

Cheltenham Plan

~~Pre-Submission~~ Main
Modifications ~~Version~~
(~~Regulation 19~~)
~~February~~ October ~~201~~98

RESIDENTIAL DEVELOPMENT

Table 21: Housing to be delivered in Cheltenham between 2011-2031 (as of June 2019)	
Completions since 2011 (2011 to 1 st April 2018)	17242318
Dwellings already with planning permission	15241540
Strategic allocations being made through the JCS	5385
Cheltenham Plan residential allocations through Policy H1	440430
Cheltenham Plan mixed-use allocations including residential through Policy H2	350493
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	1103011632
Objectively Assessed Need 2011-2031	10917

Comment [JR17]: MM013

LAND ALLOCATED FOR HOUSING DEVELOPMENT

POLICY H1: LAND ALLOCATED FOR HOUSING DEVELOPMENT

Comment [HM18]: MM014

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.

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.

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.

Sites where specific flood risk concerns have been identified have appropriate

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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.

The contents of Policy H1 reflect the evidence bases of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and the Cheltenham Plan.

This policy contributes towards achieving the Cheltenham Plan Vision: Theme A – objective b; Theme C – objectives a and b.

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 13 dwellings
HD6	Brockhampton Lane	20 17 dwellings
HD7	Priors Farm Fields	50-90 dwellings
HD8	Old Gloucester Road	175 dwellings

SITE SPECIFIC POLICIES

- 11.4. The existing built-up area of Cheltenham is tightly constrained by Green Belt and AONB with very little undesignated land in which to expand. It is therefore logical to make the most of previously developed and under-used sites within the existing urban area. This approach is also in line with JCS Policy SP1 which aims to see development delivered within existing urban areas and Strategic Allocations.
- 11.5. The sites included in the policy are being advanced following assessment according to a clearly defined methodology. All sites are of 0.5ha or more in size and capable of accommodating 10 or more residential units. Sites were chosen sequentially: brownfield development was explored first, then those within the Principal Urban Area (PUA) or identified as having development potential in the JCS, and finally constrained sites in the PUA, those in the Green Belt and AONB. Sites were chosen

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LAND ALLOCATED FOR MIXED-USE DEVELOPMENT

- 11.8. In order to achieve new and improved facilities for the community and provide additional housing and employment opportunities, the Council has identified the potential to deliver mixed-use development schemes on several sites within the urban area. Combining residential and other uses (including commercial) is considered to be one of the best ways to intensify development and make better use of land to help address the requirement for development to be more sustainable.
- 11.9. By developing sites that have a mixture of residential and other uses, mixed-use developments take advantage of the land on which they are built during more hours of each day and by more people than a single-use building would be able to do. Depending on the combination of uses delivered, those who live in such developments may not have the same dependence on a car as people who live in more traditional neighbourhoods because they can walk or cycle to nearby facilities, making it easier for them to stay active and function without a vehicle.

POLICY H2: LAND ALLOCATED FOR MIXED-USE DEVELOPMENT

Comment [HM23]: MM019

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.

Each allocation is supported by site-specific policies MD1-MD5 below, to provide further detailed guidance on the development of these sites. These site-specific policies also form part of this policy.

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.

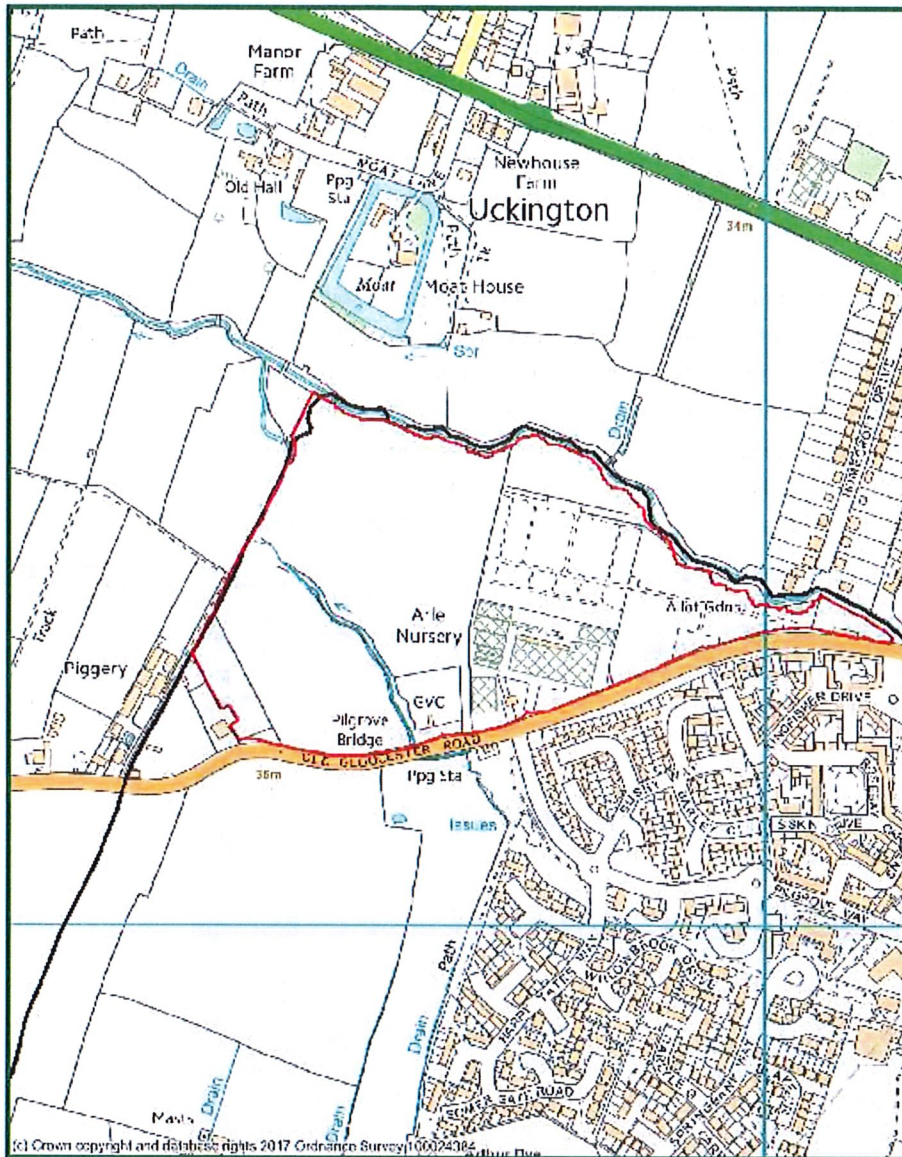
Sites where specific flood risk concerns have been identified have appropriate considerations included within the site specific policy. All sites have potential sewerage infrastructure constraints. The necessary infrastructure should be provided prior to occupation to avoid local exceedance of the sewer networks.

The contents of Policy H2 reflect the evidence base of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and the Cheltenham Plan.

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.

Table 34: Land Allocated for Mixed-Use Development

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Policy H1: Old Gloucester Road (HDB)

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RESIDENTIAL 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 Offices	Mixed-use redevelopment appropriate for town centre uses
MD5	Leckhampton	Approximately 250-350 dwellings and a secondary school

