



Historic England

FAO  
Ian Kemp, Programme Officer  
Philip Stephenson, Policy Manager, Cheltenham  
Holly Jones, Policy Manager, Tewkesbury

Our ref: 9089569  
Your ref:  
Telephone 0117 975 0679

CC Rob White, Director White Peak

17 July 2015

Dear Sirs,

**Cheltenham, Gloucester and Tewkesbury Joint Core Strategy (JCS)  
Matter 8 - Strategic Allocations (A5 – North West Cheltenham)  
Additional Examination Hearing Statement - Historic England (ref number 9089569)**

Within our previous Examination Hearing Statement (paragraphs 3 and 20) we refer to the anticipation of further evidence to seek to address our specific concerns.

I can confirm that on Tuesday 14 July we received an *Appraisal of Visual Effects Upon St Mary Magdalene Church (FPCR, July 2015)* - including photo viewpoints, associated cross sections and an assessment table; and a letter from Cotswold Archaeology dated 13 July 2015 with their opinion on the potential impact. This provides important supplementary evidence for the Cheltenham, Gloucester and Tewkesbury Councils in support of their JCS.

Although it must be appreciated that this additional information/evidence relates to the preparation of a future planning application it does however help to demonstrate that the site may be able to accommodate the quantum of development proposed in the JCS in a manner that could, if suitably designed, minimise harm to the significance of St Mary Magdalene Church (Grade II\*).

It should be noted that Historic England has not taken a view on the emerging planning application itself. Our view expressed at this stage merely relates to the JCS and that, with the additional information provided it is reasonable to deduce that due to the size of the site there is the capacity and flexibility to ensure any future proposal may be able to conform to national planning policy for the historic environment, JCS Historic Environment Policy SD9, and the delivery of sustainable development.



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A satisfactory future proposal may be assisted by the sympathetic location, design, landscaping and control of building heights and light pollution, for example, to limit intrusive encroachment within the setting of St Mary Magdalene Church (Grade II\*) and harm to its significance.

As a consequence of the above I can confirm that Historic England no longer wishes to challenge the Soundness of the JCS and accordingly need not now appear at the Examination on Tuesday 21 July.

However, I would highlight that it is clearly evident that due to the rather broad nature of the JCS Strategic Allocations Policy SA1, there is very little specific policy to guide future development. As a consequence Historic England would suggest that a minor modification is made to the Plan to include the following additional text.

*Any future masterplan, planning application and subsequent development should seek to avoid harm to the significance of St Mary Magdalene church, a grade II\* listed building. Particular attention must be made to avoiding significant interruption to the key view from St Mary Magdalene across to the Cotswold escarpment (Cotswolds AONB, and to conserving the existing 'sense of arrival' along the road from Uckington. In addition an appropriate response to the significance of the Swindon Conservation Area and its setting will be required to help preserve or enhance its character and/or appearance.*

Such an addition would help to demonstrate due consideration of the following:

- Section 66(1) of the Planning (LBs and CA) Act 1990 - considerable importance and weight is given to the desirability of preserving the setting of listed buildings such as St Mary Magdalene church;
- NPPF paragraph 126 with its requirement that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment and conserve heritage assets in a manner appropriate to their significance, and;
- PPG Paragraph: 010 ID: 12-010-20140306010 “Where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the ‘what, where, when and how’ questions)”.

Yours sincerely

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