

Cheltenham Plan Examination

Matter 3: Housing and mixed use development

**Addendum to written statement by Cheltenham
Borough Council**

6th February 2019

Matter 3: Housing and mixed use development

Main Issue: Do the proposals for residential and mixed use development in CP Policies H1 and H2 deliver the requirements for residential development in the JCS set out in Policy SP2 and Table SP2a?

4. Has sufficient regard been given to the impact of development on historic assets and their settings at the following housing allocations: HD2, HD3, HD4, HD7, HD8?

The Council's written statement on this topic dated 23 January 2019 indicated that dialogue between the Council and Historic England was ongoing. The outstanding issues related to sites HD4 and HD8.

Following conversations with Historic England in light of the new assessment it is agreed that development on HD4 should be contained in west, behind the existing tree belt, with access from Oakhurst Rise. This is in recognition of the contribution that the rest of the site makes to the significance of historic assets. It was also agreed that any development on the site should secure improvements to the Ice House.

It is agreed that development on HD8 should be set back from the River Chelt. This would help retain pastoral experience of the moated site and association with shallow river valley. Development on the site also provides the opportunity to reinstate the public footpath that runs alongside the River Chelt and to contribute to the design of a green space to the north of the site.

The following policies show where new text is recommended in red. A copy of an e-mail from Historic England confirming acceptance of these changes is also included below.

POLICY HD4: LAND OFF OAKHURST RISE

Site description	<p>This site was not known to the council until the Preferred Options consultation was already prepared. It is a greenfield site within the existing urban area and consequently has good transport links. However, the site is subject to a number of constraints and therefore the allocation of dwellings on the site has been adjusted to accommodate these.</p>
Site area	4ha
Constraints	<ul style="list-style-type: none"> • Steep gradients across the site • Mature trees and hedges • Adjacent listed buildings • Biodiversity • Heritage assets
Site specific requirements	<ul style="list-style-type: none"> • Approximately 25 dwellings in the west of the site, behind the existing tree belt, with access from Oakhurst Rise. • Any development on the site should secure improvements to the Ice House • Safe, easy and convenient pedestrian and cycle links within the site and to key centres • A layout and form that respects the existing urban characteristics of the vicinity • A layout and form of development that respects the character, significance and setting of heritage assets that may be affected by the development • Measures necessary to mitigate the traffic impact of the site and to encourage the use of more sustainable transport modes • Protection to key biodiversity assets

POLICY HD8: OLD GLOUCESTER ROAD

Site description	<p>The site has also arisen from the JCS process and will be removed from the Green Belt by that document. The site will require masterplanning, flood assessments and a resolution on the future of the nurseries in order to maximise the use of the site and ensure a coherent overall scheme. To the north of the allocation there is a historic moat (scheduled monument). The significance and setting of this asset will be an essential consideration in development of the site in accordance with the Plan's heritage assessment.</p>
Site area	11.3ha
Constraints	<ul style="list-style-type: none">• Green Belt• Flood Risk mitigation• Heritage assets
Site specific requirements	<ul style="list-style-type: none">• Approximately 175 dwellings• Development proposals should enable a comprehensive scheme to be delivered across the developable area of the site• Safe, easy and convenient pedestrian and cycle links within the site and to key centres• A layout and form that respects the existing urban and rural characteristics of the vicinity• A layout and form of development that respects the character, significance and setting of heritage assets that may be affected by the development• The western area of the site should provide a green buffer to the south of the River Chelt in order to provide a degree of separation from the scheduled moat to the north• Development on the site should include the reinstatement of the public footpath that runs alongside the River• Measures necessary to mitigate the traffic impact of the site and to encourage the use of more sustainable transport modes• Adequate flood risk management across the site

John Rowley

To: Torkildsen, Rohan
Subject: RE: Comments on the Cheltenham Plan

From: Torkildsen, Rohan [<mailto:Rohan.Torkildsen@HistoricEngland.org.uk>]
Sent: 05 February 2019 16:13
To: John Rowley
Subject: RE: Comments on the Cheltenham Plan

Dear John, apologies for the delay in my response. I am happy for the adjusted policy as suggested to proceed as a formal modification to the Plan to positively address the concerns previously expressed.

Sincere regards
Rohan

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