



CHELtenham
BOROUGH COUNCIL

Cheltenham Borough Local Plan

Second Review

Adopted July 2006

Cheltenham Borough Council

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Second Review
1991 - 2011

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POLICY CP 7**DESIGN**Objective O2

Development will only be permitted where it:

- (a) is of a high standard of architectural design; and
- (b) adequately reflects principles of urban design; and
- (c) complements and respects neighbouring development and the character of the locality and/or landscape (note 3).

Extensions or alterations of existing buildings will be required to avoid:

- (d) causing harm to the architectural integrity of the building or group of buildings; and
 - (e) the unacceptable erosion of open space around the existing building.
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Note 1

Principles of urban design relevant to this policy are set out in table 3. Key design considerations for individual buildings are set out in table 4.

Note 2

Development should reflect the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and supplementary planning guidance on conservation areas.

Note 3

See also policies RT 2 (retail development in the Core Commercial Area) and HS 2 (C) (housing density).

Note 4

The fact that a particular form or location of development is the most cost effective option is not justification for an exception to CP 7.

Note 5

In making decisions advice will be sought from the Commission for Architecture and the Built Environment, English Heritage or other appropriate body including the Architect's Panel and the Cheltenham Civic Society.

Provision of necessary infrastructure and facilities

- 4.19 Development proposals often directly give rise to a need for new or improved infrastructure or facilities, either on or off site. If these are not provided permission for the development will usually not be granted.
- 4.20 Such infrastructure and facilities can include:
- the proper servicing of the site, including sewerage and land drainage to an approved standard
 - measures to manage increased movement to, from and into the site
 - essential community facilities required as a direct result of a development, such as play space, libraries, fire, and education facilities,
 - affordable housing.
- 4.21 Structure Plan policy S.5 indicates that local authorities must have regard to the need for such facilities in providing for development. Policy CP 8 sets out the basic requirements for the granting of planning permission in this respect. The requirements of the policy may be met by one or more of a number of means, as follows:
- direct provision by a developer;
 - payment of an agreed sum to cover provision by others;
 - conditions attached to a planning permission;
 - section 106 planning obligation.

TABLE 3: PRINCIPLES OF URBAN DESIGN

character

- create or reinforce a sense of place with its own distinctive identity
- reflect existing topography, landscape and ecology
- utilise a hierarchy of building form and design to reflect the use and importance of buildings
- create focal points and places
- create areas of hard and soft landscaping

continuity and enclosure

- use buildings and trees to define space
- distinguish clearly between public and private spaces, providing continuous building frontages between them where possible

quality of the public realm

- create attractive spaces which provide a variety of interest and experience
- produce comfortable local microclimates
- provide overlooking of streets and spaces, especially main elevations
- design lighting and landscaping to reduce opportunities for crime
- enrich space with well-designed details (e.g. paving, public art, lighting, signs, seats, railings, and other street furniture)
- avoid visual clutter and confusion, especially from signs and advertisements
- design areas for ease of maintenance, particularly in regard to litter collection, mechanical sweeping and the maintenance of planted areas

ease of movement

- promote accessibility to and within an area, particularly on foot, bicycle, and for people with limited mobility

continued

- increase permeability by avoiding culs-de-sac and connecting adjacent streets

legibility

- develop a clear, easily understood image of an area
- retain and create views of existing and new landmarks, skylines and other focal points
- provide recognisable and memorable features, especially at key locations

durability

- create spaces that can adapt easily to changes in need and use
- provide environments which are suitable for their use
- use quality materials

diversity

- where appropriate within buildings, streets or areas, consider a mix of building forms, uses and tenures