

Draft Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in italics.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification
MM001	8	2.9 b	Conserve, manage and enhance Cheltenham’s natural environment and biodiversity, <u>including its parks and gardens, its trees and green spaces, its countryside, and the Cotswolds Area of Outstanding Natural Beauty;</u>	The addition emphasises the importance of the AONB to Cheltenham.
MM002	10	EM1	<p>POLICY EM1: SAFEGUARDING KEY EXISTING EMPLOYMENT LAND AND BUILDINGS</p> <p>The following sites, which are shown on the Cheltenham Plan Proposals Map, have been identified as containing key employment land to be safeguarded for employment purposes:</p> <ol style="list-style-type: none"> 1. Runnings Road (Kingsditch Trading Estate, Block 1 and Blocks 5-7) 2. Gloucester Road, Benhall (GCHQ) 3. Jessop Avenue / St. James Square 4. New Barn Lane (UCAS) 5. Tewkesbury Road (Block 1) 6. Cheltenham Trade Park 7. Hatherley Lane (The Reddings) <p><u>The following sites, which are shown on the Cheltenham Plan Proposals Map, have been identified as locations for new employment development and are delineated on Plans E1 – E4 below. The red lines on Plans E1 – E4 mark the boundaries of the allocations and are separately</u></p>	Merging of policies EM1 and EM3 to provide greater clarity to applicants and to avoid repetition.

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification
			<p><u>and collectively part of this policy.</u></p> <ul style="list-style-type: none"> a. <u>Land south of Jessop Avenue, Town Centre (E1)</u> b. <u>Land adjacent to B&Q, The Reddings (E2)</u> c. <u>Land north-west of Grovefield Way, The Reddings (E3)</u> d. <u>Land at Chelt Walk, Town Centre (E4)</u> <p><u>Proposals for traditional B class employment uses or Sui Generis uses that exhibit the characteristics of traditional B class employment will be supported at these locations subject to being in accord with other relevant policies embodied within this Plan.</u></p> <p><u>Provision is required to deal with flood risk in any new development of Site E4 as set out in the supporting text below. The necessary sewerage infrastructure should be provided for sites E2 and E3 prior to occupation to avoid local exceedance of the sewer networks.</u></p> <p>Development proposals for a change of use of land and buildings currently or last in employment use (Note 1) on key existing employment sites or for alternative use of the locations for new employment development will not be permitted except where:</p> <ul style="list-style-type: none"> <u>i. a.The proposed use is Sui Generis but exhibits characteristics of traditional B1, B2 or B8 employment uses (Note 2); or</u> <u>ii. b.The proposed use provides new high-skilled jobs such as those associated with knowledge-based service and technology industries; or</u> <u>iii. The applicant can demonstrate in exceptional circumstances that a key existing employment site has no reasonable prospect of remaining in employment use.</u> 	<p>To ensure that the policy is consistent with paragraph 22 of the NPPF. The inclusion of this point allows flexibility if existing</p>

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			<p>New employment allocations made under Policy EM3 of the Cheltenham Local Plan and new <u>The sites identified for new employment development together with the new strategic</u> employment allocations made as part of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, namely, Land at West Cheltenham and Land at North West Cheltenham, will also be safeguarded <u>in accordance with the above criteria on completion of development.</u></p> <p>This policy contributes towards achieving the Cheltenham Plan Vision: Theme B - objectives a, b and e.</p> <p><i>Move paragraphs 3.18 to 3.24 and site maps after paragraph 3.12 and renumber paragraphs accordingly.</i></p>	land use is no longer reasonable.
MM003	15	EM3	<i>Delete policy EM3</i>	Merging of policies EM1 and EM3 to provide greater clarity to applicants and to avoid repetition.
MM004	17	3.23	<p>The site is located on flat land at the western edge of Cheltenham Town Centre and measures approximately 0.68 ha. It is currently used as a pay and display car park and therefore constitutes brownfield land. As the site and surrounding land is located within Flood Zones 2 and 3, appropriate design will need to mitigate any potential impacts, for example, by utilising lower floors for car parking. <u>In order to mitigate risk of flooding the following should be incorporated into the design and layout of the site at application stage:</u></p> <ul style="list-style-type: none"> • <u>Provide at minimum an 8 metre buffer from the top of bank of the River Chelt;</u> • <u>Provide river corridor enhancements that help to protect and enhance the biodiversity</u> 	To include appropriate mitigation measures on this site against flood risk as recommended by the Environment Agency.

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			<p><u>and river setting at this location;</u></p> <ul style="list-style-type: none"> • <u>Not result in a net loss in flood plain storage or adversely impact out-of-bank flows, with opportunities explored to provide flood risk betterment;</u> • <u>Provide financial contributions to the flood warning service, maintenance and future improvements of the adjacent River Chelt flood alleviation scheme; and</u> • <u>All finished floor levels should be set 600mm above the 1 in 100 year level, including an appropriate allowance for climate change.</u> <p>The land is considered to be a prime employment site capable of accommodating a modern office development. although it is recognised that a small element of residential may potentially be possible as part of a successful scheme and may help knit the development with the varied surrounding land uses.</p>	
MM005	24- 25	EM6 + 3.35- 3.39	<i>Delete policy and supporting text in paragraph 3.35-3.39</i>	Removal of policy and supporting text to avoid replicating the JCS.
MM006	33	GB1	<p>POLICY GB1: RESIDENTIAL INFILLING IN THE GREEN BELT</p> <p>Inappropriate development within the Green Belt will be restricted to those types of development which are deemed appropriate by the NPPF and Gloucester, Cheltenham and Tewkesbury Joint Core Strategy. <u>not be allowed in the Green Belt except in very special circumstances.</u></p> <p>Limited residential infilling (Note 1) of built frontages <u>on roads within the Green Belt and the Principal Urban Area (as delineated on the proposals map) along The Reddings, Shaw Green Lane and Bowbridge Lane</u> will be permitted only where there is no resulting harm to the</p>	Removal of specific locations so all relevant locations will be considered when applying this policy.

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			<p>openness of the Green Belt (Note 2).</p> <p>This policy contributes towards achieving Cheltenham Plan Vision: Theme A – objective b; Theme C – objective b.</p>	
MM007	34	GB2	<p>POLICY GB2: REBUILDING OR REPLACEMENT OF DWELLINGS IN THE GREEN BELT</p> <p>The rebuilding or replacement of existing dwellings in the Green Belt will only be permitted where:</p> <ul style="list-style-type: none"> a) the new building will continue to be used as a dwelling; b) the new building is not materially larger than the one it replaces; c) more than one existing dwelling is to be replaced, the number of replacement dwellings is no greater than the number to be demolished; d) there is no <u>greater impact</u> harm to the openness and visual amenity of the Green Belt <u>than the existing development</u>. <p>This policy contributes towards achieving Cheltenham Plan Vision: Theme A – objective b; Theme C – objective b.</p>	To be consistent with paragraph 89 of the NPPF (2012) regarding impact on openness and visual amenity.
MM008	39-40	8.4-8.5	<p>8.4 In assessing proposals for development, the Council will be guided by Paras. 115 and 116 of the National Planning Policy Framework (NPPF), Policy SD7 of the Joint Core Strategy (JCS) and the advice of the Cotswold Conservation Board with reference to the <u>latest iteration of the Cotswold AONB Management Plan. 2013-18. The latter publication contains the following Vision:</u></p>	To ensure the most up to date version of the Cotswold AONB Management Plan is taken into consideration at the time of decision making.

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			<p>In 20 years, the Cotswolds is a landscape:</p> <ul style="list-style-type: none"> • which retains its remarkable visual unity and scenic diversity; • is richer in nature, and where the historic heritage is conserved; • is home to vibrant communities supported by a sustainable local economy; • provides a warm welcome and high quality experience for everyone seeking inspiration, tranquillity and to be active outdoors; and • is adapting successfully to a changing climate and economic conditions. <p>8.5. To help maintain the special character of the AONB, the Council will limit any increase in the size of dwellings to that permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015. Proposals for increasing the size of buildings in other uses, be they through rebuilding, replacement or extension, will only be permitted where they conserve and, where appropriate, enhance the special qualities of the AONB. Blanket floorspace targets and thresholds for the increase in the size of dwellings within the AONB are not being introduced. as tThe impact of development can vary from location to location and it is considered more appropriate that each case is treated on its own individual merits. Any permissions granted will be subject to specific design requirements in accord with the combined design policies of the JCS and Cheltenham Plan.</p>	<p>Remove text to avoid replicating the JCS.</p>
MM009	44	HE1	<p>POLICY HE1: BUILDINGS OF LOCAL IMPORTANCE AND NON-DESIGNATED HERITAGE ASSETS</p> <p>Planning permission will only be granted where it would involve the demolition of, or substantial alteration to, the external appearance of:</p> <p style="padding-left: 40px;">a) any building designated as being of local importance on the Local List, and</p>	<p>This policy has been altered to bring it into conformity with the wording of NPPF (2012) paragraph 135.</p>

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			<p>b) any non-designated heritage assets</p> <p>when it can be demonstrated that:</p> <ul style="list-style-type: none"> c) all reasonable steps have been taken to retain the building, including examination of alternative uses compatible with its local importance; and d) retention of the building, even with alterations, would be demonstrably impracticable; and e) the public benefits of the redevelopment scheme outweigh the retention of the building. <p>Development proposals that would affect a locally important or non-designated heritage asset, including its setting, will be <u>required to have regard to the scale of any harm or loss and to the significance of the heritage asset.</u> expected to conserve its significance, and any harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>This policy contributes towards achieving the Cheltenham Plan Vision: Theme A - objective a; Theme C - objective a.</p>	
MM010	47-51	9.21-9.30	<p>9.21 In line with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the <u>The Council is proposing to will designate conservation areas and undertake reviews of existing designated conservation areas. This process will be carried out separately from the Cheltenham Plan process.</u> Conservation Area Character Appraisals and Conservation Area Management Plans will be reviewed and drafted, and a series of consultation exercises, including public meetings, will be undertaken in order to inform the Character Appraisals and associated Management Plans.</p>	This section is edited because the review of Conservation Area Character Appraisals and Conservation Area Management Plans is now going to be carried out separately to the Cheltenham Plan.

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			<p>Once finalised, the Appraisals and Management Plans will be adopted by the Council as Supplementary Planning Documents (SPDs) in order to give the documents sufficient weight to inform decision making.</p> <p><i>Delete paragraphs 9.21-9.30 and table 1.</i></p>	
MM011	57	BG1	<p><i>Insert the following after 10.29:</i></p> <p><u>DEVELOPMENT AFFECTING COTSWOLD BEECHWOODS SPECIAL AREA OF CONSERVATION</u></p> <p><u>10.30 In order to mitigate the effects of recreation pressure arising from new housing development on the Cotswold Beechwoods SAC a joint approach will be needed by the relevant Local Planning Authorities. This is due to the cross border nature of recreation pressure and the in combination or cumulative nature of effects. Evidence available so far regarding the distance visitors travel to reach the SAC indicates that all three Joint Core Strategy authorities need to co-operate along with Stroud DC and Cotswold DC.</u></p> <p><u>10.31 The ‘statement of co-operation’ reached between the JCS authorities and Natural England outlined how specific policy elements of the JCS might be applied together to support work to better understand the effects of recreation pressure on this SAC and devise and apply measures to mitigate such effects. Recent progress on updating the evidence base is expected to result in visitor survey data for the SAC by summer 2019, following which further consultancy work would be needed to identify potential, necessary mitigation measures. A phase of further discussion between the chosen consultants, local authority partners and stakeholders is likely in order to agree which of the proposed, potential measures should properly be implemented.</u></p> <p><u>10.32 In the meantime the Cheltenham Plan needs to contain suitable policy to ensure housing</u></p>	<p>This policy and supporting text is added following advice from Natural England with regards to compliance with the Habitats Regulations Assessment Framework.</p>

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			<p><u>development meets the requirements of the Habitats Regulations 2017 i.e. to address uncertainty regarding the effects of recreation pressure from new housing in the CP on the Cotswold Beechwoods SAC consistent both with the ‘Statement of Co-operation’ agreed in 2014.</u></p> <p><u>10.33 The main considerations for Policy BG1 are:</u></p> <ul style="list-style-type: none"> • <u>The ongoing collaborative approach by the 3 JCS LPAs and Cotswold DC to assist Stroud DC in the delivery of the visitor survey for the Cotswold Beechwoods SAC (thereby updating the evidence base for review of the JCS).</u> • <u>The need for an interim policy or equivalent safeguarding mechanism to ensure housing development coming forward as part of the CP meets HRA requirements.</u> <p><u>POLICY BG1: COTSWOLD BEECHWOODS SPECIAL AREA OF CONSERVATION RECREATION PRESSURE</u></p> <p><u>Development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the European Site network (alone or in combination), and the effects cannot be mitigated.</u></p> <p><u>In order to retain the integrity of the Cotswold Beechwoods Special Area of Conservation (SAC) all development within the borough that leads to a net increase in dwellings will be required to mitigate any adverse effects.</u></p> <p><u>The ongoing work by relevant partner authorities will culminate in a mitigation and implementation strategy. Development proposals must contribute towards mitigation specified in the mitigation and implementation strategy or provide information for a bespoke Habitats</u></p>	

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			<p><u>Regulations Assessment.</u></p> <p><u>This may include requiring housing developments to make contributions towards habitat management; access management and visitor infrastructure; publicity, education and awareness raising; the provision of suitable open and green space within development sites where this can be accommodated, and where it cannot, by contributions to off-site alternative green space.</u></p> <p><u>While the evidence base and the mitigation and implementation strategy are in production development proposals must address the issues raised in any relevant Habitat Regulations Assessments. Mitigation measures should take into account and integrate with adopted JCS policy INF3 (Green infrastructure) and the associated JCS Green Infrastructure Strategy.</u></p> <p><u>The Council is committed to the production of a mitigation and implementation strategy. A review of relevant parts of the plan will take place if the strategic mitigation and implementation scheme has not progressed to the implementation phase after five years.</u></p>	
MM012	57	BG2	<p><i>Insert the following after MM011:</i></p> <p><u>10.34 The Cotswold Beechwoods SAC lies within 200m of the A46 linking Cheltenham with Stroud. The 'air pollution information service' (APIS) website (www.apis.ac.uk) indicates that the SAC currently exceeds its critical loads and levels for nutrient nitrogen. Natural England have drawn the JCS authorities attentions to its latest guidance as part of the JCS review and similarly to Stroud District Council as part of their emerging local plan strategy. In the meantime the Council proposes that the Cheltenham Plan includes a safeguarding mechanism whereby development proposals in the authority area that may generate traffic along this route take account of the new guidance. This will ensure that development proposals reference the</u></p>	<p>This policy and supporting text is added following advice from Natural England with regards to compliance with the Habitats Regulations Assessment Framework.</p>

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			<p><u>latest available up to date information in line with the Habitats Regulations 2017 and consistent with the Wealden Judgement case law dealing with in combination effects.</u></p> <p><u>POLICY BG2: COTSWOLD BEECHWOODS SPECIAL AREA OF CONSERVATION AIR QUALITY</u></p> <p><u>Development which is likely to generate additional road traffic emissions to air which are capable of affecting the Cotswold Beechwoods SAC will be screened against the Habitats Regulations Assessment Framework in line with Natural England’s guidance ‘Natural England’s approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations (NEA001)’.</u></p>													
MM013	59	Table 2	<table border="1"> <tr> <td data-bbox="562 711 1413 815">Table 21: Housing to be delivered in Cheltenham between 2011-2031 <u>(as of 12th July 2019)</u></td> <td data-bbox="1413 711 1608 815"></td> </tr> <tr> <td data-bbox="562 815 1413 890">Completions since 2011 (2011 to 1st April 2018)</td> <td data-bbox="1413 815 1608 890">1724<u>2318</u></td> </tr> <tr> <td data-bbox="562 890 1413 965">Dwellings already with planning permission</td> <td data-bbox="1413 890 1608 965">1524<u>1540</u></td> </tr> <tr> <td data-bbox="562 965 1413 1040">Strategic allocations being made through the JCS</td> <td data-bbox="1413 965 1608 1040">5385</td> </tr> <tr> <td data-bbox="562 1040 1413 1115">Cheltenham Plan residential allocations Policy H1</td> <td data-bbox="1413 1040 1608 1115">440<u>430</u></td> </tr> <tr> <td data-bbox="562 1115 1413 1233">Cheltenham Plan mixed-use allocations including residential through Policy H2</td> <td data-bbox="1413 1115 1608 1233">350<u>493</u></td> </tr> </table>	Table 2 1: Housing to be delivered in Cheltenham between 2011-2031 <u>(as of 12th July 2019)</u>		Completions since 2011 (2011 to 1 st April 2018)	1724 <u>2318</u>	Dwellings already with planning permission	1524 <u>1540</u>	Strategic allocations being made through the JCS	5385	Cheltenham Plan residential allocations Policy H1	440 <u>430</u>	Cheltenham Plan mixed-use allocations including residential through Policy H2	350 <u>493</u>	Updated figures to take account of more recent monitoring data being available and changes to site allocations capacity figures.
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			<table border="1"> <tr> <td>Urban Capacity Permissions (previously intending to allocate, but since received permission and development has begun)</td> <td>446329</td> </tr> <tr> <td>Contributions arising from planning consent granted at Farm Lane (Tewkesbury)</td> <td>377</td> </tr> <tr> <td>Windfall allowance (less than five units)</td> <td>784760</td> </tr> <tr> <td>Total supply 2011-2031</td> <td>1103011632</td> </tr> <tr> <td>Objectively Assessed Need 2011-2031</td> <td>10917</td> </tr> </table>	Urban Capacity Permissions (previously intending to allocate, but since received permission and development has begun)	446329	Contributions arising from planning consent granted at Farm Lane (Tewkesbury)	377	Windfall allowance (less than five units)	784760	Total supply 2011-2031	11030 11632	Objectively Assessed Need 2011-2031	10917	
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MM014	59	H1 and Table 3	<p>POLICY H1: LAND ALLOCATED FOR HOUSING DEVELOPMENT</p> <p>The sites listed in Table 3, and which are shown on the Cheltenham Plan Proposals Map, are allocated for residential development and are delineated on Plans HD1 – HD8 below. The red lines on Plans HD1 – HD8 mark the boundaries of the allocations and are separately and collectively part of this policy.</p> <p>Each allocation is supported by site-specific policies HD1 – HD8 below to provide further detailed guidance on the development of these sites. These site-specific policies also form part of this policy.</p> <p><u>In addition, at application stage, a robust Transport Assessment will be required for all sites, identifying traffic impact and determining the highway requirements in line with the JCS and its evidence base.</u></p>	Clarify the relevance of JCS transport policy and evidence to all allocated sites.										

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			<p><u>Sites where specific flood risk concerns have been identified have appropriate considerations identified within the site specific policy. All sites have potential sewerage infrastructure constraints. The necessary infrastructure should be provided prior to occupation to avoid local exceedance of the sewer networks.</u></p> <p>The contents of Policy H1 reflect the evidence bases of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and the Cheltenham Plan.</p> <p>This policy contributes towards achieving the Cheltenham Plan Vision: Theme A – objective b; Theme C – objectives a and b.</p> <table border="1" data-bbox="562 703 1702 1297"> <thead> <tr> <th colspan="3" data-bbox="562 703 1702 778">Table 32: Land Allocated for Housing Development</th> </tr> <tr> <th data-bbox="562 778 775 850">Reference</th> <th data-bbox="775 778 1400 850">Location</th> <th data-bbox="1400 778 1702 850">Designation</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 850 775 925">HD1</td> <td data-bbox="775 850 1400 925">Christ College Site B</td> <td data-bbox="1400 850 1702 925">70 dwellings</td> </tr> <tr> <td data-bbox="562 925 775 1000">HD2</td> <td data-bbox="775 925 1400 1000">Former Monkscroft Primary School</td> <td data-bbox="1400 925 1702 1000">60 dwellings</td> </tr> <tr> <td data-bbox="562 1000 775 1075">HD3</td> <td data-bbox="775 1000 1400 1075">Bouncer's Lane</td> <td data-bbox="1400 1000 1702 1075">20 dwellings</td> </tr> <tr> <td data-bbox="562 1075 775 1150">HD4</td> <td data-bbox="775 1075 1400 1150">Land off Oakhurst Rise</td> <td data-bbox="1400 1075 1702 1150">25 dwellings</td> </tr> <tr> <td data-bbox="562 1150 775 1225">HD5</td> <td data-bbox="775 1150 1400 1225">Land at Stone Crescent</td> <td data-bbox="1400 1150 1702 1225">20<u>13</u> dwellings</td> </tr> <tr> <td data-bbox="562 1225 775 1297">HD6</td> <td data-bbox="775 1225 1400 1297">Brockhampton Lane</td> <td data-bbox="1400 1225 1702 1297">20<u>17</u> dwellings</td> </tr> </tbody> </table>	Table 32: Land Allocated for Housing Development			Reference	Location	Designation	HD1	Christ College Site B	70 dwellings	HD2	Former Monkscroft Primary School	60 dwellings	HD3	Bouncer's Lane	20 dwellings	HD4	Land off Oakhurst Rise	25 dwellings	HD5	Land at Stone Crescent	20 <u>13</u> dwellings	HD6	Brockhampton Lane	20 <u>17</u> dwellings	<p>Additions have been suggested by the Environment Agency to clarify what flood risk measures may be required for these sites.</p> <p>Updated capacity figures</p>
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HD6	Brockhampton Lane	20 <u>17</u> dwellings																										

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			HD7	Priors Farm Fields	50-90 dwellings	
			HD8	Old Gloucester Road	175 dwellings	
MM015	62	HD3	POLICY HD3: BOUNCER'S LANE			Additions have been suggested by the Environment Agency to clarify what flood risk measures may be required for these sites.
			Site description	This site is a former employment site in the east of the town. It is set within a residential area and borders Cheltenham Cemetery to the east. A number of attributes contribute towards allowing it to change from employment to residential use. The surrounding parts of the site have been given planning permission for 58 dwellings. A contributing factor to the planning permission was that the site had been vacant for several years and evidence was provided which showed that it was unlikely to come back into employment use.		
			Site area	0.5ha		
			Constraints	<ul style="list-style-type: none"> • Contaminated land • Heritage assets • Existing employment 		

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			Site specific requirements	<ul style="list-style-type: none"> • Approximately 20 dwellings • Safe, easy and convenient pedestrian and cycle links within the site • A layout and form that respects the existing urban characteristics of the vicinity • A layout and form of development that respects the existing planning permission for the adjacent site • <u>Development should provide at minimum an 8 metre buffer from the top of bank of the tributary to the Wyman's Brook. River corridor enhancements should be delivered for this site that help to protect and enhance the biodiversity and river setting at this location</u> 		
MM016	62	HD4	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		

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			Constraints	<ul style="list-style-type: none"> • Steep gradients across the site • Mature trees and hedges • Adjacent listed buildings • Biodiversity • Heritage assets • <u>Ice House</u> 	<p>Updated residential capacity wording.</p> <p>Removal of transport specific text as now included in policy H1.</p> <p>Additional text to ensure development does not adversely affect the setting of the heritage assets adjacent to the site.</p>
Site specific requirements	<ul style="list-style-type: none"> • <u>Approximately A minimum of 25 dwellings, subject to masterplanning (in accordance with Policy SD4 of the JCS) which demonstrates that development can be achieved whilst accommodating:</u> • 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. • <u>New housing should be located away from the setting of the west elevation of Ashley Manor. There should be no development south of a straight line drawn westwards from the site boundary at the rear of the northernmost school building. This area to be landscaped to provide a buffer between the new development and the school grounds.</u> 				

Ref	Page	Policy/ Paragraph	Main Modification		Reason for Modification		
				<ul style="list-style-type: none"> • <u>To protect the setting of Charlton Manor, a landscaped buffer shall be maintained for a depth of 30 metres along the east boundary of the development site.</u> • <u>Long term protection of mature trees and hedges</u> • <u>Any development on the site should secure improvements to the Ice House</u> 			
MM017	64	HD7	<p>POLICY HD7: PRIORS FARM FIELDS</p> <table border="1" data-bbox="562 815 1608 1318"> <tr> <td data-bbox="562 815 797 1318">Site description</td> <td data-bbox="797 815 1608 1318"> <p>This is a greenfield site which sits adjacent to a residential area but outside the existing Principal Urban Area. The western part of the site is a designated Public Green Space, including playing pitches and a play area, and the eastern part of the site is open fields. The site borders the cemetery to the north, the AONB to the east and new residential development to the south and west. Any housing development would be focused on the east of the site; however, masterplanning is required to reconcile several competing demands on this land and to minimise impact on the AONB (proposals should conform with 2015 AONB study and 2016 update). The final layout and exact quantum of development will be informed by detailed landscape impact work.</p> </td> </tr> </table>		Site description	<p>This is a greenfield site which sits adjacent to a residential area but outside the existing Principal Urban Area. The western part of the site is a designated Public Green Space, including playing pitches and a play area, and the eastern part of the site is open fields. The site borders the cemetery to the north, the AONB to the east and new residential development to the south and west. Any housing development would be focused on the east of the site; however, masterplanning is required to reconcile several competing demands on this land and to minimise impact on the AONB (proposals should conform with 2015 AONB study and 2016 update). The final layout and exact quantum of development will be informed by detailed landscape impact work.</p>	
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Ref	Page	Policy/ Paragraph	Main Modification		Reason for Modification
				<p>The site was included as a mixed-use scheme in the Preferred Options as a reflection of the various demands on the site. However, since that time, plans for the new crematorium have progressed and masterplanning has demonstrated how the site could be presented. For that reason the site is now considered to be a housing site, rather than mixed-use.</p>	
			Site area	5ha	
			Constraints	<ul style="list-style-type: none"> • Public Green Space • Suggested Local Green Space • Heritage assets • Access • Competing uses • Landscape especially impacts on the setting of the AONB • Flood Risk mitigation 	

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification
			<p>Site specific requirements</p> <ul style="list-style-type: none"> • Approximately 50-90 dwellings • 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 • A layout and form of development that respects the visual sensitivity and landscape character of the site as part of the setting for the AONB • Adequate re-provision of sports pitches • 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 • Development that does not prejudice the access or egress of the adjacent cemetery • <u>Development should provide financial contributions to the flood warning service, maintenance and future improvements of the adjacent Whaddon flood alleviation scheme.</u> • <u>Development should provide at minimum an 8 metre buffer from the top of bank of the Wyman’s Brook and its tributary to the North. River corridor enhancements should be delivered for this site that help to protect and enhance the biodiversity and river setting at this location</u> 	<p>Removal of transport specific text as now included in policy H1.</p> <p>Additions have been suggested by the Environment Agency to clarify what flood risk measures may be required for this site.</p>

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification								
MM018	66	HD8	<p>POLICY HD8: OLD GLOUCESTER ROAD</p> <table border="1" data-bbox="562 347 1608 1321"> <tr> <td data-bbox="562 347 808 703">Site description</td> <td data-bbox="808 347 1608 703">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.</td> </tr> <tr> <td data-bbox="562 703 808 775">Site area</td> <td data-bbox="808 703 1608 775">11.3ha</td> </tr> <tr> <td data-bbox="562 775 808 916">Constraints</td> <td data-bbox="808 775 1608 916"> <ul style="list-style-type: none"> • Green Belt • Flood Risk mitigation • Heritage assets </td> </tr> <tr> <td data-bbox="562 916 808 1321">Site specific requirements</td> <td data-bbox="808 916 1608 1321"> <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 </td> </tr> </table>	Site description	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.	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 	
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Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification
			<ul style="list-style-type: none"> • <u>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</u> • <u>Development on the site should include the reinstatement of the public footpath that runs alongside the river</u> • 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 	<p>Additions have been suggested by the Environment Agency to clarify what flood risk measures may be required for this site.</p> <p>Removal of transport specific text as now included in policy H1.</p>
MM019	75	H2 and Table 4	<p>POLICY H2: LAND ALLOCATED FOR MIXED-USE DEVELOPMENT</p> <p>The sites listed in Table 4, and which are shown on the Cheltenham Plan Proposals Map, are allocated for mixed-use development and are delineated on Plans MD1 – MD5 below. The red lines on Plans MD1 – MD5 mark the boundaries of the allocations and are separately and collectively part of this policy.</p> <p>Each allocation is supported by site-specific polices MD1-MD5 below, to provide further detailed guidance on the development of these sites. These site-specific policies also form part of this policy.</p> <p><u>In addition, at application stage, a robust Transport Assessment will be required for all sites, identifying traffic impact and determining the highway requirements in line with the JCS and its evidence base.</u></p> <p><u>Sites where specific flood risk concerns have been identified have appropriate considerations included within the site specific policy. All sites have potential sewerage infrastructure</u></p>	<p>Additional text to ensure adequate consideration is given to the impact of development on the transport network at application stage.</p> <p>Additions have been suggested by the Environment Agency to clarify</p>

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification																		
			<p><u>constrains. The necessary infrastructure should be provided prior to occupation to avoid local exceedance of the sewer networks.</u></p> <p>The contents of Policy H2 reflect the evidence base of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and the Cheltenham Plan.</p> <p>This policy contributes towards achieving the Cheltenham Plan Vision: Theme A – objective b; Theme B - objectives a and b; Theme C – objectives a and b.</p> <table border="1" data-bbox="562 619 1615 1331"> <thead> <tr> <th colspan="3" data-bbox="562 619 1615 692">Table 43: Land Allocated for Mixed-Use Development</th> </tr> <tr> <th data-bbox="562 692 732 767">Reference</th> <th data-bbox="732 692 1115 767">Location</th> <th data-bbox="1115 692 1615 767">Designation</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 767 732 1011">MD1</td> <td data-bbox="732 767 1115 1011">Lansdown Industrial Estate</td> <td data-bbox="1115 767 1615 1011">100 dwellings plus no net losses in employment in accordance with Policy EM2Employment led regeneration which may include an element of residential development</td> </tr> <tr> <td data-bbox="562 1011 732 1134">MD2</td> <td data-bbox="732 1011 1115 1134">Land at North Place and Portland Street</td> <td data-bbox="1115 1011 1615 1134">143 dwellings plus appropriate town centre mixed-use scheme and car park</td> </tr> <tr> <td data-bbox="562 1134 732 1249">MD3</td> <td data-bbox="732 1134 1115 1249">Land at Coronation Square</td> <td data-bbox="1115 1134 1615 1249">Regeneration of existing community and retail facilities</td> </tr> <tr> <td data-bbox="562 1249 732 1331">MD4</td> <td data-bbox="732 1249 1115 1331">Royal Well and Municipal</td> <td data-bbox="1115 1249 1615 1331">Mixed-use redevelopment appropriate</td> </tr> </tbody> </table>	Table 43: Land Allocated for Mixed-Use Development			Reference	Location	Designation	MD1	Lansdown Industrial Estate	100 dwellings plus no net losses in employment in accordance with Policy EM2 Employment led regeneration which may include an element of residential development	MD2	Land at North Place and Portland Street	143 dwellings plus appropriate town centre mixed-use scheme and car park	MD3	Land at Coronation Square	Regeneration of existing community and retail facilities	MD4	Royal Well and Municipal	Mixed-use redevelopment appropriate	<p>what flood risk measures may be required for these sites.</p> <p>Removal of the number of dwellings expected to be delivered at site MD1, no longer able to evidence that delivery will take place.</p>
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MD4	Royal Well and Municipal	Mixed-use redevelopment appropriate																				

Ref	Page	Policy/ Paragraph	Main Modification			Reason for Modification	
				Offices	for town centre uses	Updated capacity figure to account for the school being moved out of the original allocation site.	
MD5	Leckhampton	Approximately 2350 dwellings and a secondary school	MM020	76	MD1		POLICY MD1: LANSDOWN INDUSTRIAL ESTATE
Site description	The site is capable of redevelopment for mixed-use, including a continued element of employment in better-quality units together with some new residential <u>development</u> . There would be a net loss of employment land but this should be offset by an upgrade in the quality and density of premises.						5.5ha
Constraints	<ul style="list-style-type: none"> • Contaminated land • Highways access 						

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification
			<p>Site specific requirements</p> <ul style="list-style-type: none"> • Approximately 100 dwellings • Approximately 3ha of B-class-led employment land to be retained with any loss of <u>Employment led regeneration which may include an element of residential development provided that existing provision being is</u> offset by a net gain in the quality (see Policy EM2) and / or the number of jobs provided on the site • Measures to mitigate the impact of noise and vibration caused by railway line • 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 • Measures necessary to mitigate the traffic impact of the site, including the use of travel plans to encourage the use of more sustainable transport modes 	<p>able to evidence that delivery will take place.</p> <p>Removal of transport specific text as now included in policy H2.</p>
MM021	77	MD2	POLICY MD2: NORTH PLACE AND PORTLAND STREET	

Ref	Page	Policy/ Paragraph	Main Modification		Reason for Modification
			Site description	<p>The North Place and Portland Street area was formerly used as the main coach and bus station in Cheltenham. The site is approximately 2 hectares in size (3.2 hectares including the highway) and currently provides 813 parking spaces.</p> <p>The site's location within Central Conservation Area dictates that the form, massing and design of any future development need to be sensitive to the adjacent historic environment.</p> <p>Planning permission was granted on the site in 2013 for a large supermarket, car park and 143 dwellings. However, that permission has not yet been implemented and it is likely that a new scheme will be required in order for development to take place. It is anticipated that a new scheme would provide a similar number of dwellings to the extant planning permission.</p>	Removal of transport specific text as now included in policy H2.
Site area	2ha	Constraints	<ul style="list-style-type: none"> Heritage assets 		

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification						
			<table border="1"> <tr> <td data-bbox="562 280 835 663">Site specific requirements</td> <td data-bbox="835 280 1706 663"> <ul style="list-style-type: none"> • Approximately 143 dwellings • Provision of an appropriate scale of retail, healthcare and community facilities to meet the needs of the community • A layout and form of development that respects the setting, character and significance of the Conservation Area and other heritage assets • Measures necessary to mitigate the traffic impact of the site • Safe, easy and convenient pedestrian and cycle links within the site and to key points </td> </tr> </table>	Site specific requirements	<ul style="list-style-type: none"> • Approximately 143 dwellings • Provision of an appropriate scale of retail, healthcare and community facilities to meet the needs of the community • A layout and form of development that respects the setting, character and significance of the Conservation Area and other heritage assets • Measures necessary to mitigate the traffic impact of the site • Safe, easy and convenient pedestrian and cycle links within the site and to key points 					
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MM022	77	MD3	<p data-bbox="562 679 1706 711">POLICY MD3: LAND AT CORONATION SQUARE</p> <table border="1"> <tr> <td data-bbox="562 746 835 922">Site description</td> <td data-bbox="835 746 1706 922">Coronation Square is a complex site with competing demands and is a key part of wider regeneration projects. Therefore the site will require mixed-use masterplanning and careful consideration of how this site fits within the wider area.</td> </tr> <tr> <td data-bbox="562 922 835 994">Site area</td> <td data-bbox="835 922 1706 994">0.4ha</td> </tr> <tr> <td data-bbox="562 994 835 1098">Constraints</td> <td data-bbox="835 994 1706 1098"> <ul style="list-style-type: none"> • Land ownership • Highways </td> </tr> </table>	Site description	Coronation Square is a complex site with competing demands and is a key part of wider regeneration projects. Therefore the site will require mixed-use masterplanning and careful consideration of how this site fits within the wider area.	Site area	0.4ha	Constraints	<ul style="list-style-type: none"> • Land ownership • Highways 	<p data-bbox="1731 1193 2150 1265">Removal of transport specific text as now included in policy H2.</p>
Site description	Coronation Square is a complex site with competing demands and is a key part of wider regeneration projects. Therefore the site will require mixed-use masterplanning and careful consideration of how this site fits within the wider area.									
Site area	0.4ha									
Constraints	<ul style="list-style-type: none"> • Land ownership • Highways 									

Ref	Page	Policy/ Paragraph	Main Modification		Reason for Modification
			Site specific requirements	<ul style="list-style-type: none"> • Development proposals that demonstrate an accordance with the ongoing Cheltenham West Regeneration project • Measures necessary to mitigate the traffic impacts of the site, particularly on Princess Elizabeth Way • Retention and enhancement of local centre facilities including an appropriate scale of retail, healthcare and other community facilities • High-quality public transport links and facilities • Safe, easy and convenient pedestrian cycle links within the site and to key centres, providing segregated links where practical 	
MM023	78	MD4	POLICY MD4: ROYAL WELL AND MUNICIPAL OFFICES		Additions have been suggested by the Environment Agency to clarify what flood risk measure may be required for this site.
	Site description	This is a developed site within the town centre, currently in use as council offices, bus station, car park and area of open space. It is within the Core Commercial Area and Central Conservation Area and partially within Flood Zones 2 and 3. The site has been subject to a development brief which identifies potential for existing uses to be relocated / redesigned. More recent work has begun on transport modelling and masterplanning to allow for potential changes to highways layout. This could facilitate public realm improvements and a change of use for the historic buildings.			
	Site area	0.9ha			
	Constraints	<ul style="list-style-type: none"> • Heritage assets • Flood risk mitigation • Highways 			

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification
			<p>Site specific requirements</p> <ul style="list-style-type: none"> • Mixed-use scheme made up of uses appropriate to the town centre • A layout and form of development that respects the character, significance and setting of the Conservation Area and all other impacted heritage assets • Development proposals that demonstrate accordance with ongoing transport-focused masterplanning • High-quality public transport facilities including a single, integrated bus interchange • Safe, easy and convenient pedestrian and cycle links within the site and to the wider network • <u>Development should not locate any new development within 8 metres of the culverted River Chelt;</u> • <u>Development should not result in a net loss in flood plain storage or adversely impact out of bank flows, with opportunities explored to provide flood risk betterment;</u> • <u>Development should provide financial contributions to the flood warning service, maintenance and future improvements of the adjacent River Chelt flood alleviation scheme;</u> • <u>Development should ensure new finished floor levels be set 600mm above the 1 in 100 year level, including an appropriate allowance for climate change; and</u> • <u>Development should not allow self-contained basement dwellings.</u> 	
MM024	79	MD5	POLICY MD5: LECKHAMPTON	Changes to reflect the revised of location of the school to a site which is deliverable. Residential capacity figures have increased to

Ref	Page	Policy/ Paragraph	Main Modification		Reason for Modification
			Site description	Originally a JCS site, development at this location will need to take into account landscape impacts, highways issues and green space. Site boundaries are based on the JCS Inspector's comments in her Note of Recommendations from 21 July 2016. Development at this location will need to ensure that the JCS examination's consideration and findings related to this site are fully taken into account. Along with this, the site has an extensive planning history related to the earlier, larger proposal (13/01605/OUT); the Inspector's and Secretary of State's findings in this appeal should also be reflected in any future scheme.	reflect the relocation of the school and need to make best use of available land.
Site area	1521ha	Constraints	<ul style="list-style-type: none"> • Local Green Space • Impact on AONB • Flood Risk mitigation • Highways • Heritage assets 		

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification
			<p>Site specific requirements</p> <ul style="list-style-type: none"> • Approximately 250 350 dwellings <u>on land north of Kidnappers Lane</u> • Provision of a secondary of school with six forms of entry <u>together with playing fields on land to the south of Kidnappers Lane</u> • Provision of playing fields for the school on land within the designated LGS • 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 • A layout and form of development that respects the visual sensitivity and landscape character of the site as part of the setting for the AONB 	
MM025	101	GT1 and para. 13.5-13.8	<p>13.5 The GTAA 2017 recognises that Castle Dream Stud is currently the only authorised Gypsy/ and Traveller site within Cheltenham Borough. However, <u>this is due to a current temporary planning permission granted to ensure that the identified need is met in the short term. Work to identify and allocate a suitable and available site to meet the identified long term need will be undertaken during the five year review of the Cheltenham Plan;</u> therefore it would not be possible for the occupiers of the site to move to other suitable accommodation within the Borough. Two of the three pitches that are required arise from the previous planning status of this site, being only a temporary permission. The third pitch requirement comes from the</p>	Removal of allocation to accord with national policy for traveller sites. Allocation of more suitable sites to be considered through the five year review of the plan.

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification
			<p>potential need arising for any teenage children on site, or concealed households which may require a pitch of their own in the future. Thus, if this site were given planning permission for Gypsy residential use, then this requirement would be fulfilled.</p> <p><i>Delete Policy GT1 and remaining supporting text after paragraph 13.5</i></p>	
MM026	112	GI1	<p>POLICY GI1: LOCAL GREEN SPACE</p> <div style="border: 1px solid black; padding: 5px;"> <p>Development will not be permitted within a Local Green Space, designated either within the Cheltenham Plan or an approved Neighbourhood Plan, unless there are very special circumstances which outweigh the harm to the Local Green Space. Particular attention will be paid to the views of the local community in assessing any development proposals that affect a designated Local Green Space.</p> <p>The sites listed in Table 7<u>8</u> are designated as Local Green Spaces within the Cheltenham Plan.</p> <p>In accordance with Policy TN1, development proposals which would prejudice the future use of the Honeybourne Line as a continuous sustainable transport corridor will not be permitted. Development within the Honeybourne Line Local Green Space, which will facilitate its use as a sustainable transport corridor, may constitute very special circumstances which outweigh harm.</p> <p>In accordance with Policy MD5, playing fields for the proposed secondary school in Leckhampton will be considered an appropriate use of Local Green Space subject to all other design and landscape policies.</p> </div>	Removal of sites which lacked substantiating evidence from Local Green Space policy to ensure compliance with NPPF paragraphs 76-78.

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification
			<div data-bbox="562 277 1615 379" style="border: 1px solid black; padding: 5px;"> <p>This policy contributes towards achieving the Cheltenham Plan Vision: Theme C – objectives a, b, e and f.</p> </div> <p>16.15. The 2006 Local Plan contained a policy which safeguarded from development a number of Public Green Spaces around the Borough which are now owned by the Council. None of these sites have been developed since the policy was implemented and the policy remains popular and highly needed. The public green space policy was very much a forerunner of the LGS policy in the NPPF, in that it gave locally- valued open spaces strong protection against development. This protection should be maintained in the Cheltenham Plan but having one policy for these sites and another for new LGS sites would be confusing and inefficient. Therefore the former public green space sites are now also included in the LGS designation. Policy GE1 of the 2006 Local Plan will be retained and all PGS sites will retain the protection of this policy until the sites are subject to review in the next Cheltenham Plan.</p> <p><i>Delete Table 8 and replace with the following table:</i></p>	

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification																																				
			<p><u>Table 7: Sites designated as Local Green Space</u></p> <table border="1"> <thead> <tr> <th><u>Site</u></th> <th><u>Area (ha)</u></th> <th><u>Ref no.</u></th> </tr> </thead> <tbody> <tr> <td><u>Fairview Green</u></td> <td><u>0.16</u></td> <td><u>1</u></td> </tr> <tr> <td><u>St. Mark's and Hesters Way Community Centre grounds</u></td> <td><u>0.51</u></td> <td><u>2</u></td> </tr> <tr> <td><u>Lynworth Green</u></td> <td><u>0.42</u></td> <td><u>3</u></td> </tr> <tr> <td><u>Albemarle Orchard Gardens</u></td> <td><u>0.1</u></td> <td><u>4</u></td> </tr> <tr> <td><u>Colesbourne Road and Redgrove Park</u></td> <td><u>0.81</u></td> <td><u>5</u></td> </tr> <tr> <td><u>Harrington Drive</u></td> <td><u>0.03</u></td> <td><u>6</u></td> </tr> <tr> <td><u>George Readings Way</u></td> <td><u>0.79</u></td> <td><u>7</u></td> </tr> <tr> <td><u>Henley Road (south east)</u></td> <td><u>0.22</u></td> <td><u>8</u></td> </tr> <tr> <td><u>Henley Road (north west)</u></td> <td><u>0.59</u></td> <td><u>9</u></td> </tr> <tr> <td><u>Cirencester Road (Newcourt Green)</u></td> <td><u>1.3</u></td> <td><u>10</u></td> </tr> <tr> <td><u>Cheriton Park (Redthorne Way)</u></td> <td><u>1.21</u></td> <td><u>11</u></td> </tr> </tbody> </table>	<u>Site</u>	<u>Area (ha)</u>	<u>Ref no.</u>	<u>Fairview Green</u>	<u>0.16</u>	<u>1</u>	<u>St. Mark's and Hesters Way Community Centre grounds</u>	<u>0.51</u>	<u>2</u>	<u>Lynworth Green</u>	<u>0.42</u>	<u>3</u>	<u>Albemarle Orchard Gardens</u>	<u>0.1</u>	<u>4</u>	<u>Colesbourne Road and Redgrove Park</u>	<u>0.81</u>	<u>5</u>	<u>Harrington Drive</u>	<u>0.03</u>	<u>6</u>	<u>George Readings Way</u>	<u>0.79</u>	<u>7</u>	<u>Henley Road (south east)</u>	<u>0.22</u>	<u>8</u>	<u>Henley Road (north west)</u>	<u>0.59</u>	<u>9</u>	<u>Cirencester Road (Newcourt Green)</u>	<u>1.3</u>	<u>10</u>	<u>Cheriton Park (Redthorne Way)</u>	<u>1.21</u>	<u>11</u>	
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<u>Albemarle Orchard Gardens</u>	<u>0.1</u>	<u>4</u>																																						
<u>Colesbourne Road and Redgrove Park</u>	<u>0.81</u>	<u>5</u>																																						
<u>Harrington Drive</u>	<u>0.03</u>	<u>6</u>																																						
<u>George Readings Way</u>	<u>0.79</u>	<u>7</u>																																						
<u>Henley Road (south east)</u>	<u>0.22</u>	<u>8</u>																																						
<u>Henley Road (north west)</u>	<u>0.59</u>	<u>9</u>																																						
<u>Cirencester Road (Newcourt Green)</u>	<u>1.3</u>	<u>10</u>																																						
<u>Cheriton Park (Redthorne Way)</u>	<u>1.21</u>	<u>11</u>																																						

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification															
			<table border="1" data-bbox="562 280 1615 687"> <tr> <td data-bbox="562 280 1193 389"><u>Holmer Park/Greatfield Park (Chargrove Open Space)</u></td> <td data-bbox="1193 280 1429 389"><u>1.95</u></td> <td data-bbox="1429 280 1615 389"><u>12</u></td> </tr> <tr> <td data-bbox="562 389 1193 464"><u>Pilgrove Way (west)</u></td> <td data-bbox="1193 389 1429 464"><u>0.82</u></td> <td data-bbox="1429 389 1615 464"><u>13</u></td> </tr> <tr> <td data-bbox="562 464 1193 539"><u>Pilgrove Way (east)</u></td> <td data-bbox="1193 464 1429 539"><u>0.29</u></td> <td data-bbox="1429 464 1615 539"><u>14</u></td> </tr> <tr> <td data-bbox="562 539 1193 614"><u>Leckhampton</u></td> <td data-bbox="1193 539 1429 614"><u>26.4</u></td> <td data-bbox="1429 539 1615 614"><u>15</u></td> </tr> <tr> <td data-bbox="562 614 1193 687"><u>North West Cheltenham</u></td> <td data-bbox="1193 614 1429 687"><u>21.6</u></td> <td data-bbox="1429 614 1615 687"><u>16</u></td> </tr> </table> <p data-bbox="562 724 1704 879">egic sites on the edge of Cheltenham, North West and West. Through the JCS examination process, it was determined that both of these sites justify the inclusion of Local Green Space. The designation of the LGS was considered a matter for the Cheltenham Plan or Neighbourhood Plans. These areas can be seen on the site maps below.</p> <p data-bbox="562 922 1704 1034">16.17. The local green space area and indicative layout for Leckhampton is also shown, as this is a large site which was considered by the JCS, even though it is not a JCS allocation. The LGS for Leckhampton, the housing and school allocation is made by the Cheltenham Plan.</p> <p data-bbox="562 1077 1704 1189">The Leckhampton LGS allocation is shown above in green, the Borough boundary in red, the housing allocation in yellow, and the indicative location for the school in hatched blue. Kidnappers Lane (the road itself) will not be designated as part of the LGS.</p>	<u>Holmer Park/Greatfield Park (Chargrove Open Space)</u>	<u>1.95</u>	<u>12</u>	<u>Pilgrove Way (west)</u>	<u>0.82</u>	<u>13</u>	<u>Pilgrove Way (east)</u>	<u>0.29</u>	<u>14</u>	<u>Leckhampton</u>	<u>26.4</u>	<u>15</u>	<u>North West Cheltenham</u>	<u>21.6</u>	<u>16</u>	<p data-bbox="1644 352 1704 708">16.1 6. The JCS alloc ated two strat</p>
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MM027	138	Table 9	<p data-bbox="562 1238 1693 1302">Table 98: Summary of Requirement and Supply for Cheltenham Borough (as of 12th July 2019)</p>	<p data-bbox="1727 1238 2152 1342">Updated figures to take account of more recent monitoring data being available and changes to</p>															

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification																
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MM028	140	Table 10	Delete table 10 and replace with table in Appendix A	Updated figures to take account of changes to site allocation																

Ref	Page	Policy/ Paragraph	Main Modification	Reason for Modification				
				capacity figures and recent planning application decisions.				
MM029	147	Table 14	Table 14 3 : Theme C objectives	Revision of the monitoring indicator to be more effective.				
			Text		Indicator	Target	Source	Period
			a) Conserve and enhance Cheltenham's architectural, townscape and landscape heritage within and without the town's conservation areas		Number of planning applications that are within a conservation area <u>Assess the impact of applications granted within the Conservation Areas, and those granted without the Conservation areas where there is the potential for an effect on</u>	No target <u>To meet the objective.</u>	Annual housing monitoring Citation of policy in planning decision (reports, conditions, reasons for refusal, appeals)	Annually

Ref	Page	Policy/ Paragraph	Main Modification					Reason for Modification	
				<u>architectural,</u> <u>townscape</u> <u>and landscape</u> <u>heritage.</u>					
MM030	152	Table 15	GE1	Public Green Space	Local Plan Policy to be saved beyond the adoption of the JCS <u>and Cheltenham Plan</u>			Policy GE1 from 2006 Local Plan will be saved because the majority of Public Green Space sites have now been removed from Policy GI1.	

Table 109: Trajectory of Cheltenham Plan allocations (As of 12 th July 2019)																	
Ref.	Site Name	Permission Reference	Net Capacity	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31
	57-59 Winchcombe Street (Axiom)	15/02268/FUL 17/00932/FUL	<u>149</u>		<u>149</u>												
	Rivershill House, St Georges Road	15/00451/FUL 17/01311/FUL	<u>4563</u>		<u>25</u>	<u>20</u>		<u>25</u>	<u>38</u>								
	Pittville School, Albert Road	15/01163/OUT	58					25	33								
MD2	North Place Car Park and Portland Street	12/01612/FUL	<u>143</u>						<u>25</u>	<u>50</u>	<u>50</u>	<u>18</u>					
	Springbank Way Shopping Centre	16/02303/FUL	34		15 <u>34</u>	<u>15</u>	<u>4</u>										
	Land at Lansdown Road Central Cheltenham Police Station, Talbot House	17/00337/FUL	67			25	25	17									
	102 Prestbury Road	17/01266/FUL	30			<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>								
	Premiere Products, Bouncers Lane	17/00929/OUT	58			<u>25</u>	<u>25</u>	<u>258</u>	<u>8</u>								
HD1	Christ College Site B		70						25	45 <u>25</u>	<u>20</u>						
HD23	Former Monkscroft Primary School		60				<u>25</u>	<u>25</u>	40 <u>25</u>	<u>25</u>	<u>10</u>						
HD 34	Bouncer's Lane (not consented)		20						<u>20</u>					<u>20</u>			
HD 45	Land off Oakhurst Rise		25						<u>10</u>	<u>15</u>	<u>25</u>						
HD 56	Land off Stone Crescent	18/02215/FUL	<u>1320</u>				<u>1320</u>										
HD 67	Land off Brockhampton Lane	18/02215/FUL	17					<u>7</u>	<u>10</u>	<u>10</u>	<u>10</u>						
HD 78	Priors Farm Fields		50										25	25			
MD5	Leckhampton (previously Strategic Allocation)		<u>250</u>		<u>30</u>	<u>50</u>	<u>60</u>	<u>60</u>	<u>50</u>								
HD 89	Old Gloucester Road		175				<u>25</u>	<u>50</u>	50 <u>25</u>	<u>50</u>	<u>50</u>	<u>50</u>					
MD1	Lansdown Industrial Estate		<u>100</u>									<u>25</u>	<u>50</u>	<u>25</u>			
MD2	North Place Car Park and Portland Street		<u>143</u>									<u>25</u>	<u>50</u>	<u>50</u>	<u>18</u>		
MD5	Leckhampton (previously Strategic Allocation)		<u>350</u>				<u>50</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>60</u>	<u>60</u>					
	Total		<u>125246</u>	0	<u>81</u> <u>53</u>	<u>150</u> <u>25</u>	<u>199</u> <u>113</u>	<u>185</u> <u>174</u>	<u>213</u> <u>249</u>	<u>155</u> <u>175</u>	<u>85</u> <u>140</u>	<u>43</u> <u>135</u>	75	<u>50</u> <u>95</u>	0 <u>18</u>	0	0