

Cheltenham Plan

~~Pre-Submission~~ Main
Modifications ~~Version~~
~~(Regulation 19)~~
~~February~~ October 20198

GREEN INFRASTRUCTURE

RECREATIONAL VALUE

- 16.9. Much public green space is provided primarily for public recreation use, but also has an amenity value. However, green spaces do not have to be large to be enjoyed. Other types of green space, which have been provided for their townscape value, can often also afford opportunities for informal recreation such as walking, picnics and dog walking. All these spaces contribute to the health and well-being of the community. Policies protecting outdoor play space, and also safeguarding amenity space with an incidental recreational value, are set out in Chapter 17: Social and Community Infrastructure.

ECONOMIC VALUE

- 16.10. High-quality parks and green spaces can be associated with adding economic value, by improving the quality of the townscape, assisting in urban regeneration and neighbourhood renewal projects, improving the attractiveness of locations for businesses, creating community enterprise and generating new employment.

SOCIAL VALUE

- 16.11. Access to urban green spaces can promote healthy living, well-being and education. Green spaces provide the community and visitors with opportunities for physical recreation and relaxation, and for social interaction.

LOCAL GREEN SPACE

- 16.12. The NPPF (Paras. 76-78) makes provision for local communities to identify green areas of particular importance to those communities, where development will not be permitted except in very special circumstances. These Local Green Spaces (LGS) can be designated through a local plan or through neighbourhood plans. The LGS designation will be an addition to the current protections for green spaces set out in the Cheltenham Plan, Joint Core Strategy (JCS) and *Development on Garden Land & Infill Sites* Supplementary Planning Document (SPD).

POLICY GI1: LOCAL GREEN SPACE

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.

The sites listed in Table 8 are designated as Local Green Spaces within the Cheltenham Plan.

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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.

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.

This policy contributes towards achieving the Cheltenham Plan Vision: Theme C – objectives a, b, e and f.

- 16.13. In response to the introduction of the new Local Green Space designation outlined in the NPPF, Cheltenham Borough Council commissioned Gloucestershire Rural Community Council (GRCC) to work with parishes and community groups within the Borough on a Local Green Space Study. The aim of the work was to help communities to identify and analyse potential Local Green Spaces to be considered for designation through the emerging Cheltenham Plan. The product of this was the Local Green Space toolkit, which enabled residents to [submit-propose](#) potential Local Green Spaces.
- 16.14. Additional sites have been suggested by local communities during the various consultation stages of the Cheltenham Plan. These have been considered alongside the original submissions from the LGS study.
- 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 it is review in the next Cheltenham Plan.](#)

Table 87: Sites designated as Local Green Space

Site	Area (ha)	Reason	Ref no.
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Leckhampton Fields	39.31	The JCS Inspector discussed LGS at Leckhampton in her Preliminary Findings: "In my judgement, the evidence suggests that the NPPF criteria are met and LGS designation is justified."	1
Fairview Green	0.16	Highly valued site owned and managed by CBC. It is similar to several other Public Green Space sites but not designated. Currently has strong protection due to use and ownership but is also valued by the community.	2
St. Mark's and Hesters Way Community Centre grounds	0.51	This site has a clear value to the local community for its recreational use. No objections to its designation were received in previous consultations.	4
Lynworth Green	0.42	This site has a clear value to the local community for its recreational use and as a centre point for the area. No objections to its designation were received in previous consultations.	5
Albemarle Orchard Gardens	0.1	This site has a clear value to the local community for its recreational use and as a community space. No objections to its designation were received in previous consultations.	6
Colesbourne Road and Redgrove Park	0.81	This site has a clear value to the local community for its recreational use. No objections to its designation were received in previous consultations.	7

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North West Strategic Allocation	24.5	The JCS Inspector said, in her Final Report that, "the allocation at North West Cheltenham should ensure that a green buffer remains around Swindon Village within which Local Green Space may be designated, the detailed boundaries of which are to be left to the forthcoming Cheltenham Local Plan."	8
Victoria Cricket Ground	2.76	This site has a clear value to the local community for its recreational use. No objections to its designation were received in previous consultations.	9
Ewens Farm Play Area	0.14	Highly valued site owned and managed by CBC. It is similar to several other Public Green Space sites but not designated. Currently has strong protection due to use and ownership but is also valued by the community.	10
Harrington Drive	0.03	This site has a clear value to the local community for its recreational use. Although it is a fairly small green space, it benefits from significant local value as demonstrated in the submitted LGS toolkit.	11
Clyde Crescent	2.79	Existing PGS site in 2006 Local Plan	12
Clarence Square	0.68	Existing PGS site in 2006 Local Plan	13
Whaddon Road	2.23	Existing PGS site in 2006 Local Plan	14
Pittville Circus	0.37	Existing PGS site in 2006 Local Plan	15
Fiddlers Green Lane	1.21	Existing PGS site in 2006 Local Plan	16
Pittville Crescent (south)	0.25	Existing PGS site in 2006 Local Plan	17
Pittville Crescent (north)	0.25	Existing PGS site in 2006 Local Plan	18

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Wellington Square	0.72	Existing PGS site in 2006 Local Plan	19
Pittville Park (south)	1.79	Existing PGS site in 2006 Local Plan	20
George Readings Way	0.79	Existing PGS site in 2006 Local Plan with amendments to take into account LGS toolkit	21
Pittville Park	4.28	Existing PGS site in 2006 Local Plan	22
St. Peter's/Chelt Walk	5.13	Existing PGS site in 2006 Local Plan	23
Caernarvon Road	1.16	Existing PGS site in 2006 Local Plan	24
Pittville Park (north)	4.75	Existing PGS site in 2006 Local Plan	25
Sandford Road	0.17	Existing PGS site in 2006 Local Plan	26
Bath Road	0.20	Existing PGS site in 2006 Local Plan	27
Montpellier Gardens	3.71	Existing PGS site in 2006 Local Plan	28
Lansdown Crescent	0.81	Existing PGS site in 2006 Local Plan	29
Queen Elizabeth II Playing Field	4.23	Existing PGS site in 2006 Local Plan	30
Swindon Village	8.89	Existing PGS site in 2006 Local Plan	31
Welch Road	7.51	Existing PGS site in 2006 Local Plan	32
Henley Road (south east)	0.22	Existing PGS site in 2006 Local Plan	33
Henley Road (north west)	0.59	Existing PGS site in 2006 Local Plan	34
King George V Playing Field	11.70	Existing PGS site in 2006 Local Plan	35

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Coronation Square	0.45	Existing PGS site in 2006 Local Plan	36
Hesters Way Park	4.02	Existing PGS site in 2006 Local Plan	37
Horsefair Street	1.07	Existing PGS site in 2006 Local Plan	38
Priors Farm	5.30	Existing PGS site in 2006 Local Plan	39
Benhall (west)	3.57	Existing PGS site in 2006 Local Plan	40
Benhall (east)	6.23	Existing PGS site in 2006 Local Plan	41
Reddings Road	1.08	Existing PGS site in 2006 Local Plan	42
Hatherley Park	3.11	Existing PGS site in 2006 Local Plan	43
Burrows Field	6.34	Existing PGS site in 2006 Local Plan	44
Naunton Park	5.02	Existing PGS site in 2006 Local Plan	45
Sandford Mill – Cox's Meadow	5.46	Existing PGS site in 2006 Local Plan	46
King William Drive	0.34	Existing PGS site in 2006 Local Plan	47
Charlton Park	0.94	Existing PGS site in 2006 Local Plan	48
Girencester Road	1.33	Existing PGS site in 2006 Local Plan	49
Sandy Lane	5.91	Existing PGS site in 2006 Local Plan	50
The Beeches	5.75	Existing PGS site in 2006 Local Plan	51
Sandford Park (south)	2.87	Existing PGS site in 2006 Local Plan	52
Arle Court	1.73	Existing PGS site in 2006 Local Plan	53

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Weavers Field	3.29	Existing PGS site in 2006 Local Plan	54
Imperial Gardens	1.16	Existing PGS site in 2006 Local Plan	55
Fernleigh Green	0.27	Existing PGS site in 2006 Local Plan	56
Glenlea Park	0.78	Existing PGS site in 2006 Local Plan	57
Cheriton Park	1.21	Existing PGS site in 2006 Local Plan	58
Manor Park	0.56	Existing PGS site in 2006 Local Plan	59
Up Hatherley Green	0.18	Existing PGS site in 2006 Local Plan	60
Hatherley Court Gardens	1.01	Existing PGS site in 2006 Local Plan	61
Holmer Park/Greatfield Park	1.95	Existing PGS site in 2006 Local Plan	62
Chelt Walk (Jessops Avenue)	1.02	Existing PGS site in 2006 Local Plan	63
Pilgrove Way (west)	0.82	Existing PGS site in 2006 Local Plan with amendments to take into account LGS toolkit	64
Pilgrove Way (east)	0.29	Existing PGS site in 2006 Local Plan with amendments to take into account LGS toolkit	65
Oxford and Priory Garden (south east)	0.06	Existing PGS site in 2006 Local Plan	66
Oxford and Priory Garden (north west)	0.09	Existing PGS site in 2006 Local Plan	67
Honeybourne Line (central)	0.81	Existing PGS site in 2006 Local Plan	68
Honeybourne Line (south)	2.47	Existing PGS site in 2006 Local Plan	69

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Honeybourne Line (north)	4.18	Existing PGS site in 2006 Local Plan	70
Winston Churchill Gardens	1.20	Existing PGS site in 2006 Local Plan	71
The Lanes (north)	0.60	Existing PGS site in 2006 Local Plan	72
The Lanes (south)	0.20	Existing PGS site in 2006 Local Plan	73
Sandford Park (north)	1.93	Existing PGS site in 2006 Local Plan	74
Pilley Bridge (south east)	1.44	Existing PGS site in 2006 Local Plan	75
Pilley Bridge (north west)	0.85	Existing PGS site in 2006 Local Plan	76
Chelt Walk (St. Georges Road)	0.17	Existing PGS site in 2006 Local Plan	77
Chelt Walk (Honeybourne Way)	0.51	Existing PGS site in 2006 Local Plan	78
Long Mynd Avenue	0.32	Existing PGS site in 2006 Local Plan	79
Land off Springbank Road	0.37	Existing PGS site in 2006 Local Plan with amendments to take into account LGS toolkit	80
Summerfield Close	0.03	Existing PGS site in 2006 Local Plan	81
Pittville Park	19.51	Existing PGS site in 2006 Local Plan	82
Jasmin Way/Justicia Way Open Space	0.35	The site is owned and managed by CBC. It is very similar to several other Public Green Space sites but was not designated in the 2006 Local Plan. It is included here for consistency.	83

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Campion Park Open Space	0.94	The site is owned and managed by CBC. It is very similar to several other Public Green Space sites but was not designated in the 2006 Local Plan. It is included here for consistency.	84
Berkeley Garden	0.11	The site is owned and managed by CBC. It is very similar to several other Public Green Space sites but was not designated in the 2006 Local Plan. It is included here for consistency.	85
West Cheltenham Strategic Allocation	18.25	Policy A7 of the JCS requires the West Cheltenham Strategic Allocation site to include Local Green Space as part of a network of green infrastructure.	86

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Table 7: Sites designated as Local Green Space		
Site	Area (ha)	Ref no.
Fairview Green	0.16	1
St. Mark's and Hesters Way Community Centre grounds	0.51	2
Lynworth Green	0.42	3
Albemarle Orchard Gardens	0.1	4
Colesbourne Road and Redgrove Park	0.81	5
Harrington Drive	0.03	6
George Readings Way	0.79	7
Henley Road (south east)	0.22	8
Henley Road (north west)	0.59	9
Cirencester Road (Newcourt Green)	1.3	10
Cheriton Park (Redthorne Way)	1.21	11
Holmer Park/Greatfield Park (Chargrove Open Space)	1.95	12
Pilgrove Way (west)	0.82	13
Pilgrove Way (east)	0.29	14
Leckhampton	26.4	15
North West Cheltenham	21.6	16

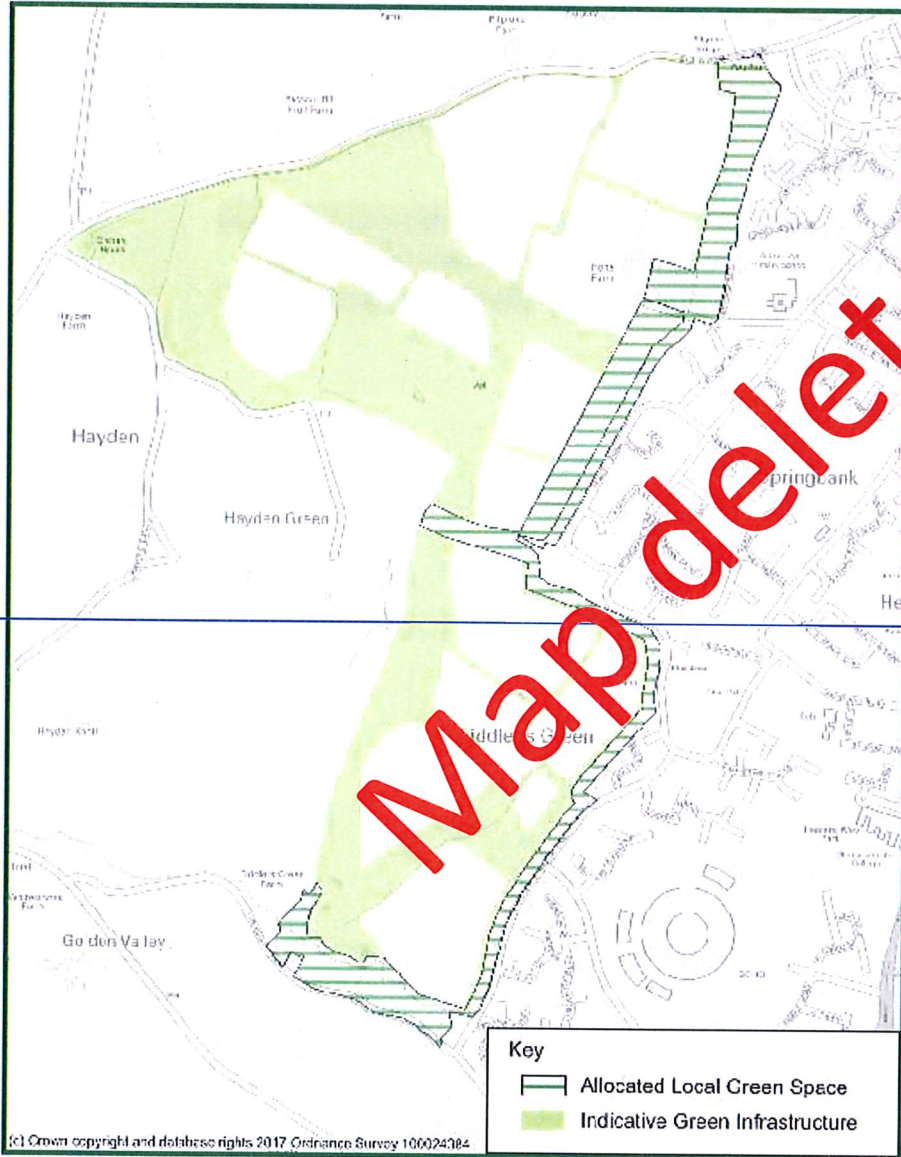
GREEN INFRASTRUCTURE

LOCAL GREEN SPACE WITHIN JCS STRATEGIC ALLOCATIONS

16.16. The JCS allocated two strategic 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.

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.

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Indicative Site Layout West Cheltenham

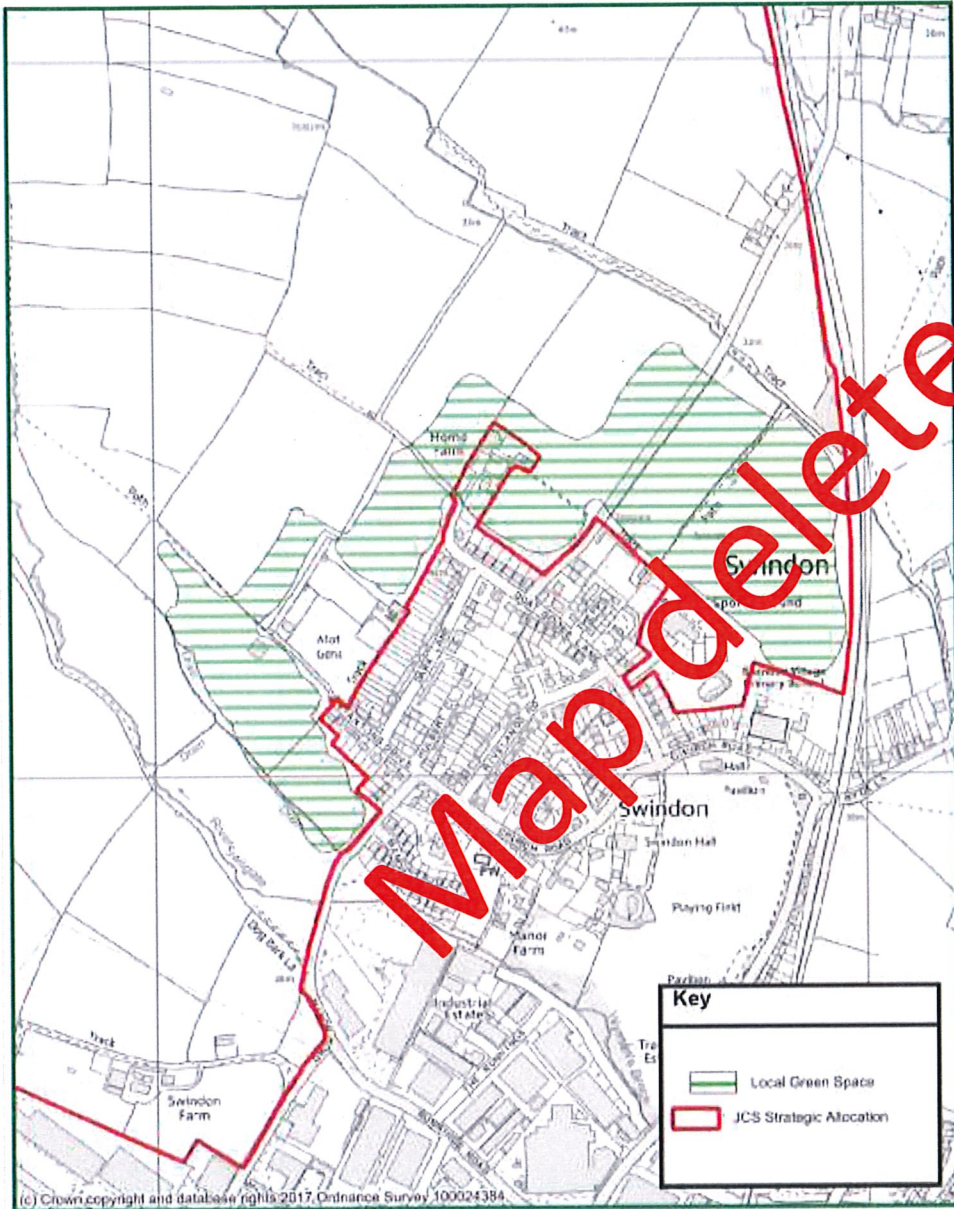
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Local Green Space North West Cheltenham

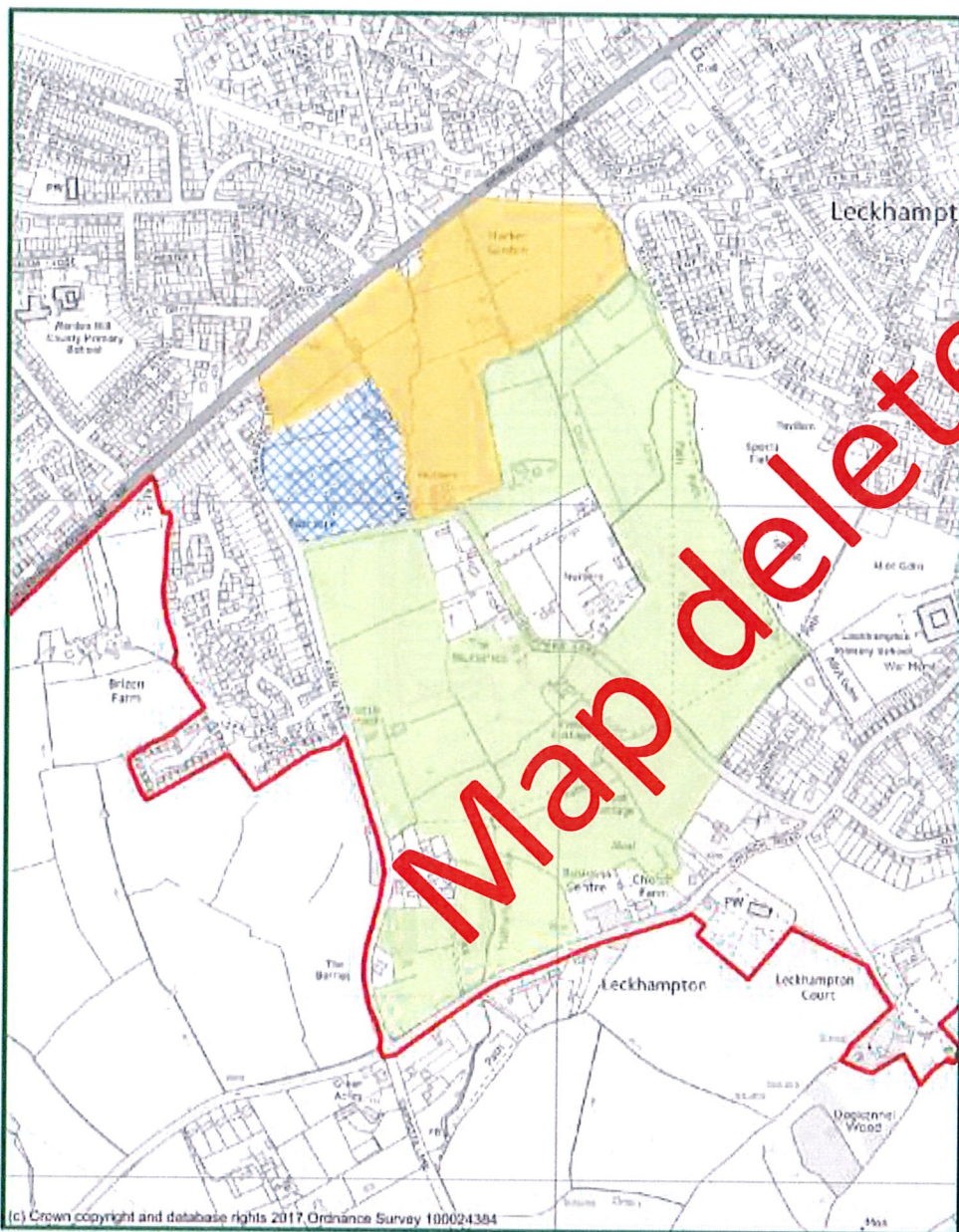
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The Leckhampton LGS allocation is shown above in green, the Borough boundary in red, the housing allocation in yellow, and the indicative location for the school in hatched blue. Kidnappers Lane (the road itself) will not be designated as part of the LGS.

Comment [HM31]: MM026