

INTERESTED PARTY: Ridge and Partners

LOCAL PLANNING AUTHORITY: Cheltenham Borough Council

STATEMENT OF COMMON GROUND

**Regarding the employment matters of the Emerging
Cheltenham Plan**

Signed on behalf Ridge:

A handwritten signature in black ink, appearing to be 'P. Fong', written in a cursive style.

Position: Paul Fong, Partner

Date: 19/06/2019

Signed on behalf of the LPA:

A handwritten signature in black ink, appearing to be 'J. Rowley', written in a cursive style.

Position: John Rowley, Planning Policy Team Leader

Date: 28/06/2019

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1.0 INTRODUCTION

1.1 As a result of the hearing session held on 13 February 2019 as part of the Examination in Public on the Cheltenham Plan, and subsequent evidence submitted by Ridge and Partners relating to the employment land supply in the JCS area, Inspector Burden has requested that a Statement of Common Ground (SoCG) be prepared between Ridge and Partners and Cheltenham Borough Council showing where there is agreement and disagreement on the employment calculations and supply for the JCS area.

1.2 This SoCG has now been submitted to the Examination.

1.3 The Inspector has subsequently asked:

‘Which if any of the sites in Policy EM3 were included within the figure of 63 ha of “existing undeveloped employment land (based on previous allocations and permissions)” identified in para 3.2.21 of the JCS?’

1.4 The EM3 sites are:

- Site E1- Land south of Jessop Avenue, Town Centre
- Site E2- Land south of Hatherley Lane, The Reddings
- Site E3- Land north-west of Grovefield Way, The Reddings
- Site E4- Land at Chelt Walk, Town Centre

2.0 BACKGROUND

- 2.1 Firstly, by way of background it has been demonstrated and agreed that sites E1-E3 have all previously benefited from planning permission for non-residential uses, and as such have been recorded in the Council's Non-Residential Land Use monitoring reports and in their Employment land Position Statements and recognised as commitments in their employment land supply, until such time as permission has lapsed or been superseded by subsequent permissions. The planning history of each site is a matter of public record.
- 2.2 It is also agreed that both sites E1 and E2 were previously in employment use but both now benefit from new planning applications that will allow their redevelopment for new office use. Site E1 is partially constructed and is due for completion in 2019.
- 2.3 Site E3 has had a previous outline planning consent for B1 uses that was granted at appeal on 1 May 2007. Further planning consents have now allowed the partial development of this site for a flagship BMW, Mini, Motorrad dealership and servicing facility on 2.2ha of the site.
- 2.4 Both parties agree to this position.

3.0 MATTERS OF AGREEMENT

3.1 The EUN (Economic Update Note, ref. ED019 of the examination document library) was intended to provide an indication of employment land capacity in the JCS area at the time of writing and how the employment land requirement would be achieved.

3.2 It was always intended that the additional employment land supply to achieve the full JCS requirement would be found through the District Plans once the JCS strategic allocations had been accounted for.

4.0 MATTERS OF DISAGREEMENT

- 4.1 Ridge believe that sites E1, E2 and E3 have been accounted for as 'Existing Undeveloped Capacity' in the EUN figure of 63ha. Ridge believe that the EUN relied on other evidence bases as detailed in *Appendix A1* of the EUN to demonstrate what employment land was available at that time.
- 4.2 Ridge have identified that sites E1 and E3 have previously been identified as employment commitments in the Council's Non-Residential Land Use Monitoring Reports (CNRLUMR).
- 4.3 Site E1 is identified as site LAN0133E in the CNRLUMR (Ref. ED034) under application reference 16/01417/FUL, with a site area of 0.34ha. The CNRLUMR reports it as being developed for "*Erection of six storey B1 office development with A2/A3 use at ground floor together with roof plant, external cycle and bin stores, on site parking and parking canopy structures.*"
- 4.4 Site E2 has been previously allocated as an *industrial site* in the Cheltenham Borough Local Plan (December 1997) (Ref. ED036) under Policy EM67.
- 4.5 Site E3 is identified in the CNRLUMR (Ref. ED035) by application number 10/00690/REM granted on the 19/07/2010 relating to land at North Road West/Grovefield Way and comprising 6.4ha. The development is identified as being "*outline planning permission for B1 industrial uses and the extension to the Arle Court Park and Ride facility*".
- 4.6 Given their detailed history of employment use and being identified as previous commitments and allocations by the Council, Ridge believe that sites E1, E2 and E3 all constitute 'previous allocations and extant permissions' and therefore do not make up 'New Employment Land'. Accordingly, Ridge believe that these sites should be moved to Policy EM1/EM2 of the emerging Local Plan.
- 4.7 The Council believe that due to the methodology used when producing CNRLUMR, the sites E1, E2 and E3 would have been counted as potential supply whilst the planning applications on those sites remained within date, as detailed in first condition attached to any planning application, and most recent, however once lapsed or superseded the potential supply would have been re-calculated to discount the employment land figures from those sites.

- 4.8** The Council believe that the list shown in Appendix 2 C of the EUN shows the full list of sites that made up the 63ha Undeveloped Capacity along with sites from Appendix 2 B of the EUN, where the Council believes that agreement was reached during a developer's panel, results of which are appended to this statement. Two of the sites from Appendix 2 B (Previous Allocations), in Tewkesbury Borough were not agreed at the Developers Panel and were therefore discounted from the Existing Capacity figure. Taking the sites from both tables B and C in appendix 2, the total existing undeveloped capacity when rounded up is 63ha. The Council believe that sites E1, E2 and E3 have not previously been accounted for as 'Existing Undeveloped Capacity' and can therefore be classified as new employment sites.