Road, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of PRoWs with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections within this area of the Borough could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated biodiversity, however it is located adjacent to a Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, particularly opportunities to provide connectivity between the site, the Priority Habitat and additional habitats just south west of the site, and as such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³⁰⁷, however it is greenfield land located within the AONB. Although the site is bound by existing housing and an access road to Timbercombe Farm, development within the AONB is considered to have the potential for a major negative effect against SA Objective 11. The site is not known to contain best and most versatile agricultural land, however there is the potential for a minor negative effect against SA Objective 14 through the loss of greenfield land. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located in close proximity to any designated heritage assets. The site is also not located within a Conservation Area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14

³⁰⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

S115: Land to rear of 291-297 Cirencester Rd	+	+	++	+	--	+	+	0?	0?	0	+	+	--	+	0	?	-
<p>Summary:</p> <p>The Council Sites Assessment has identified that site S115 has the capacity to accommodate 12 new dwellings with the potential for a minor long-term positive effect against SA Objective 1, or 0.35 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. However the site is also identified as not suitable, available or achievable for employment development, and as such there is an element of uncertainty against SA Objective 2a.</p> <p>The site is surrounded by compatible land uses, and is located within 300m of Little Herberts Nature Reserve. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³⁰⁸, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site it is considered unlikely that development will deliver any significant contributions to reduce the extent of these effects.</p> <p>The site is located within 400m of bus stops along Cirencester Road and Bradley Road, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of PRoWs with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections within this area of the Borough could significantly enhance the identified positive effects.</p> <p>There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.</p> <p>The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.</p> <p>The site does not contain, and is not located in close proximity to any designated biodiversity, however it is known to contain priority habitats (no main habitat identified), and is located adjacent to a Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can support the enhancement of features, through appropriate policy wording. It is considered that there are potential opportunities to enhance biodiversity on site, particularly opportunities to provide connectivity between the habitats on site and the woodland just north of the site, and as such, there is the potential for a</p>																	

³⁰⁸ Gloucestershire County Council

minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³⁰⁹, however it is greenfield land located within the AONB. Although the site is bound by existing housing and Little Herberts Road to a large extent, development within the AONB is considered to have the potential for a major negative effect against SA Objective 11. The site is not known to contain best and most versatile agricultural land, however there is the potential for a minor negative effect against SA Objective 14 through the loss of greenfield land. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain any designated heritage assets and is not located within a Conservation Area. Although there is a Listed Building to the west of the site, this is largely screened by existing residential development in between. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S121: The Bredons, Harp Hill	++	+ ?	--	-	--	--	+	0 ?	0 ?	-	+	+ ?	--	+	0	?	-

Summary:

The Council Sites Assessment has identified that site S121 has the capacity to accommodate 2 new dwellings in the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.46 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a. However the site is also identified as not suitable, available or achievable for employment development, and as such there is an element of uncertainty against SA Objective 2a.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. Given the size of the site it is also unlikely that new open space could be provided with development to mitigate the identified negative effect. The site is located just over 800m from an existing employment area and development is less likely to reduce reliance on the private car in this respect, with the potential for a major negative effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³¹⁰, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site it is considered unlikely that development will deliver any significant contributions to reduce the extent of these effects.

³⁰⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

³¹⁰ Gloucestershire County Council

The site is located within 800m of a bus stop along Redmarley Road, however, there is no direct route to this bus stop, and given the distance development at this site is considered unlikely to reduce reliance on the private car with the potential for a major negative effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections within this area of the Borough could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of low vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it does contain an area of Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can ensure the habitat is retained in development, and it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³¹¹, however it is greenfield land located within the AONB. Although the site is bound by existing housing and Harp Hill to a large extent, development within the AONB is considered to have the potential for a major negative effect against SA Objective 11. The site is not known to contain best and most versatile agricultural land, however there is the potential for a minor negative effect against SA Objective 14 through the loss of greenfield land. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to Hewlett's Camp Scheduled Monument. The site is considered to have a low capacity for housing, and mitigation provided through the GCT JCS should ensure that development will not lead to any significant negative effects. The Scheduled Monument has existing residential development surrounding it, and as such it is considered that development at this site is unlikely to significantly alter its setting. It is considered therefore that there is the potential for a residual neutral effect against SA Objective 12.

Charlton Park

³¹¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
S116: The East Gloucestershire Club, Old Bath Rd	++	++	+	+	-	+	+	0?	0?	-	+	+	+	+	0	?	++
Summary: The Council Sites Assessment has identified that site S116 has the capacity to accommodate 4 new dwellings in the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 3.53 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a. The site is surrounded by compatible land uses, however development would result in the loss of open space at the East Gloucestershire Tennis Club. Despite this, the site is still surrounded by a number of other areas of green and open space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The Cheltenham Local Plan should seek to provide off-site contributions to new green infrastructure as a result of development at this site, and the inevitable loss of open space. The site is located just over 400m from existing employment land with the potential for a minor positive effect against SA Objective 2b. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment ³¹² , however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4. The site is located within 400m of bus stops along Old Bath Road, Thirlestaine Road and Charlton Park Drive, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects. There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed. The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.																	

³¹² Gloucestershire County Council

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity³¹³, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. With the sites current use as tennis courts, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³¹⁴, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as tennis courts. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located within the Central Conservation Area, and lies adjacent to Listed Buildings. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development does not significantly affect designated heritage assets or their settings. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. It is considered therefore that taking mitigation into account there is the potential for a residual neutral effect against SA Objective 12.

College

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
S119: Karenza, Naunton Parade	+ ?	0	++	+	+	+	+	0 ?	0	-	+	+ ?	+	+	0	?	+

Summary:

The Council Sites Assessment has identified that site S119 has the capacity to accommodate 13 new dwellings with the potential for a minor long-term positive effect against SA Objective 1. However, the site is also identified as not suitable, available or achievable for employment development, and as such there is an element of uncertainty against SA Objective 1.

³¹³ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³¹⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is surrounded by compatible land uses, and is located within 300m of existing open space at Bath Road. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. It is also located within 800m of most of the services and facilities identified within the Council's accessibility assessment³¹⁵. Potential for a minor long-term positive effect against SA Objective 4. Development that enhances access to secondary and higher education, a children centre and/or A&E could enhance the significance of the identified positive effects.

The site is located within 400m of bus stops along Bath Road, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections within this area of the Borough could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until regarding access until site level assessments have been completed.

The whole site overlies a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity³¹⁶, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³¹⁷, and it is not located within or adjacent to the AONB. The site is predominantly brownfield land. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11a) through the regeneration of this land. As the site is predominantly brownfield land it is also considered to have the potential for a minor positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

³¹⁵ Gloucestershire County Council

³¹⁶ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³¹⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape, and that development will not lead to any significant negative effects. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Taking into account the available and potential mitigation, and the capacity of the site, it is considered that there is the potential for a residual neutral effect against SA Objective 12.

There is no evidence relevant to site options for appraising the nature and significance of the effects against SA Objective 13 and, therefore, uncertainty is reported.

Oakley

Site Option	SA Objective																		
	1	2		3	4	5		6	7	8	9	10	11		12	13	14		
S113: Premiere Products, Bouncers Lane	++	++	++	+	- ?	+	+	- ?	- ?	-	+	+	+	+	+	+	+	?	++

Summary:

The Council Sites Assessment has identified that site S113 has the capacity to accommodate 50-70 new dwellings in the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 2.17 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space, including the adjacent Bouncers Lane Cemetery and Priors Farm Playing Field. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. The site is located within 800m of some of the services and facilities identified within the Council's accessibility assessment³¹⁸, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this may be possible. Potential for a residual minor negative effect against SA Objective 4 with an element of uncertainty until project level details arise.

The site is located within 400m of bus stops along Bouncers Lane and Priors Road, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

³¹⁸ Gloucestershire County Council

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. Although mitigation is provided through the GCT JCS and Cheltenham Local Plan, given the higher capacity of the site, it is considered that there is the potential for residual minor negative effects against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The whole site overlies a minor aquifer of high and intermediate vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. Although the site runs adjacent to a watercourse along its southern boundary, it is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity³¹⁹, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as warehouse employment land, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³²⁰, and it is not located within or adjacent to the AONB. The site is brownfield land in the urban area, currently used as warehousing. It is considered therefore that there is the potential for a minor long-term positive effect on townscape (SA Objective 11) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site is located adjacent to Bouncer's Lane Cemetery Registered Park and Garden, which also contains Listed Buildings. Development has the potential alter the setting of the designated heritage asset however given the current use as warehousing, it is considered that there is an opportunity to improve the setting of the heritage asset. Mitigation provided through the GCT JCS should ensure that development does not lead to any significant negative effects, and the Cheltenham Local Plan can support the delivery of positive effects on the townscape and heritage setting with the potential for a minor positive effect against SA Objective 12, with an element of uncertainty until site level assessments and proposals have been completed.

³¹⁹ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³²⁰ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Pittville

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
S123: 100-102 Prestbury Rd	++	+	--	+	--	+	+	0 ?	0 ?	-	0	+ ?	+	+	0	?	++

Summary:

The Council Sites Assessment has identified that site S123 has the capacity to accommodate 40 new dwellings in the early stages of the plan period with the potential for a major long-term positive effect against SA Objective 1, or 0.80 ha of employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of existing public open space at Pittville Crescent. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b, however this should be considered alongside the potential provision of employment land on site. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³²¹, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site it is considered unlikely that development will deliver any significant contributions to reduce the extent of these effects.

The site is located within 400m of bus stops along Prestbury Road, Windsor Street and Albert Road, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site lies partially over a minor aquifer of high vulnerability; development therefore has the potential for a minor negative effect against SA Objective 8. The site is also partially located within an area of flood risk, however it is considered that development on the site could avoid the area of flood risk, with the potential for a residual neutral effect against SA Objective 9.

³²¹ Gloucestershire County Council

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. Brownfield land is considered to have the potential to support a large amount of biodiversity³²², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use as a recovery garage, it is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study³²³, and it is not located within or adjacent to the AONB. The site is previously developed land located within the urban area. The former use as a vehicle recovery garage has the potential for contamination. It is considered that there is the potential for a minor long-term positive effect on landscapes (SA Objective 11) through the regeneration of this land. As the site is previously developed land it is also considered to have the potential for a major positive effect on land and soils, development also has the potential to remediate any potential contamination (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies adjacent to a Listed Building. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development does not significantly affect designated heritage assets or their settings. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. It is considered therefore that taking mitigation into account there is the potential for a residual neutral effect against SA Objective 12.

Prestbury

Site Option	SA Objective													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
S124: Park Corner & Land to West of Park Corner, Bowbridge Lane	+	++	--	+	-	+	+	0 ?	0 ?	0	+	+	?	-
Summary:														

³²² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³²³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The Council Sites Assessment has identified that site S124 has the capacity to accommodate 25-30 new dwellings with the potential for a minor long-term positive effect against SA Objective 1, or 1.10 ha of employment land with the potential for a major long-term positive effect against SA Objective 2a.

The site is surrounded by compatible land uses, and is located within 300m of Apple Orchard open space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is not located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b, however this should be considered alongside the potential provision of employment land on site. The site is located within 800m of one of the services and facilities identified within the Council's accessibility assessment³²⁴, however unless development provides significant contributions to new or improved provisions then it is unlikely to reduce the need to travel. Given the capacity of the site this is considered unlikely. Potential for a residual minor negative effect against SA Objective 4.

The site is located within 400m of bus stops along Linden Avenue and The Burgage, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at the site option is likely to increase traffic on the highways network and thus have a minor indirect negative effect on air quality. However, given the low capacity of the site, and the mitigation available through the GCT JCS and Cheltenham Local Plan, it is considered unlikely to lead to any significant negative effects, with the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The site is greenfield land; policy mitigation provided through the Cheltenham Local Plan can ensure the appropriate assessment of biodiversity value on site, and any necessary mitigation for supporting habitats. Local policies can also seek to enhance biodiversity features and habitats on site with the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

³²⁴ Gloucestershire County Council

This site was not assessed in the GCT JCS Landscape Sensitivity Study³²⁵, and it is not located within or adjacent to the AONB. The site is entirely greenfield land and as such it is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11) through development in a previously undeveloped area. The site is not known to contain best and most versatile agricultural land, however there is the potential for a minor negative effect against SA Objective 14 through the loss of greenfield land. The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site lies adjacent to Prestbury Conservation Area and its Listed Buildings in the south, and a moated site Scheduled Monument is in close proximity to the north. Mitigation provided through the GCT JCS, and available at the project level, should ensure sensitive and responsive design that respects the historic townscape, and that development does not significantly affect designated heritage assets or their settings. The Cheltenham Local Plan can, through appropriate policy wording, ensure that local level heritage is protected according to its significance, and that appropriate site level assessments are carried out prior to development. Given the scale of development and existing residential development between the site and the Conservation Area, it is considered therefore that taking mitigation into account there is the potential for a residual neutral effect against SA Objective 12 with an element of uncertainty at this stage.

Site Option	SA Objective																		
	1	2		3	4	5		6	7	8	9	10	11		12	13	14		
S125: Land North West of Racecourse	++	0	+	+	-- ?	+	+	-- ?	-- ?	0	0	+ ?	+	-	--	0	?	+	-

Summary:

The Council Sites Assessment has identified that site S125 has the capacity to accommodate 1183 new dwellings with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, and is located within 300m of Newlands Sports Field. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within 800m of an existing employment area with the potential for a minor positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³²⁶, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

³²⁵ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

³²⁶ Gloucestershire County Council

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRoW with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. The site lies partially within an area of flood risk, however it is considered that development at the site could easily avoid the area of flood risk, with the potential for a residual neutral effect against SA Objective 9.

The site does not contain any designated (or non-designated) biodiversity, however it does contain an area of Deciduous Woodland Priority Habitat. The Cheltenham Local Plan can support the appropriate assessment of biodiversity value on site, as well as support habitat enhancement, and opportunities to provide linkages external from the site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³²⁷, and it is not located within or adjacent to the AONB. The site is part brownfield land used as a car park and part arable land. It is considered therefore that there is the potential for both minor long-term positive and negative effects on townscape (SA Objective 11) through partial regeneration and partial loss of greenfield land. The site is not known to contain agricultural land, however similarly there is the potential for both positive and negative effects against SA Objective 14 through partial regeneration of previously developed land, and partial loss of greenfield land. The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located in close proximity to any designated heritage assets. The site is also not located within a Conservation Area. Potential for a neutral effect against SA Objective 12.

Site Option	SA Objective																	
	1	2		3	4	5		6	7	8	9	10	11		12	13	14	
S126: Land South West of Racecourse	++	0	++	-	-- ?	+	+	-- ?	-- ?	0	+	+ ?	+ -	--	0	?	+	-

³²⁷ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Summary:

The Council Sites Assessment has identified that site S126 has the capacity to accommodate 74 new dwellings with the potential for a major long-term positive effect against SA Objective 1.

The site is surrounded by compatible land uses, however it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. The site is located within 400m of an existing employment area with the potential for a major positive effect against SA Objective 2b. However, the site is located beyond 800m to all of the services and facilities identified within the Council's accessibility assessment³²⁸, and development may increase reliance on the private vehicle. Potential for a major negative effect against SA Objective 4. Given the capacity of the site there is the potential for development to enhance service and facility provisions in this area, which could contribute to reducing the significance of the identified effects, and as such there is an element of uncertainty until project level details arise.

The site is located within 400m of bus stops along New Barn Lane, which can contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is located within 400m of a PRow with the potential for a minor positive effect against SA Objective 5b. The creation of new cycle route connections at this site could significantly enhance the identified positive effects.

There is uncertainty regarding access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the A435). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level assessments have been completed.

The site is not located within any Surface Water Safeguard Zones, Groundwater Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones, or Water Protection Zones with the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; with the potential for a minor positive effect against SA Objective 9.

The site does not contain, and is not located in close proximity to any designated (or non-designated) biodiversity, or priority habitats. The Cheltenham Local Plan can support the appropriate assessment of biodiversity value on site, as well as retention of important habitats and enhancement of features where appropriate. It is considered that there are potential opportunities to enhance biodiversity on site. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³²⁹, and it is not located within or adjacent to the AONB. The site is part brownfield land and part greenfield land. It is considered therefore that there is the potential for both minor long-term positive and negative effects on townscape (SA Objective 11) through partial regeneration and partial loss of greenfield land. The site is not known to contain agricultural land,

³²⁸ Gloucestershire County Council

³²⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

however similarly there is the potential for both positive and negative effects against SA Objective 14 through partial regeneration of previously developed land, and partial loss of greenfield land. The site is located within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located in close proximity to any designated heritage assets. The site is also not located within a Conservation Area. Potential for a neutral effect against SA Objective 12.

Employment Site Options

Site Option	SA Objective																
	1	2		3	4	5	6	7	8	9	10	11		12	13	14	
E1: Land south of Jessop Avenue, Town Centre	0	+	++	+	++	+	++	0	0	-	--	+ ?	+	+	0 ?	?	++
Summary: The Council has identified that site E1 can deliver up to 0.34ha of new employment land with the potential for a minor long-term positive effect against SA Objective 2a. The site is surrounded by compatible land uses, and is located adjacent to Chelt Walk (Jessops Avenue) Public Green Space. As such, it is considered that there is the potential for a minor positive effect against SA Objective 3. The site is located within the town centre, within 400m of existing employment areas with the potential for a major positive effect against SA Objective 2b, and within reasonable walking distance of central services and facilities with the potential for a major positive effect against SA Objective 4 given that development in this area is highly likely to reduce reliance on the private vehicle. The site is located within 400m of bus stops along St Georges Road, which can further contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRow and cycle route with the potential for a major positive effect against SA Objective 5b. The site has existing access, and given its existing use as a car park, development at this site option is unlikely to significantly increase levels of traffic in the immediate area, particularly considering the lower capacity of the site for employment development, and the mitigation provided through the GCT JCS and Cheltenham Local Plan. Overall, it is considered that there is the potential for a residual neutral effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed. The site overlies a minor aquifer of high vulnerability with the potential for a minor negative effect against SA Objective 8. The site is located wholly within flood risk zone 2 with the potential for a major negative effect against SA Objective 9. The site lies adjacent to a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity ³³⁰ , and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current use, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a																	

³³⁰ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study³³¹, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area. It is considered that there is the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site lies within the Central Conservation Area. Mitigation provided through the GCT JCS should ensure sensitive and responsive design that respects the historic townscape. Taking account of the available mitigation and capacity of the site, its current use as a car park and the identified potential for positive effects on townscape, it is considered that there is the potential for a residual neutral effect against SA Objective 12 with an element of uncertainty until site level details arise.

Site Option	SA Objective																
	1	2		3	4	5	6	7	8	9	10	11		12	13	14	
E2: Land south of Hatherley Lane, The Reddings	0	+	+	+	+	+	++	- ?	- ?	0	+	+ ?	+	+	0	?	++

Summary:

The Council has identified that site E2 can deliver up to 0.86ha of new employment land with the potential for a minor long-term positive effect against SA Objective 2a.

The site is located adjacent to a hospital and as such there may be minor short-term negative effects on health during the construction phases of development at this site, mitigation will be required to minimise the effects. The site is however located within reasonable walking distance of Public Green Space at Arle Court. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3 in the short-term, however in the longer-term it is considered overall that there is the potential for a minor positive effect.

The site is existing vacant employment land located in close proximity to other areas of employment land with the potential for a minor positive effect against SA Objective 2b. The site has not been subject to an accessibility assessment using Gloucestershire County Council's mapping services, however it is identified through google that the site is in close proximity to a number of services, including a superstore, health services at the hospital and various educational facilities. Development is likely to contribute to reducing reliance on the private vehicle with the potential for a minor long term positive effect against SA Objective 4.

³³¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

The site is located within 400m of bus stops along Hatherley Lane, which can further contribute to a reduced reliance on the private vehicle. Potential for a minor long-term positive effect against SA Objective 5a. The site is also located within 400m of a PRoW and cycle route with the potential for a major positive effect against SA Objective 5b.

The site has existing access, however (as the site is currently vacant), development is likely to increase traffic on local roads. Given the lower capacity of the site, and the mitigation provided through the GCT JCS and Cheltenham Local Plan saved policies, this increase is not likely to be significant with the potential for a residual minor negative effect against SA Objectives 6 and 7. There is an element of uncertainty until site level details and assessments are completed.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site lies adjacent to a Deciduous Woodland Priority Habitat. Brownfield land is considered to have the potential to support a large amount of biodiversity³³², and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features, through appropriate policy wording. Given the sites current vacant nature, it is considered that there are potential opportunities to enhance biodiversity on site, which could further support the existing priority habitats. As such, there is the potential for a minor long-term positive effect against SA Objective 10, with an element of uncertainty until policy mitigation and site level assessments have been completed.

The site was not assessed in the GCT JCS Landscape Sensitivity Study³³³, and it is not located within or adjacent to the AONB. The site is brownfield land within the urban area. It is considered that there is the potential for a minor long-term positive effect on townscapes (SA Objective 11a) through the regeneration of this land. As the site is brownfield land it is also considered to have the potential for a major positive effect on land and soils (SA Objective 14). The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

³³² JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³³³ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
E3: Land north-west of Grovefield Way, The Reddings	0	++	+	-	+	--	++	--?	--?	0	+	+ ?	-	--	0	?	-
Summary: The Council has identified that site E3 can deliver up to 6.26ha of new employment land with the potential for a major long-term positive effect against SA Objective 2a. The site is surrounded by compatible land uses; however, it is not located within 300m of existing public open space. As such, it is considered that there is the potential for a minor negative effect against SA Objective 3. The site is located in close proximity to other areas of employment land with the potential for a minor positive effect against SA Objective 2b. The site has not been subject to an accessibility assessment using Gloucestershire County Council's mapping services, however it is identified through google that the site is in close proximity to a number of services, including a superstore, health services at the hospital and various educational facilities. Development is likely to contribute to reducing reliance on the private vehicle with the potential for a minor long term positive effect against SA Objective 4. The site is not located within 400m of bus stops or 800m of a train station, and as such development is likely to increase the need to travel by car to access new employment opportunities on site unless appropriate mitigation is put in place, it is considered at this stage that there is the potential for a major negative effect against SA Objective 5a. The site is however located within 400m of a PRoW and cycle route with the potential for a major positive effect against SA Objective 5b. It is unknown at this stage whether there is satisfactory access to the site, however development at this site option has the potential to increase levels of traffic in an area that is already experiencing congestion problems (around the M5). Development is likely to exacerbate air quality issues in this area also. Potential for a major negative effect against SA Objectives 6 and 7, with an element of uncertainty until site level details and assessments are completed. The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9. The site contains and lies adjacent to Deciduous Woodland Priority Habitat, around the northern and southern site boundaries. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.																	

The site was not assessed in the GCT JCS Landscape Sensitivity Study³³⁴, and it is not located within or adjacent to the AONB. The site is entirely greenfield land and contains trees and hedgerows. It is considered that there is the potential for a minor long-term negative effect on landscapes (SA Objective 11a) through development in a previously undeveloped area. Any development proposal for the site should seek to retain the existing trees and hedgerows where possible. As the site is greenfield land it is also considered to have the potential for a minor negative effect on land and soils (SA Objective 14). The site is located predominantly within the Green Belt with the potential for a major negative effect against SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

³³⁴ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

NEW SITES: October 2017

Site Option	SA Objective																
	1	2		3	4	5		6	7	8	9	10	11		12	13	14
Land off Oakhurst Rise	++	0	+	+	+	+	+	-	0	0	+	++	-	+	-	?	-

Summary:

The council has identified that the site option will provide 100 new dwellings with a potential major long-term positive effect on SA objective 1. No employment land is being proposed at the site option, and none will be lost as a result of development, with a neutral effect on SA Objective 2a. The site option is within 800m of an existing employment area, with a minor positive effect on SA Objective 2b.

The site option is not within a Cordon Sanitaire area, and will not result in the loss of existing public green space. The site is adjacent to St Edwards preparatory School and residential development, with no conflicting neighbouring land uses. The site option is approx. 200m from Queen Elizabeth II Playing Field, which will promote healthier lifestyles with an associated long-term minor positive effect on health. Approx. 400m to the south of the site option is the A40/London Road, along which there is a range of services/facilities. These include shops, pubs, restaurants, a GP surgery, a dentist surgery and a pharmacy. The site option is adjacent to a school, and within 800m of a second primary school. Therefore, the site option is considered to have a minor positive effect on access to services/facilities.

The site is located within 400m of a bus stop, which can contribute to a reduced reliance on the private vehicle. Services from the bus stop are hourly or more frequent, with a range of destinations, making the use of bus services more appealing for residents. The site option has good footpath access to local services/facilities and is within 400m of the nearest PRow. The creation of new cycle route connections within this area of the Borough could significantly enhance the identified positive effects.

There is vehicle access to the site via Oakhurst Rise. A short distance to the south of Oakhurst Rise there is access to the A40. The site option will result in an increase on traffic on the local road network, and in an area where localised congestion is a problem (around the A40), with a potential minor negative effect. The whole of Cheltenham has been designated as an Air Quality Management Area, and the site option will result in an increase in emissions due to the likely increase in private vehicle use. However, the good access to sustainable transport links and mitigation and services/facilities, with additional mitigation provided through the GCT JCS and the Draft Cheltenham Local Plan will likely result in a neutral effect.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones, Groundwater Vulnerability Zones or Water Protection Zones; development therefore has the potential for a neutral effect against SA Objective 8. The site option is entirely located within Flood Zone 1, with a low probability of flooding and a minor positive effect.

The site option is located approx. 8km north of the Cotswolds Beechwoods SAC, which is designated for its beech forests and semi-natural dry grasslands³³⁵. The site does not contain any designated biodiversity, however the south west corner of the site is adjacent to an area of Deciduous Woodland Priority Habitat. The site is also greenfield land. The Cheltenham Local Plan can, through appropriate policy wording; ensure that development retains the existing Priority Habitat on site, and support habitat enhancement on site. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was not assessed in the GCT JCS Landscape Sensitivity Study³³⁶, however it is greenfield land located and is approx. 100m from the Cotswolds AONB, such that development here would likely have a negative effect on the setting of the AONB. Furthermore, the loss of greenfield land will have minor negative effect on landscape and SA Objective 11a. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

There are 3 Listed Buildings adjacent to the site option to the south, and 1 Listed Building adjacent to the east. Therefore, development at the site option has the potential for a negative effect on the setting of the designated heritage assets, and therefore a minor negative effect is considered for SA objective 12.

The site option does not contain any best or most versatile agricultural land (grade 1 to 3a), however as the site is greenfield it is considered to have a minor negative effect on soils.

³³⁵ DEFRA (2016) Magic Map Application

³³⁶ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
Lansdown Industrial Estate	++	0?	++	+	+	++	+	-?	-	-	0	+	+	+	0	?	+

Summary:

The council has identified that the site option will provide approx. 180 new dwellings with a potential major long-term positive effect on SA objective 1. The site option is existing employment land, however indicative proposals suggest only part of the site will be used for housing, and the other part will see employment use renovated and intensified, with no net loss of jobs. Therefore, a neutral effect with some uncertainty at this stage of assessment is considered for 2a. The site option is within 400m of an existing employment area, with a major positive effect on SA Objective 2b.

The site option is adjacent to a railway line, with the potential for negative effects on health through noise levels. However, it is considered that Local Plan policy provides sufficient mitigation and that appropriate design can ensure noise pollution does not result in negative effects on health. the site is within 300m of existing public open space which will promote healthier lifestyles, with a long-term minor positive effect.

The site option is within 800m of most services/facilities, which will reduce the need for residents to use private vehicles to access services/facilities, with a minor positive effect. The site option is within 400m of a bus stop and 800m of a train station, with major positive effects on SA objective 5a as this will promote the use of public transport and reduce the reliance on private vehicles. The site option is also within 400m of a strategic cycle path, with a minor positive effect.

The site option has satisfactory access to the existing road network, however the site option will result in an increase on private vehicles on the local road network, although this increase will be reduced as there are good sustainable transport links. Potential for a minor negative effect with some uncertainty at this stage of assessment. The site will also result in an increase in traffic within an AQMA, with a minor negative effect.

The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones or Water Protection Zones. However, the northern area of the site option is within a minor aquifer with a high vulnerability, and therefore there is the potential for a minor negative effect on water resources. The site is not located within an area of flood risk; development at this site therefore has the potential for a minor positive effect against SA Objective 9.

The site option is approx. 8km to the north of the Cotswold Beechwoods SAC, which is designated for its beech forests and semi-natural dry grasslands³³⁷. The site option does not contain and is not located adjacent to any Priority Habitat. The site option is approx. 500m from Griffiths Avenue Local Nature Reserve, and 130m from an unnamed Local Nature Reserve, located along the Honeybourne Line cycle path. However, JCS and Cheltenham Local Plan policy will protect local biodiversity such that the site option will not have a significant effect on the designated sites in close proximity. Brownfield land is considered to have the potential to support a large amount of biodiversity³³⁸, and the Cheltenham Local Plan can support the appropriate assessment of biodiversity value on brownfield sites, as well as retention of important habitats and enhancement of features,

through appropriate policy wording. Given the site's current use, it is considered that there are potential opportunities to enhance biodiversity on site, with a minor positive effect.

The site was not assessed in the GCT JCS Landscape Sensitivity Study³³⁹, and it is not located within or adjacent to the AONB. The site is entirely brownfield land with a minor positive effect on SA Objective 11a. The site option is not located within the Green Belt, with a minor positive effect on SA Objective 11b.

The site does not contain, and is not located adjacent to any designated or non-designated heritage assets. Development at the site is also considered unlikely to affect the setting of designated and non-designated heritage assets in the wider area. Potential for a neutral effect against SA Objective 12.

The site option is brownfield and will not hinder access to minerals, with a minor positive effect.

³³⁷ DEFRA (2016) Magic Map Application

³³⁸ JNCC (2014) http://jncc.defra.gov.uk/pdf/UKBAP_BiodiversityNews-63.pdf

³³⁹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

Site Option	SA Objective																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14			
Leckhampton	++	0	+	+	+	+	+	-	-	0	+	+	0	+	0	?	-
Summary: <p>The council has identified that the site option will provide approx. new housing with a potential major long-term positive effect on SA objective 1. No employment land is being proposed at the site option, and none will be lost as a result of development, with a neutral effect on SA Objective 2a. The site is located within 800m of an existing employment area with the potential for a major negative effect against SA Objective 2b.</p> <p>The site does not have any conflicting neighbouring land uses, and the site option is within walking distance existing public open space which will promote healthier lifestyles, with potential long-term minor positive effects on SA Objective 3. The site option is within 800m of a number of key services/facilities, which includes a GP surgery, a primary school, a Post Office and pubs/restaurants. There are no significant barriers to movement, and footpaths are available. Overall minor positive effect.</p> <p>The site option is adjacent to bus stops on the A46 which provide regular services to Cheltenham and Lower Tuffley, with positive effects on SA Objective 5a. There is a PRow route through the site option and additional routes in the surrounding landscape, with minor positive effects on sustainable transport.</p> <p>The site option is considered likely to result in an increase in traffic on the local road network, but there is good access to the road network as the site is adjacent to the A46. The whole of Cheltenham has been designated as an Air Quality Management Area, and the site option will result in an increase in emissions due to the likely increase in private vehicle use. Potential for a minor negative effect on traffic and air quality.</p> <p>The site does not overlie any Groundwater or Surface Water Safeguard Zones, Groundwater Source Protection Zones or Water Protection Zones. The site is partially within a Groundwater Vulnerability Zone for a minor aquifer (intermediate), however mitigation in the Local Plan is considered sufficient to prevent significant negative effects. Development therefore has the potential for a neutral effect against SA Objective 8.</p> <p>There is a small area of Flood Zone 2 at the northern boundary of the site option, however development could avoid this with no significant effects likely, with an overall minor positive effect.</p>																	

The site option is approx. 6km from the Cotswold Beechwoods SAC, which is designated for its beech forests and semi-natural dry grasslands³⁴⁰. There is a small area of Deciduous Woodland Priority Habitat in the south of the site option, and development here could therefore result in the loss or fragmentation of this habitat. The site is also greenfield land. The Cheltenham Local Plan can support habitat enhancement on site through appropriate policy wording. As such, it is considered that there is the potential for a minor positive effect against SA Objective 10 with an element of uncertainty until policy mitigation and site level assessments have been completed.

This site was assessed in the GCT JCS Landscape Sensitivity Study³⁴¹ and is considered to have a medium-high landscape sensitivity. The site option is also approx. 700m from the Cotswolds AONB, and is greenfield land. The site option is an important green/rural buffer between the urban settlement and the AONB and has a high doorstep amenity value. However, landscape mitigation provided in the GCT JCS and the Cheltenham Local Plan provides mitigation that will protect the designated AONB and ensure the design of development is sensitive to the landscape character. Therefore there is the potential for a residual neutral effect on the landscape as a result of development at the site option. The site is not located within the Green Belt with the potential for a minor positive effect against SA Objective 11b.

The site option does not contain any designated heritage assets. The nearest Listed Building to the site option is approx. 200m away, however it is expected that existing screening will prevent significant negative effects on the heritage asst. Overall potential for a neutral effect against SA Objective 12.

The site option contains Grade 2 & 3a best and most versatile agricultural land, with a minor negative effect on soil resources. The site option will not hinder access to minerals.

³⁴⁰ DEFRA (2016) Magic Map Application

³⁴¹ GCT (2013) JCS Landscape Characterisation Assessment and Sensitivity Analysis [online] <http://www.gct-jcs.org/Documents/EvidenceBase/Final-JCS-Master-Landscape-Characterisation-Assessment-and-Sensitivity-Analysis.pdf>

**Cheltenham Local Plan
Regulation 19 Consultation
Integrated (Sustainability) Appraisal Report:**

**EQUALITY AND DIVERSITY IMPACT ASSESSMENT
SCREENING REPORT**

November 2017

EQUALITY AND DIVERSITY IMPACT ASSESSMENT SCREENING REPORT

Cheltenham Local Plan Regulation 19 Consultation Integrated (Sustainability) Appraisal Report

<i>date:</i>	October 2016 v01 LPP1 Regulation 18 Consultation November 2017 v02 Local Plan Regulation 19 Consultation	
<i>prepared for:</i>	Cheltenham Borough Council	
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1.0 Introduction

- 1.1 The Report sets out the process and results of a screening assessment for an Equality and Diversity Impact Assessment (EqIA) of the Cheltenham Plan. The Cheltenham Plan sets out the spatial Vision, Objectives, Policies and Site Allocations to guide development in the Cheltenham Borough area. Enfusion Ltd has been commissioned to carry out the screening view on behalf of the Council and as part of the Integrated (Sustainability) Appraisal (IA) of the emerging Cheltenham Plan. An initial EqIA was undertaken of the Local Plan Part One and subject to consultation. The EqIA has been updated following the further development of the Local Plan.

Background

- 1.2 The Cheltenham Plan has been prepared to comply with national planning policy guidance using a range of evidence and taking into account responses made to previous consultation. It is based on research into the characteristics of the Borough area, relationships with adjoining areas, past trends and future predictions.
- 1.3 Under the Equality Act 2010, public authorities such as Cheltenham Borough Council must in the exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by or under the Act.
 - Advance equality of opportunity between people who share a characteristic and those who do not share a characteristic.
 - Foster good relations between people who share a characteristic and those who do not share a characteristic.
- 1.4 An EqIA is a tool which seeks to improve the work of the Council and ensure that they meet the requirement of the Equality Act 2010.
- 1.5 It is important to note that assessment of equality, diversity, and health/well-being (which is an important aspect of equality) has been detailed through the IA process. All aspects of the emerging Cheltenham Plan have been appraised against a SA framework including several SA objectives that directly and indirectly address equality, health and diversity and these include: No.1- Housing, No.2 - Economy & Employment, No.3 – Inequalities and Healthy Lifestyles, No.4 – Accessibility (to services and facilities), No.5 – Sustainable Transport, No. 11 – Townscape, No.12 Historic Heritage, and No.13 - Distinctiveness. The findings of this EqIA have been integrated into the IA of the Draft Cheltenham LP and are provided separately as Appendix VIII to the IA Report.

Consultation

- 1.6 The initial EqlA Screening Report was published for consideration alongside the Draft IA Report and the Draft Cheltenham Borough Local Plan Part 1 for public consultation during February to March 2017. No comments were received on the EqlA Report. This updated EqlA Report is also provided alongside the Cheltenham Plan for Regulation 19 consultation.

Purpose and Structure of Report

- 1.7 The purpose of this Screening Report is to determine whether the Cheltenham Plan is likely to have negative effects on protected characteristics or persons identified under the Equality Act 2010 and whether a full EqlA is required.
- 1.8 This report is structured to demonstrate compliance with the requirements of the Equality Act. Following this introductory section, the Report is organised into three further sections:
- **Section 2** - summarises the requirements of the Equality Act 2010 and the purpose of EqlA.
 - **Section 3** - outlines the Screening process and the findings of the screening assessment.
 - **Section 4** - summarises the findings of the EqlA and sets out the next steps, including consultation arrangements.

2.0 Equality and Diversity Impact Assessment: Equality Act 2010 Requirements

- 2.1 The Equality Act (2010) came into effect in October 2010 with the aim of harmonising all current discrimination law and strengthening the laws that prevent discrimination. The Equality Act applies to the provision of services and public functions and includes the development of Council policies and plans. The Act maintains the protection provided by previous legislation and therefore prevents discrimination on the basis of nine protected characteristics (previously referred to as equality strands): age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.
- 2.2 Inequality can exist in a number of forms and where land use planning is concerned, this can include inadequate provision of and access to services (health, food stores, education facilities), good quality homes, employment opportunities, a healthy living environment and transport infrastructure (roads, pavements, public transport) for all members of society.
- 2.3 In summary, public authorities must in the exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by or under the Act.
 - Advance equality of opportunity between people who share a characteristic and those who do not share a characteristic.
 - Foster good relations between people who share a characteristic and those who do not share a characteristic.
- 2.4 The Equality Act 2010 does not specify how public authorities should analyse the effects of their existing or new policies in relation to equality, but doing so is an important part of complying with the general duty. The approach in this Report reflects the principles of the Equality Framework for Local Government¹, as applied across Gloucester, Cheltenham and Tewkesbury, and other guidance provided by the Department of Health.
- 2.5 An EqlA is a tool which seeks to improve the work of a Council and ensure that the policies and plans it develops do not discriminate in the way they provide services and employment, and that where possible they do all they can to advance equality of opportunity between persons who share a relevant protected characteristic, and persons who do not.

¹ Equality and Human Rights Commission (2009) Equality Impact Assessment Guidance. Online at <http://www.equalityhumanrights.com/about-us/equality-and-diversity/our-assessments-of-impact/>

- 2.6 The methods and approach used for this assessment involve the following stages - outlined in Table 1. This Report outlines the method and findings for Stage 1 of the assessment - the Screening.

Table 1: Equality and Diversity Impact Assessment: Key Stages	
Stage 1	
Screening for Equality and Diversity Impact Assessment	<ul style="list-style-type: none"> Identify the main purpose and aims of strategy/plan. Identify other plans, programmes and assessments that have influenced the strategy/ plan in relation to equality. Provide baseline information on issues and needs related to each protected characteristic or person. Assess the impacts of the strategy/ plan on the protected characteristics or persons.
	<ul style="list-style-type: none"> <i>If no negative effects are likely then no further assessment will be required.</i> <i>If there are effects are judged likely or uncertainty exists which cannot be easily mitigated – the precautionary principle applies proceed to Stage 2</i>
Stage 2	
Full Equality and Diversity Impact Assessment	<ul style="list-style-type: none"> Complete additional baseline and research. Agree scope and method with wider [public] stakeholders as necessary. Assess strategy/plan in greater detail. Provide recommendations to mitigate negative impacts. Develop measures to monitor, evaluate and review (including timescale and mechanisms) the recommendations. Report outcomes of EqlA and consult with wider [public] stakeholders as necessary. Finalise EqlA following responses from public and implement.

3.0 Equality and Diversity Impact Assessment Stage 1: Screening

- 3.1 As detailed previously in Table 1, EqlA typically involves two stages. This Report sets out our approach and findings for Stage 1, to determine whether the Draft Cheltenham Borough Local Plan Part 1 (Cheltenham LP) is likely to have negative effects on protected characteristics or persons identified under the Equality Act 2010 and whether a full EqlA is required.

Approach to Equality and Diversity Impact Assessment Screening: Key Tasks

- 3.2 The process of Screening can be broken down into four main task areas. Each Task is outlined in more detail below.

Task 1: Identify the main purpose and aims of strategy/ plan – This is where a description of the strategy/ plan will be provided. The following questions will be used to set out the information required for this task. The questions are:

- What are the main aims, objectives, purpose and outcomes of the policy and how does it fit in with the wider aims of the organisation?
- Who implements or delivers the policy, service or function?
- Who will be affected by the strategy/ plan?

Task 2: Description of other plans, programmes and policies used to develop the strategy/ plan – This will draw out any relevant documents that have influenced the development of the strategy/ plan in relation to equality.

Task 3: Review baseline data and research – This will involve looking at relevant equalities monitoring data covering the nine protected characteristics or persons from existing databases. Any gaps will be identified.

Task 4: Screening Assessment, recording the view and the supporting information and analysis – This is where the information gained from tasks 1 to 3 is brought together to support the screening view. The assessment uses a simplified version of the SA/SEA appraisal key applied across the strategy/ plan, with the assessment informed by decision aiding questions:

- Will the policy have a negative impact on any of the protected characteristics or persons?
- How can identified negative impacts be minimised or removed?
- How can identified positive impacts be improved or enhanced?
- Is monitoring of the issues required?

Assessment Key	
+	Positive Effect
-	Negative Effect
0	Neutral Effect
?	Unknown or Uncertain Effect

Task 1: Identify the main purpose and aims of strategy/ plan

What are the main aims objectives purpose and outcomes of the policy and how does it fit in with the wider aims of the organisation?

- 3.3 The Cheltenham Plan sets out the proposed strategy to accommodate development allocated to the Borough from the higher level Gloucester, Cheltenham & Tewkesbury Joint Core Strategy (GCT JCS) up to 2031. When adopted, this document will form a key part of the development plan for Cheltenham Borough, and alongside the GCT JCS, will be used to guide decision-making on planning applications.
- 3.4 The higher level planning document the GCT JCS has also been subject to EqlA Screening during its preparation. The Screening Report², September 2013, concluded that all of the components of the Submission JCS will lead to positive effects on the protected characteristics with no negative effects being identified. The JCS includes Strategic Objective No. 9 to promote healthy communities and this includes reducing inequalities. The Cheltenham Plan has been prepared to be in conformity with the JCS, including compliance with equality requirements.
- 3.5 The Cheltenham Plan sets out how Borough will deliver its housing and employment needs, and includes a strategic objective to reduce social isolation. The Draft Cheltenham Plan includes a Vision in three parts, with each part supported by a number of Objectives to help deliver the Vision. The proposed Vision and the Objectives in the Draft Cheltenham Plan are as follows:

Vision Theme A:

Cheltenham is a place where people live in strong, safe, healthy, well-served and well-connected communities

Objectives Theme A:

- a) Recognise the local distinctiveness of Cheltenham's various neighbourhoods and deliver regeneration where appropriate;
- b) Ensure provision of sufficient housing land and other opportunities for residential development that meets the needs of the current and future population of the Borough;
- c) Understand what people need from the places where they live and work to help create socially sustainable communities via local models;
- d) Ensure that new communities are integrated with neighbouring communities to promote cohesion and reduce social isolation;

² <http://www.gct-jcs.org/Documents/SustainabilityAppraisal/SA-Appendix-10-EqlA-Screening-Report2013.pdf>

- e) Enable investment in schools, healthcare and other community facilities and meeting places in order to support new and existing communities;
- f) Increase opportunities for sport and active leisure, particularly in areas of under-provision;
- g) Design places that are accessible to all and where barriers to walking and cycling are removed so that active travel and public transport are the default choices;
- h) Support a network of neighbourhood centres that provide an appropriate range of local amenities to support sustainable communities;
- i) Ensure that new development protects public safety and amenity and creates environments that contribute to reducing crime and fear of crime; and
- j) Improve health outcomes by promoting and prioritising active travel

Vision Theme B:

Cheltenham is a place with a prosperous and enterprising economy where education and employment opportunities are increasing and diversifying, where businesses choose to invest and where the benefits are felt by all.

Objectives Theme B:

- a) Ensure provision of sufficient employment land and other opportunities for economic development to attract new businesses and to enable existing businesses to grow and develop within Cheltenham;
- b) Promote the development of adaptable and flexible employment space within Cheltenham so that sites and buildings can be re-used with minimal environmental impact;
- c) Assist in developing and maintaining an attractive retail offer in the town centre and other designated centres;
- d) Deliver a range of sustainable transport choices through appropriate infrastructure improvements including better cross-town and local links, prioritised junctions, and improved public transport;
- e) Encourage knowledge-intensive services businesses in high value sectors; and
- f) Support development of Cheltenham's educational facilities to ensure that the young people have access to a wide range of opportunities.

Vision Theme C:

Cheltenham is a place where the quality and sustainability of our cultural assets and natural and built environment are valued and recognised locally, nationally and internationally and tourists choose to visit and return to.

Objectives Theme C:

- a) Conserve and enhance Cheltenham's architectural, townscape and landscape heritage, particularly within the town's conservation areas;
- b) Conserve, manage and enhance Cheltenham's natural environment and biodiversity;
- c) Support development of Cheltenham's sporting, cultural, arts and tourism infrastructure (including public art) to ensure that the Borough maintains its reputation as a cultural destination and continues to be an attractive place to visit;
- d) Address the challenge of climate change, ensuring that development meets high design and sustainability standards and is built to be adaptable over the long term;
- e) Improve pedestrian and cycle permeability throughout the town by creating a network of convenient routes which include multifunctional green spaces that link with the wider countryside, attractive and safe streets and spaces, and measures which reduce the visual and environmental impact of vehicular traffic;
- f) Support provision, maintenance and continued investment in a high quality public and private realm, including formal and informal green spaces and private gardens that contribute to local amenity and wildlife biodiversity; and
- g) Manage and reduce the risk of flooding within the Borough.

3.6 The Cheltenham Plan proposes new development in order to deliver the scale and distribution proposed in Policies SP1 and SP2 of the Joint Core Strategy insofar as they relate to the need for development in Cheltenham Borough outside the strategic allocations proposed in the JCS. The GCT JCS identifies 10,917 new dwellings to meet Cheltenham's needs. As Cheltenham is unable to meet its objectively assessed needs, the GCT JCS seeks to deliver a proportion of Cheltenham's required growth through strategic allocations / urban extensions proposed in the JCS. The Cheltenham Plan seeks to allocate the remaining need through local sites within the Borough boundary.

3.7 The Cheltenham Plan includes Policies that set out the local requirements that development in the Cheltenham administrative area will have to meet. A list of the Proposed Policies is provided below:

Economy & Employment EM1-6
Design Requirements D1-3
Green Belt GB1-2
Landscape L1
Historic Environment HE1-5
Housing H1-2
Housing Mix and Standards HM1-5
Gypsies, Travellers & Travelling Showpeople GT1
Health & Environmental Quality

Access to the Transport Network TN1-2
Green Infrastructure GI1-3
Social & Community Infrastructure CI1-4

Who implements or delivers the policy, service or function?

- 3.8 Cheltenham Borough Council is responsible for implementing the Cheltenham Plan. The Cheltenham Plan is subject to consultation with wider (public) stakeholders who can influence the policies in the Cheltenham Plan.

Who will be affected by the strategy/ plan?

- 3.9 The Cheltenham Plan applies to the administrative area of Cheltenham Borough Council. It will affect everyone who lives, works and visits these areas.

Task 2: Description of other plans, programmes and assessments used to develop the strategy/ plan

- 3.10 Appendix I provides a summary of the plans, programmes and the policies that have influenced the GCT JCS and the Cheltenham Plan in relation to equality. They include:

National

- National Planning Policy Framework (NPPF) (2012)
- Strong and Prosperous Communities White Paper 2006
- Our Shared Future, 2007 (Commission On Integration and Cohesion)
- Planning Policy for Traveller Sites (2015)
- Community Infrastructure Levy (Amended) (2015)
- Lifetime Homes, Lifetime Neighbourhoods - A National Strategy for Housing in an Ageing Society 2008
- Sustainable Communities: A Shared Agenda, A Share of the Action. A guide for Local Authorities 2007
- Healthy Lives, Healthy people: Our Strategy for Public Health in England

Regional/Sub-regional

- Leadership Gloucestershire
- Gloucestershire Health and Wellbeing Strategy 2012 – 2032 – Fit for the Future
- Your Health, Your Care – The Five-year Vision for Health and Social Care
- The Children & Young People's Partnership Plan 2015 – 2018 (CYPPP)

Local

- Cheltenham Borough Council Housing and Homelessness Strategy 2012 – 2017

- Our Future, Our Choice, Cheltenham's Sustainable Community Strategy 2008 - 2011
- Tewkesbury Borough Council Housing and Homelessness Strategy 2012 – 2016
- The Sustainable Community Strategy for Tewkesbury Borough 2008 – 2028 (Refreshed November 2010)
- Gloucester's Cultural Vision & Strategy 2016-2026
- Gloucester City Vision 2012 – 2022
- Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) Sustainability Appraisal incorporating Strategic Environmental Assessment (SA/SEA) 2014

Task 3: Review baseline data and research

- 3.11 The baseline was sourced from Gloucestershire Equality Profile 2016 (Gloucestershire County Council, 2013) which is available online at <http://www.inform.gloucestershire.gov.uk>.
- 3.12 Given that these statistics have been collated to cover the nine protected characteristics or persons based on the most up-to-date information available under the Equality Act 2010, there are not considered to be any gaps in the data.
- 3.13 The following table summarises the equality and diversity trends in Gloucester, Cheltenham and Tewkesbury areas from the Gloucestershire Population Profile 2016:
- **Age** – Cheltenham and Tewkesbury have a lower population of 0-19 year olds than the national average and Gloucester's population in this age group is higher than the other two Councils. In addition, Tewkesbury has a much higher population aged 65+ than Cheltenham. At 24.9% Gloucester has the highest representation of children and young people and exceeds the county and national average Gloucester and the national average. All the Local Authorities are moving towards an ageing population demographic.
 - **Marriage and civil partnership** – Gloucester and Tewkesbury has a lower proportion of people who are single or separated when compared to the national average. Cheltenham has the highest proportion of single people and exceeds the county and national average. In contrast the proportion of people who are married, divorced or widowed in Tewkesbury exceeds the national average.
 - **Pregnancy and maternity** – Cheltenham has the highest proportion of births to mothers aged between 30 and 34, exceeding the county and the national average. Cheltenham is also below the county and national average with regards to birth to mothers aged under 20.
 - **Race** – The majority of Gloucester's, Cheltenham's and Tewkesbury's population is white. Black or Ethnic Minorities make up a very small percentage of their populations, which is considerably lower than reported for England as a whole. Gloucester has the

highest proportion of Black or Ethnic Minorities compared to the other Councils. The proportion of people that are classified as Other White is higher in Cheltenham than England as a whole. The proportion of people that are classified as Caribbean and White and Black Caribbean is higher in Gloucester than England. Tewkesbury Borough has a large number of Gypsy, Travellers and Travelling Showpeople compared with other districts in Gloucestershire.

- **Religion or belief** - Gloucester and Tewkesbury have a much higher proportion of Christians in their populations than the national average. Cheltenham has the highest proportion of Buddhists, Hindus and people who have no religion and Gloucester has the highest proportion of Muslims out of the three Councils.
- **Gender reassignment** - There are no official estimates of gender reassignment at either national or local level. However, in a study funded by the Home Office, the Gender Identity Research and Education Society estimate that somewhere between 0.6% and 1% of the UK's adult population are experiencing some degree of gender variance. This figure has been applied to all three Councils.
- **Sexual Orientation** - Estimates from the ONS Integrated Household Survey suggests that nationally Lesbian, Gay and Bisexuals represent 1.6% of people aged 16 and over. Again, this percentage was applied to all three Councils.
- **Sex** – Gloucester, Cheltenham and Tewkesbury have a slightly higher percentage of women to men in their populations than the national average.
- **Disability** - Gloucester, Cheltenham and Tewkesbury all have a lower percentage of their populations with long term limiting illness or disability than the national average.

Task 4: Screening Assessment, recording the view and the supporting information and analysis

- 3.14 The development of the GCT JCS and the Cheltenham Plan have been influenced by a number of other plans, programmes and assessments relating to the protected characteristics or persons under the Equality Act 2010. Furthermore, the adopted GCT JCS includes an objective that specifically relates to addressing social inequality and inclusivity, and providing for healthier and safer communities; the Cheltenham Plan has been prepared in the context of this higher-level plan.
- 3.15 The draft Vision, Objectives, and the Policies have been assessed to the same level of detail, taking into account the information gathered in Task 3 to establish any potential impacts on the protected characteristics or persons identified under the Equality Act 2010. The full assessment is contained in Appendix II.
- 3.16 A summary of the assessment for each component of the Cheltenham Plan is provided below under each component heading.

Vision

- 3.17 The Vision is considered to lead to positive effects on all protected characteristics. It should benefit all groups as it aspires to be a place where a good quality of life is open to all. The aim for supporting health and happy communities will have positive effects on all groups improving their quality of life and meeting the needs of each group's distinctive and individual needs.

Objectives

- 3.18 Generally, the Objectives will have a positive effect on all protected characteristics. In particular, 'Recognise the local distinctiveness of Cheltenham's various neighbourhoods', 'Understand what people need from the places where they live', 'Ensure provision of sufficient housing land', 'Ensure provision of sufficient employment land', 'Address the challenge of climate change', 'Manage and reduce the risk of flooding' and 'Ensure that new communities are integrated with neighbouring communities to promote cohesion and reduce social isolation' will have greater positive effects on all social groups by improving accessibility, providing buildings which will meet their needs and be of a good quality and also providing flexible and adaptable buildings and places that are resilient to climate change and flooding. None of the Objectives are biased towards one particular protected characteristic.

Cheltenham Plan Policies

- 3.19 Policies in the Cheltenham Plan seek to ensure that all people (including protected groups) in the Cheltenham Plan area will have a high-quality environment in which to live, work, learn and socialise.
- 3.20 Of particular importance to the protected characteristics are the Policies H1-2, EM1-6 and CI 1-4 which deliver housing, employment and supporting infrastructure, particularly open space, which will meet the needs of the all and are accessible to all. Higher level policies contained within the adopted GCT JCS and the Cheltenham Plan Policies such as SL1 seek to ensure that these places are safe, vibrant, healthy and inclusive. Policies specifically concerned with health and recreation such as G1-3 will have positive effects on the protected characteristics. Policies on employment will support health and equality aims since health/well-being is closely linked with having a job.
- 3.21 The Screening Assessment has not made any suggestions for enhancements to strengthen the Cheltenham Plan and increase the certainty of the positive effects identified for all protected characteristics. The assessment found that the all of the components of the plan will lead to positive effects on the protected characteristics with no negative effects being identified.

Monitoring

- 3.22 Gloucestershire County Council each year publishes a number of equality progress reports demonstrating how the Council advances equality, eliminates discrimination and fosters good. Cheltenham Borough Council is also required to prepare a Monitoring Report which includes consideration of equality, health and diversity.
- 3.23 The adopted GCT JCS provides a separate monitoring framework that sets out key indicators and contingencies that are critical to ensure the successful delivery of the plan. These indicators and contingencies are attached to the strategic objectives and policy targets of the plan and directly and indirectly relate to equality, health and diversity. It will also be reviewed on an annual basis. Therefore, further monitoring regarding equality is not considered to be required.

4.0 Summary and Conclusions

- 4.1 The Cheltenham Plan sets out the proposed approach to accommodating development in the Cheltenham Borough administrative area. This has been allocated according to need from the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy for the period up to 2031.
- 4.2 The development of the Cheltenham Plan has been influenced by a number of other plans, programmes and assessments relating to the protected characteristics or persons under the Equality Act 2010.
- 4.3 The Vision, Objectives, and Policies have been assessed to the same level of detail, taking into account the baseline information gathered to establish any potential impacts on the protected characteristics or persons identified under the Equality Act 2010. The assessment found that the all of the components of the plan will lead to positive effects on the protected characteristics with no negative effects being identified.
- 4.4 A number of reports are already produced on an annual basis which include consideration of equality, health and diversity within the JCS area. Therefore, further monitoring regarding equality and diversity is not considered to be required.
- 4.5 The assessment has found that the Cheltenham Plan is unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010 and as a result a full EqIA will not be required.
- 4.6 Initial findings were subject to consultation from wider stakeholders alongside the Draft Cheltenham Borough Local Plan (Part One Preferred Options, October 2016) Integrated (Sustainability) Appraisal Report. No comments were received on the EqIA.
- 4.7 Overall, the proposed policies in the Regulation 19 Cheltenham Plan help to confirm the compatibility with aims for equality by confirming the approach proposed in the Preferred Options Plan and confirming the likely positive effects. Policies on housing and employment land are confirmed; this includes Policy GT1 for gypsies and travellers with major positive effects for this distinct ethnic group. Policies HM1 & 2 recognise the particular needs for students and the elderly respectively – confirming positive effects. Thus, the further development of the Cheltenham Plan (Regulation 19, 2017) remains unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010 and as a result a full EqIA will not be required.

Appendix I of Appendix VIII: Cheltenham Borough Local Plan Part 1 Equality and Diversity Impact Assessment - Plans, Programmes and Assessments

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
Strong and Prosperous Communities White Paper 2006	The aim of this White Paper is to give local people and local communities more influence and power to improve their lives. It is about creating strong, prosperous communities and delivering better public services through a rebalancing of the relationship between central government, local government and local people.	There will be around 35 priorities for each area, tailored to local needs through Local Area Agreements. Instead of the many hundreds of indicators currently required by central government there will be a single set of about 200 outcome based indicators covering all important national priorities like climate change, social exclusion and anti-social behaviour. This indicator set will include citizen satisfaction and perception measures; and citizens and communities everywhere will be able to examine performance against the indicators to know how well their local area is doing.
Our Shared Future, 2007 (Commission On Integration and Cohesion)	Our Shared Future sets out our practical proposals for building integration and cohesion at a local level.	<ul style="list-style-type: none"> • Sense of shared futures • Emphasis on a new model of rights and responsibilities • New emphasis on mutual respect and civility • Deliver a visible social justice
Community Infrastructure Levy (Amended) (2015)	Provides system to fund new local infrastructure through new development. CIL is a charge that will be payable by developers when they begin construction of new developments	Confirms the funding method for delivery of major aspects of the infrastructure requirements for development.
Healthy lives, healthy people: our strategy for public health in England (2010)	This White Paper sets out the Government's long-term vision for the future of public health in England. The aim is to create a 'wellness' service (Public Health England) and to strengthen both national and local leadership.	The goal is a public health service that achieves excellent results, unleashing innovation and liberating professional leadership. This White Paper builds on Equity and Excellence: Liberating the NHS to set out the overall principles and framework for making this happen.
National Planning Policy Framework (NPPF) (2012)	The national planning policy framework aims to reform the planning system to	<p>Local Plans should set out strategic priorities to deliver:</p> <ul style="list-style-type: none"> ■ To deliver a mix of housing based on current and future demographic

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
	make it less complex and more accessible, and to promote sustainable growth. The NPPF streamlines existing Planning Policy Statements, Planning Policy Guidance Notes and circulars to form a single consolidated document which promotes sustainable development. It provides a framework within which local people and authorities can produce local and neighbourhood plans.	<p>trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</p> <ul style="list-style-type: none"> Consider the needs of people with disabilities by all modes of transport.
Planning for Travellers 2015	The document sets out the proposed new, single Planning Policy for traveller sites.	<p>The new policy aims to:</p> <ul style="list-style-type: none"> enable local planning authorities to make their own assessment to set their own pitch/plot targets encourage local planning authorities to plan for sites over a reasonable timescale protect Green Belt from development reduce tensions between settled and traveller communities in the planning system remove repetition of national planning policy that is set out elsewhere remove unjustified differences in policy in the two circulars, and between the two circulars and other policy statements remove unnecessary guidance and context so that planning policy documents contain only policy ensure that local planning authorities, working together, have fair and effective strategies to meet need through the identification of land for sites promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites reduce the number of unauthorised developments and encampments and make enforcement more effective if local planning authorities have had regard to this policy

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
		<ul style="list-style-type: none"> ensure that the development plan includes fair, realistic and inclusive policies increase the number of traveller sites, in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply reduce tensions between settled and traveller communities in plan making and planning decisions enable provision of suitable accommodation from which travellers can access education, health, and welfare and employment infrastructure.
Lifetime Homes, Lifetime Neighbourhoods - A National Strategy for Housing in an Ageing Society 2008	This strategy sets out the Governments' response to the global challenge of ageing. It also outlines plans for making sure that there is enough appropriate housing available in future to relieve the forecasted unsustainable pressures on homes, health and social care services.	The vision is to prepare communities for the multiple changes that they will face; to 'future proof' society so that it does not alienate or exclude; and to allow everybody, regardless of age, to participate and enjoy their home and their environment for as long as possible. To succeed in providing appropriate housing and effective care to all in a more targeted manner, there must be a coherent, joined-up, plan – that is why we need a National Strategy for Housing in an Ageing Society.
Sustainable Communities: A Shared Agenda, A Share of the Action. A guide for Local Authorities 2007	This guide shows how local outcomes such as those reflected in the seven shared priorities, can be delivered in a way that helps create genuinely sustainable communities. It highlights the cross-cutting issues which need to be addressed for each outcome.	<p>7 Shared Priorities:</p> <ul style="list-style-type: none"> Creating safer and stronger communities Improving the quality of life of older people and children, young people and families at risk Meeting transport needs more effectively Promoting healthier communities and narrowing health inequalities Promoting the economic vitality of localities Raising standards across our schools Transforming the local environment
Gloucester's Cultural Vision & Strategy 2016-2026	This paper aims to promote Gloucester as a cultural hub and encourage local leaders and communities to transform the city. The paper outlines the positive impacts increased diverse cultural activity will have on the local areas economy and community regeneration.	<p>Objective 1- Develop artists and arts organisations</p> <p>Objective 2- Broaden the cultural offer</p> <p>Objective 3- Develop a vibrant city centre</p> <p>Objective 4- Develop audiences</p> <p>Objective 5- Put Gloucester on the cultural map</p> <p>Objective 6- Make things happen</p>
Leadership Gloucestershire	Leadership Gloucestershire (LG) brings together public sector organisations	

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
	<p>which allocate and spend significant resources in Gloucestershire. Its role is to provide vision, leadership and strategic direction in those areas where it is vital for organisations to work together to meet the needs of the people and communities of Gloucestershire in the most cost effective way. LG will work together to reduce current costs, minimise future costs and deliver better outcomes for the benefit of the people of Gloucestershire. They will work with others to achieve their objectives.</p>	<ul style="list-style-type: none"> ■ Gloucestershire Health & Wellbeing Board - To oversee the effective functioning of the Gloucestershire Health and Wellbeing Board ■ Driving economic Growth - To work with the Gloucestershire Local Enterprise Partnership (LEP) to ensure they lead and champion the economic growth agenda. ■ Police and Crime - To maintain oversight of police and crime issues, recognising the roles of the new Independent Police and Crime Commissioner and the Police and Crime Panel as scrutiny body. ■ Planning and Infrastructure - The adoption of a "Gloucestershire family" approach to planning and infrastructure development. ■ Assets - The development of a "One Gloucestershire" approach to assets/estates. ■ Shared Services - To oversee the public sector approach to shared services. ■ Troubled Families/Community Budgets - To oversee the development of the Troubled Families/Community Budget initiatives. ■ Promoting Gloucestershire - To promote Gloucestershire and the agreed priorities.
<p>The Sustainable Community Strategy for Tewkesbury Borough 2008 – 2028 (Refreshed November 2010)</p>	<p>The original strategy was developed by the Tewkesbury Borough Local Strategic Partnership which brings together key agencies, organisations and partnerships from the public, private, community and voluntary sectors.</p> <p>The Sustainable Community Strategy plays an important role in providing the long term vision which takes into account these challenges whilst continuing to deliver our local communities priorities</p>	<p>Vision: A Borough of healthy, strong, thriving and sustainable communities, both rural and urban, where people want to live, work and visit.</p> <ul style="list-style-type: none"> • Ambition 1: A Thriving Economy • Ambition 2: A Healthy, Safe & Inclusive Community • Ambition 3: A Sustainable Natural & Built Environment

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
Gloucester City Vision 2012 - 2022	The Gloucester City Vision 2012- 2022 document sets out what we want to achieve for the City over the next ten years. The City Vision lays out our key strategic priorities for the City which all public, private and voluntary sector partners will aspire to deliver. The City Vision will provide an overarching framework for all partner's strategic plans including important City Council documents such as the Joint Core Strategy and the Gloucester City Plan.	Gloucester will be a flourishing, modern and ambitious City, which all residents can enjoy. Aims: <ul style="list-style-type: none"> • A flourishing economy and City Centre which meets the needs of our residents, businesses and visitors. • A vibrant evening economy. • A City which improves through regeneration and development. • A City where people feel safe and happy in their community. • A healthy City with opportunities available to all.
Tewkesbury Borough Council Housing and Homelessness Strategy 2012 - 2016	The Housing and Homelessness Strategy 2012-2016 takes into account the aims of the national strategy but also considers how Tewkesbury will need to work at a more local level to make a real difference to residents across Tewkesbury Borough.	The strategy has four main themes under which a number of priority actions have been identified, each with objectives to be achieved: <ol style="list-style-type: none"> 1. Housing supply and delivery of good quality affordable housing 2. Homelessness and Homelessness Prevention 3. Housing to meet the housing needs of specific groups 4. Neighbourhoods and housing standards
Cheltenham Borough Council Housing and Homelessness Strategy 2012 - 2017	The Housing and Homelessness Strategy 2012-2017 takes into account the aims of the national strategy but also considers how Cheltenham will need to work at a more local level to make a real difference to residents across Cheltenham Borough.	Vision: 'is for residents to be able to access and maintain suitable, affordable accommodation within communities that are safer, stronger and healthier. It sets out the following priorities: <ul style="list-style-type: none"> ▪ Priority 1: To increase the provision of Affordable Housing ▪ Priority 2: To make best use of existing housing stock ▪ Priority 3: To improve access into suitable, affordable accommodation and helping households to stay in their homes for longer ▪ Priority 4: To tackle the causes of homelessness ▪ Priority 5: To create stronger, safer and healthier communities

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
Our Future, Our Choice Cheltenham's Sustainable Community Strategy 2008 - 2011	The strategy aspires to identify community needs and aspirations and seeks to improve the quality of life for those that live and work in the area.	Four key aims: <ul style="list-style-type: none"> ■ To set out local communities needs and aspirations ■ To provide an assessment of the future challenges facing Cheltenham and what is collectively needed to be done to respond ■ To set out an aspirational long term vision for the achievement of sustainable development in Cheltenham; and ■ To focus and shape existing and future activity of public, private, voluntary and community organisations that operate locally so that they effectively meet community needs and longer term aspirations.
Gloucestershire Health and wellbeing Strategy 2012 – 2032 – Fit For The Future	The aspiration of this strategy is to continue to improve the quality of life for everyone in Gloucestershire within available resources. This is why the strategy spans 20 years, and it aims to be implemented through three-year action plans that are refreshed annually. This will enable measurement of progress in the short, medium and longer term.	Uses the life-course approach: <ul style="list-style-type: none"> ■ Starting well – with a focus on pregnancy and early years to give every child the best start in life ■ Developing Well – a focus on children and young people maximising their capabilities and control over their own lives ■ Living and Working Well – a focus on promoting healthy lifestyles; equitable access to ill-health preventative services; healthy and sustainable physical environments; building social networks and communities and access to good employment opportunities ■ Ageing Well – promoting independence, physical and mental health and wellbeing post-retirement. <p>Under each of the above headings it sets aspirations to achieve in the Gloucestershire area.</p>
YOUR HEALTH, YOUR CARE Our five year vision for Health and Social Care	Over the next five years Your Health, Your Care seeks to support the aspiration of the Health and Wellbeing strategy by putting in place the building blocks to ensure that we can continue to improve the quality of life for everyone in Gloucestershire.	The vision for Gloucestershire Health Community is to have: <ul style="list-style-type: none"> ■ Joined up care for the people of Gloucestershire ■ People empowered to take more control over their own care ■ Mainstream services that are accessible by all vulnerable people, wherever they may live ■ Enhanced outcomes for the population ■ Improved use of resources

Plan/Policy/Programme	Key Message	Targets/Indicators/Objectives
Gloucestershire Children and Young People's Partnership Plan 2015-2018	'To ensure our children and young people thrive and reach their full potential; providing appropriate support for those families who need it most'	Our vulnerable children, young people and families have an entitlement to Early Help; Targeted Interventions and for some, Intensive Intervention to: <ul style="list-style-type: none"> ■ Enjoy the best start in life ■ Maximize their capabilities and have control over their own lives ■ Be safe from injury, exploitation and harm ■ Work well together to provide right and timely effective intervention for vulnerable children and families as early as possible
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) Submission 2014	The document outlines the future of development (both housing and employment) and associated infrastructure for Gloucester, Cheltenham and Tewkesbury and their surrounding areas up until 2031.	Includes specific strategic objective for promoting healthy communities
Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) Sustainability Appraisal incorporating Strategic Environmental Assessment (SA/SEA) 2014	The SA/SEA of the JCS has been ongoing since 2008 and is being undertaken alongside the preparation of the plan. This report sets out the SA/SEA of alternatives – reasons for consideration, assessment methods and findings, reasons for selection/rejection, reporting and consultation - throughout the period from 2008-2013. The JCS was assessed against a number of environmental objectives and following the assessment the contents of the JCS has been amended accordingly to reduce/ mitigate any significant impacts.	The SA Framework includes a number of Objectives which either directly or indirectly seek to reduce inequalities.

Appendix II of Appendix VIII: Equality and Diversity Impact Assessment (EqIA)

EqIA Key and Method Notes:

The assessment uses a simplified version of the SA/SEA appraisal key applied across the draft plan's policies, with the assessment informed by decision aiding questions:

- Will the policy have a negative effect on any of the protected characteristics?
- Will the policy have a negative effect on any of the protected characteristics?
- How can identified negative effect be minimised or removed?
- How can identified positive effect be improved or enhanced?
- Is monitoring of the issues required?

Assessment Key	
+	Positive Effect
-	Negative effect
○	Neutral Effect
?	Unknown or Uncertain Effect

Vision & Objectives (October 2016)

EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Draft Cheltenham Borough Local Plan Vision (Themes A-C)	+	+	+	+	+	+	+	+	+
Commentary <ul style="list-style-type: none"> The vision should benefit all groups as it seeks to provide a place where a good quality of life is open to all; this will have positive effects on all groups improving their quality of life and meeting the needs of each group's distinctive and individual needs. 									

Draft Cheltenham Plan Objectives									
	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
EqlA Protected Characteristics	1	2	3	4	5	6	7	8	9
Plan Objectives									
Theme A	+	+	+	+	+	+	+	+	+
Theme B	+	+	+	+	+	+	+	+	+
Theme C	+	+	+	+	+	+	+	+	+
Commentary <ul style="list-style-type: none"> Generally, the Objectives will have a positive effect on all protected characteristics. In particular, 'Recognise the local distinctiveness of Cheltenham's various neighbourhoods', 'Understand what people need from the places where they live', 'Ensure provision of sufficient housing land', 'Ensure provision of sufficient employment land', 'Address the challenge of climate change', 'Manage and reduce the risk of flooding' and 'Ensure that new communities are integrated with neighbouring communities to promote cohesion and reduce social isolation' will have greater positive effects on all social groups by improving accessibility, providing buildings which will meet their needs and be of a good quality and also providing flexible and adaptable buildings and places that are resilient to climate change and flooding. None of the Objectives are biased towards one particular protected characteristic. 									

Policies for Draft LPP1 (October 2016)

Local Plan Policy topics EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Economy & Employment (EM1 – EM5)	+	+	+	+	+	+	+	+	+
Commentary <ul style="list-style-type: none"> Overall these policies have benefits for all groups and protected characteristics as employment is known to have positive effects on health and well-being 									
Local Green Space (GE8)	+	+	+	+	+	+	+	+	+
Commentary <ul style="list-style-type: none"> Positive effects for all groups through provision of and access to healthy activities, and recreational space 									
Development Proposals (PR1 – PR2)	+	+	+	+	+	+	+	+	+
Commentary <ul style="list-style-type: none"> The housing policies should benefit all groups overall as they seek to increase the availability and quality of housing in the City. The provision of mixed-use development will benefit all groups through improved accessibility to local employment opportunities. 									

Updated for Draft Local Plan (November 2017)

Local Plan Policy topics									
EqlA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
Economy & Employment EM1-6 (previously EM1 – EM5)	+	+	+	+	+	+	+	+	+
Overall these policies continue to have benefits for all groups and protected characteristics as employment is known to have positive effects on health and well-being									
Design Requirements D1-3	0	0	0	0	0	0	0	0	0
Green Belt GB1-2 Landscape L1	+	+	+	+	+	+	+	+	+
Design and landscape/visual amenity policies will have positive effects for all groups									
Historic Environment HE1-5	+	+	+	+	+	+	+	+	+
Protection and enhancement of the historic environment will have positive effects for all groups									
Residential Development H1-2 (previously PR1-2) Housing Mix & Standards HM1-5 Travellers GT1	+	+	+	+	+	+	+	+	+
Positive effects for all groups through provision of identified need for housing; major positive effects indicated for gypsies and travellers through provision of pitches in Policy GT1 to accommodate needs for this distinct ethnic group.									

Local Plan Policy topics EqIA Protected Characteristics	Age	Disability	Gender Reassignment	Marriage and Civil partnership	Pregnancy and Maternity	Race	Religion or belief	Sex	Sexual Orientation
	1	2	3	4	5	6	7	8	9
The Housing Mix/Standards Policy is particularly strong on addressing the needs of specific groups of people - students, the elderly, and those working in agriculture/forestry.									
Health & Environmental Quality SL1	+	+	+	+	+	+	+	+	+
Policy safeguards all groups									
Access to the Transport Network TN1-2	+	+	+	+	+	+	+	+	+
Policy applies to all groups									
Green Infrastructure GI1-3 (previously GE8)	+	+	+	+	+	+	+	+	+
Commentary ■ Positive effects for all groups through provision of, and access to, healthy activities, and recreational space									
Social & Community Infrastructure CI1-4	+	+	+	+	+	+	+	+	+
Policy applies to all groups									