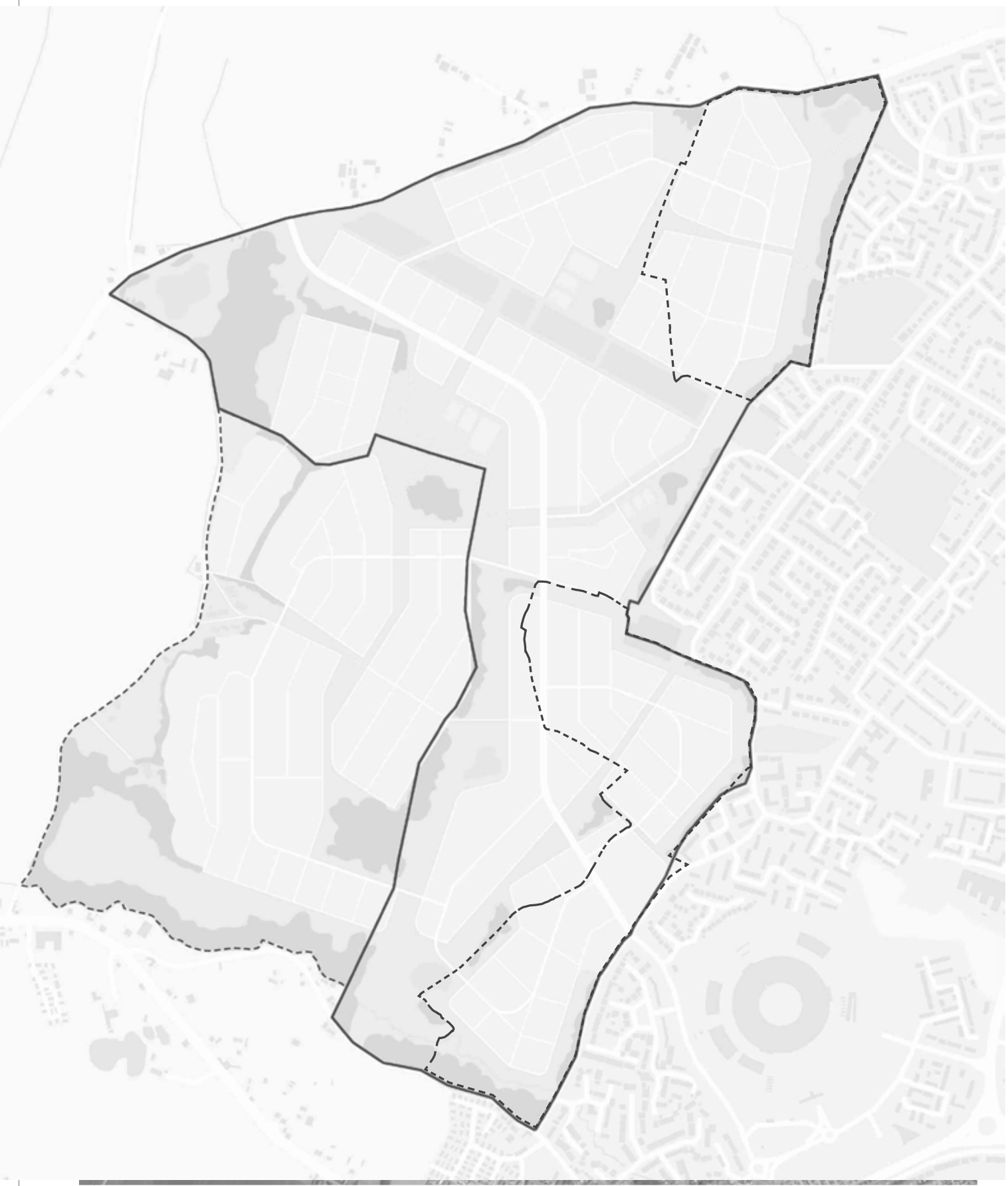

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CONTENTS

Figures

Transport and Access

1. INTRODUCTION

This Technical Note (TN) has been produced to consider transport and access opportunities and issues in relation to the Cyber Park masterplan and SPD.

The TN considers the connectivity, layout and constraints and the wider strategic position of significant development sites and infrastructure and has been informed by the high volume of work that has been undertaken across Cheltenham and surrounds.

The TN informs the background position in relation to the development which assists in ensuring that the Cyber Park site ties in and facilitates wider improvements, encourages sustainable travel, integrates into existing areas and minimises the impact on the highway network.

In summary, a review has been undertaken of key documents which have been produced in relation to transport strategies in and around Cheltenham as follows:

1. Elms Park application – Transport Assessment and accompanying mitigation proposals (PJA)
2. Cheltenham Plan Transport Assessment (Arup)
3. Joint Core Strategy (JCS)
4. Gloucestershire County Council M5 J10 Housing Infrastructure Fund (HIF) bid
5. West Cheltenham Transport Improvements (LEP Growth Deal Funding)
6. Connecting Cheltenham (Systra)
7. Work in progress for the planning application at Land at West Cheltenham (TPA) (this is the same site as Cyber Park and as such progress on this has provided a key input to this transport analysis)

2. EXISTING SITUATION

2.1 Overview

The site is situated to the east of the M5 and north of the A40. Both of these form part of the Strategic Road Network (SRN) which is maintained by Highways England (HE) – albeit within the vicinity of Cyber Park the A40 is maintained by Gloucestershire County Council. The site is contiguous with Old Gloucester Road to the north and Telstar Way / Fiddlers Green Lane to the south, which will likely form the two key vehicular access points into the site.

The site also has a boundary connecting with Henley Road / Springbank Road to the east and Pheasant Way to the southwest.

The site is also situated approximately 1km to the north of the Bristol-Birmingham railway line and the nearest station is Cheltenham Spa approximately 2km to the southeast of the site.

A summary of the site location in the context of the key highways surrounding the site is shown in Figure 2.1.

Figure 2.1: Indicative Site Location and Context

2.2 Public Transport

The closest bus routes operating within the vicinity of the site are the A, C, H and 94 Gold.

The 94 Gold provides a 10 minute frequency of service and as such would be an attractive option for travelling to the site from Cheltenham and Gloucester and also stops within a reasonable proximity of the Cheltenham Rail Station.

Service H connects the Town Centre to Swindon Village and Arle Farm to the north of the site. This runs with a 30 minute frequency.

Service C connects the Town Centre to Kingsditch and Springbank to the east of the site. This runs with a 15 minute frequency of service.

Service A connects Benhall and GCHQ to Prestbury via Cheltenham Town Centre. This stops to the south east of the site and operates with a 12 minute frequency.

As such, the site could benefit from connecting to a number of high frequency existing services. The latest route map from Stagecoach which shows these routes has been reproduced in Figure 2.2. There is a lack of services linking the site to the Cheltenham Rail Station directly and as such, this should be considered as part of any future public transport strategy.

The Arle Court Park and Ride (P&R) is situated approximately 1km to the south of the Telstar Way access point. This is located to intercept vehicles travelling into Cheltenham, however the 94 bus service serves the P&R and as such there may be some potential for linking this to the site.

Figure 2.2: Existing Bus Routes

2.3 Walking and Cycling

There is a footway / cycleway provided adjacent to the carriageway on Telstar Way to the south of the site which links to an off-carriageway walking / cycling route adjacent to the A40. This route ceases to the east of Telstar Way and commences again from Princess Elizabeth Way. As such, there Is the potential for extending the route adjacent to the missing section along the A40. To the north of the site, there are no footways on Old Gloucester Road adjacent to the site boundary, although a footway is provided which links from Pilgrove Way. To the east of the site, within the existing residential areas, footways are provided on all local residential streets providing a highly permeable environment for pedestrians.

The cycle routes within the vicinity of the site and linking to Cheltenham are shown in Figure 2.3. This is taken from a Cheltenham Borough Council cycling map and shows quiet streets and off-carriageway cycling routes. There is limited cycling infrastructure or routes linking through the existing Springbank and Rowanfield residential areas, however most of the routes are considered to be quiet roads and therefore suitable for cycling. The site has the potential to connect to a number of cycle routes via Telstar Way, along Princess Elizabeth Way and the A40 as well as further afield along the Honeybourne Line. These could be linked through the existing residential areas in Springbank via a number of connection points and include signage and road markings, as appropriate.

Figure 2.3: Cheltenham Cycle Routes

National Cycle Route 41 runs directly to the southern boundary of the site and provides a cycling link between Gloucester and Cheltenham. This is a mixture of an on and off-carriageway route and offers the potential for travel to and from the site via cycle. The route is shown in Figure 2.4.

Figure 2.4: National Cycle Route 41

In summary, the site is well connected by public transport from existing services which could be extended through the site. There is a good network of walking and cycling routes linking to the site which the masterplan can connect into and enhance. Improvements could be made along Old Gloucester Road to provide a footway linking to the northeast, where needed.

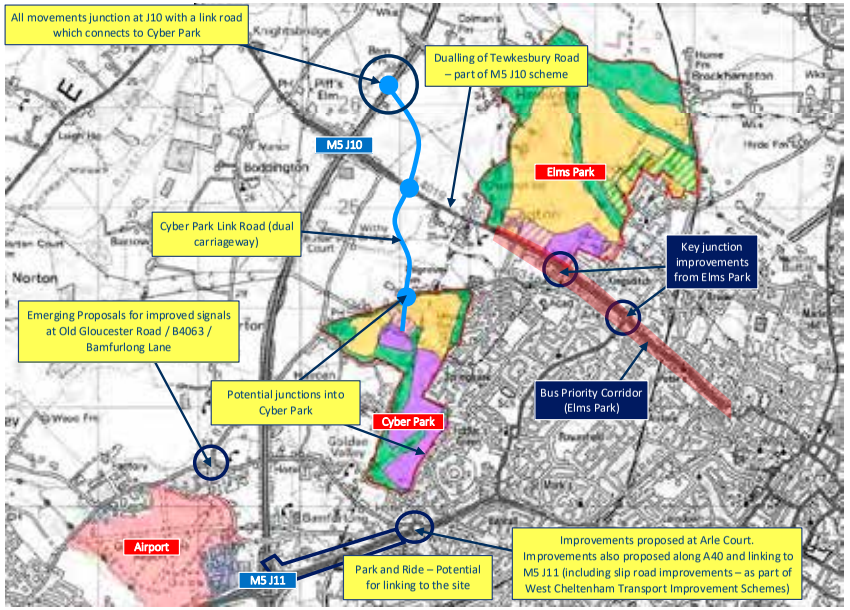
3. STRATEGIC IMPROVEMENTS AND EXISTING ANALYSIS

3.1 Overview

A review of the work undertaken in the surrounding area as summarised in Section 1 has informed the wider strategic context of the site and how this could tie in to the surrounding area. A summary of the strategic improvements being proposed by GCC, CBC, HE and Elms Park within the vicinity of the site and potential opportunities for improvements are shown in Figure 3.1.

A summary of the work undertaken for each study has then been set out. Hydrock have also discussed the Elms Park site with PJA and the land at West Cheltenham site with TPA (this is the Cyber Park site). These consultants have undertaken a significant amount of work supporting planning applications on these sites and understanding this work, particularly the TPA analysis will inform the constraints and opportunities for the Cyber Park site. As the TPA work relates to the Cyber Park site, this has been analysed separately in Section 4.

Figure 3.1: Strategic Improvements within the vicinity of the site



3.2 Growth Deal Fund

Gloucestershire County Council (GCC) announced a Growth Deal 3 allocation of £22m for infrastructure associated with the delivery of the Cyber Park site in Cheltenham (West Cheltenham). The funding is for the delivery of four phased improved schemes[1], related to improvements at Arle Court roundabout, M5 J11 and the A40. It also includes improvements to the Benhall roundabout and improved cycling links connecting to Cheltenham, which could tie in with the Cyber Park site via Telstar Way.

The Arle Court roundabout scheme does not provide any improvement in capacity on Fiddlers Green Lane and as such, how the site ties in with this street should be considered within the access strategy. It may be preferable to stop up this route to the site to ensure that all vehicles route via Telstar Way, however this may have implications on the capacity at the Telstar Way / A40 junction. The Arle Court improvement scheme is shown in Figure 3.2

Separately (but in the vicinity) there are extensive improvements proposed to increase capacity and usage of the Park and Ride.

[1] https://www.gloucestershire.gov.uk/highways/major-projects-list/west-cheltenham-transport-improvement-schemes-uk-cyber-business-park/

Figure 3.2: Arle Court Improvement Scheme

3.3 Junction 10 Improvements

Gloucestershire County Council has made a bid to Homes England to fund a multi-million pound investment in transport infrastructure. The funding would provide an upgrade of M5 junction 10 with the new junction giving access from the motorway both northbound and southbound to a new link road into Cheltenham which would link to the Cyber Park. The link road would be dual carriageway in nature and connect to the northern end of Cyber Park and need to tie in to the main access road. An indicative alignment of this route and the new junction location have been shown in Figure 3.1.

The junction may also offer some capacity benefits at Junction 11 as vehicles would not need to divert to J11 to travel to and from the M5 south. There may also be some diversion of vehicle movements through the Cyber Park to access J10, although it is considered that the level of this diverted traffic would be minimal.

As part of the bid an extensive traffic modelling exercise has been undertaken and a VISSIM model produced which covers significant parts of Cheltenham.

Highways England provided a letter of support to Homes England regarding the HIF bid following review of the traffic modelling work that was undertaken specifically for that submission.

3.4 PJA work on Elms Park

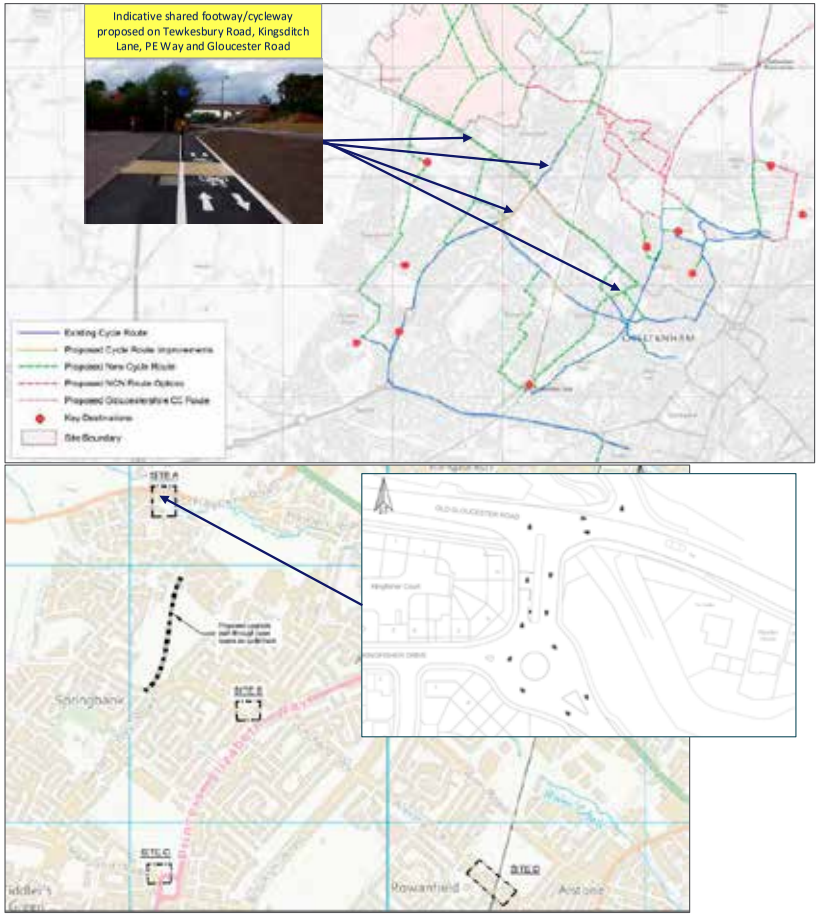
We have discussed the background to Elms Park with Phil Jones Associates (PJA) who provided detailed information on the transport modelling position. In summary, PJA have a Paramics model which covers Tewkesbury Road, although Highways England have a more extensive Vissim model.

PJA are currently paused with inputs and awaiting the land West of Cheltenham site to bring forwards proposals so that development impacts can be assessed considering all cumulative development.

The drawings for the Elms Park site accesses show that the spine roads within the site would have 7.3 metre wide carriageway widths. The Elms Park Transport Assessment shows that the access roads accommodate c. 2,200 movements per hour across the four access points.

The Elms Park development also proposes significant improvements along the Tewkesbury Road corridor for buses and cyclist access. There are minimal opportunities for improving the operational capacity of junctions and as such, the key focus of their transport strategy is to encourage sustainable travel and a modal shift to alternative modes for existing users. The majority of mitigation proposals are therefore for sustainable transport improvements. A plan showing the extent of cycle route improvements has been reproduced in Figure 3.3.

Figure 3.3: Cycle Improvements – from PJA Elms Park TA



4. SUMMARY OF TPA WORK ON WEST CHELTENHAM AND HYDROCK COMMENTS

TPA were appointed in 2015 to provide transport support for the land at West Cheltenham site (which is the Cyber Park). Hydrock subsequently met with TPA to chat through the site, transport modelling, public transport and walking / cycling strategies and access strategies. These were discussed in the context that the Transport Assessment and traffic modelling is still a work in progress and Hydrock have not had sight of of the technical documents/assessments or any draft reports.

Hydrock's understanding of that ongoing work is summarised below, along with our own commentary. It reflects a moment in time and is subject to change as the assessments progress.

Spine Road Design and Traffic Flows

The spine road is designed within the TPA scheme (the masterplanning is being undertaken by Turley) to minimise the level of through movements from diverted traffic. It has been designed as a single carriageway route, but they have safeguarded an extra lane in each direction, so a dual carriageway can be provided, if needed. This is more likely to be used as a bus lane, if needed.

The site proposals are forecast to generate c. 2,500 vehicle movements in the peak hours. These will not all be on the access road at the same location and as such, a Spine Road design to accommodate this level of traffic should be appropriate. The majority of movements access to/from the southern access via Telstar Way. All analysis to date has assumed that a minimal level of movements divert through the site, although modelling is still ongoing.

Based on discussions, Hydrock considers that a single carriageway road of 7.3m width would be appropriate for the Spine Road and this could have bus priority sections, as required. Bus priority could be provided as a loop from Springbank Road / Henley Road via bus gates and diverting existing services. Keeping this road to 30mph and providing frontage activity will reduce speeds and discourage through movements. Although there can be frontage activity, this road will carry significant levels of traffic and as such frontage accesses (i.e. driveways and parking spaces) may need to be kept to a minimum.

Northern Access

The northern access location has been informed by the GCC / HE M5 J10 link road proposals. The HE link road is proposed as a dual carriageway and the TPA proposals are for a roundabout junction to tie into this link road from the main Spine Road. The internal spine road is a single carriageway and the roundabout allows for a transition from single to dual carriageway, as well as acting as a traffic calming measure to slow vehicle speeds entering the Cyber Park site from the dual carriageway link. The location is broadly fixed in the north west section of the site based on the M5 J10 link road alignment. There is the potential for a minor amendment to this location, although it has been positioned considering constraints, including utilities (overhead cables), visibility and gradient. The indicative location and layout of this roundabout junction is shown on the latest TPA masterplan with the northern access section reproduced in Figure 4.1.

Figure 4.1: Northern Access – TPA / Turley scheme

Within this northwestern section of the site, there is little development shown on the Turley masterplan, which could relate to constraints such as utilities and drainage requirements. As such, the roundabout does not take up much / any developable area.

The roundabout was chosen as the most appropriate option considering the flows through the junction based on the traffic modelling and it also assists with reducing speeds entering and exiting the site, particularly when moving from a dual to a single carriageway.

TPA saw no reason why a signal junction could not replace the roundabout, although they considered a roundabout more appropriate in both traffic flow and landscaping terms. They also considered that a signal junction would take a significant amount of room so the saving in developable area would be minimal and that the site is constrained in this location anyway (i.e. by overhead cables).

Hydrock would consider that a roundabout in this location seems like a reasonable option, as there is likely to be a lower development density at the northern end of the site and it will not require the same level of frontage activity or links to surrounding uses (i.e. GCHQ) as at the southern end of the site. A signal junction could also encourage vehicles to and from the dual carriageway to speed through the junction and increase speeds on the Spine Road. There are likely to be less pedestrian and cyclist movements in this location than elsewhere within the site and therefore a roundabout is considered to form an appropriate access junction.

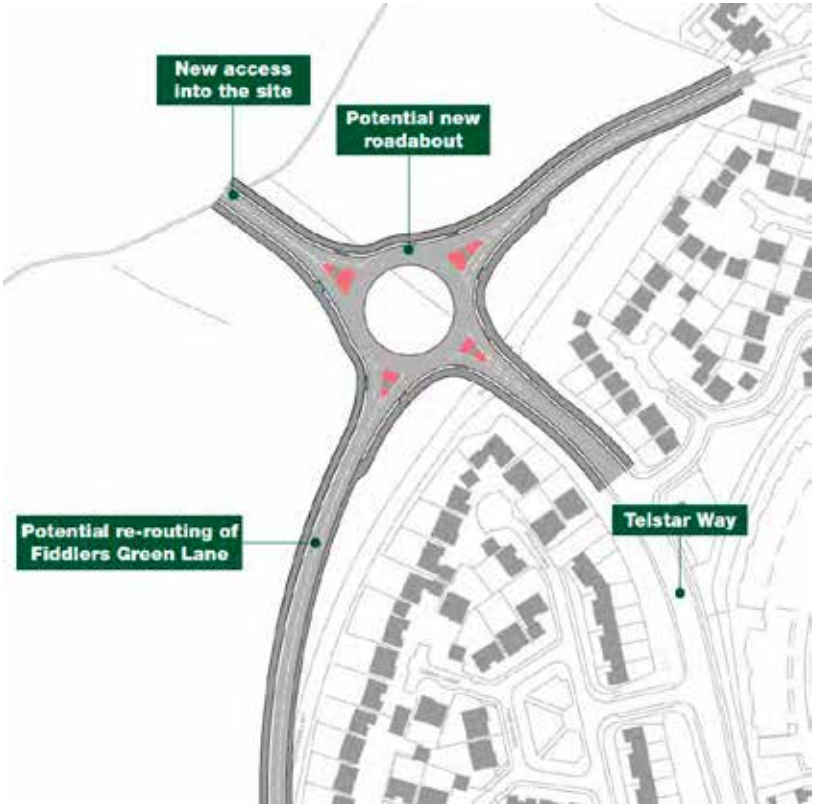
The TPA access strategy also proposes a second access to the north east of the site onto Old Gloucester Road. This is proposed to be a ghost island right turn lane priority junction. Due to the location of the link road and main site access junction to the northwestern edge of the site, a second access to the northeast of the site is considered preferable.

Southern Access

The southern access was designed as a roundabout to accommodate the traffic flows appropriately and based on the traffic modelling results and analysis to date. A roundabout junction has been designed with pedestrians and cyclists in mind and appropriate crossing provision is provided on each arm of the roundabout. The roundabout is positioned in its location to minimise the impact on the Tree Protection Order (TPO) as well as considering other site constraints.

The roundabout is also shown indicatively on the Turley masterplan and the drawing from the exhibition stands used in 2018 is reproduced in Figure 4.2. The final size and scale of the roundabout may change as the traffic modelling progresses but provides a useful indicator of the site access strategy at this stage.

Figure 4.2: Southern Access – TPA / Turley scheme



TPA also sketched a signal design, but the roundabout was considered preferable from an operational perspective. The signal junction also had to be pushed into the site at a similar distance to the roundabout junction due to the TPO's along the site boundary.

TPA also confirmed that the proposed access strategy considers a dualling along the length of Telstar Way linking into the site.

The majority of traffic is forecast to use this access and TPA are testing a scenario where Fiddlers Green Lane to the west of the site access is stopped up to reduce 'rat-running', although a design for this has not been produced. Fiddlers Green Lane is a minor single carriageway road with on-street parking, and may be unattractive to site traffic, but requires further consideration.

Hydrock consider that there may be some potential for a three arm signal junction at this location to restrict all vehicle movements to and from Fiddlers Green Lane. This is to minimise the impact on Fiddlers Green Lane at the Arle Court roundabout and divert all site traffic on the more appropriate route via Telstar Way. A three arm junction may also minimise or avoid any impact on the TPO on the south western side of this junction. It could allow an improved frontage activity and sense of arrival at this key access point and provide enhanced walking and cycling priority and access. It would also minimise the land take required for the junction and the loss of developable land area. This type of junction would require design and modelling to ensure that it is feasible as stopping-up Fiddlers Green Lane will have a significant impact on the routing of background traffic flows, in addition to accommodating the site traffic. A potential option

Connectivity to the existing residential areas to the east

Vehicular access to the east was ruled out very quickly by TPA and the project team due to the potential adverse impacts from rat running movements through residential areas. This was also the view of GCC. There was also an aspiration to maintain low levels of vehicular traffic on the existing streets within these areas to encourage walking and cycling movements to and from the site and within these areas, particularly given the low level of cycling infrastructure in these areas. Part of the cycling strategy for movements towards Cheltenham Rail Station is for cyclists to use these quiet streets, therefore increasing vehicle movements would detract from this as an option.

The masterplan shows multiple walking / cycling connections through to the existing local area. The masterplan shows development separated from the existing urban area, but there isn't necessarily a transport related reason for this.

There is also a bus connection onto Henley Road shown on the TPA / Turley masterplan.

Walking and Cycling

The TPA masterplan proposes eight walking and cycling connections to the east. These link into Grist Mill Close, Somergate Road, Hope Orchard, Henley Road, Springbank Road and Beverley Croft.

The key cycling connection to the Cheltenham Rail Station would be from the south, along Telstar Way, then along the A40. TPA advised that a new cycle link is being provided from the A40 to the station as part of an overall cycle strategy. A cycle connection onto Telstar Way would therefore create a full off-carriageway cycling route between the site and the Rail Station (and beyond). For those that may wish to travel more directly (particularly those in the centre and northern parts of the site), they could use the quiet streets through Hesters Way / Rowanfield and St Marks. Key routes have been drawn up by TPA. Minimising traffic through these areas would therefore be important for encouraging cycling on-road.

TPA have no proposals for significant infrastructure improvements for cycling within the residential areas, other than signage and on-street markings for cycle routes along quiet roads. This would be similar to that proposed by Elms Park at Kingfisher Drive / Blaisdon Way / Appleyard Court (shown in Section 6).

The TPA proposals also allowed for a connection to the south west via Pheasant Lane which in turn links to the B4063.

Hydrock consider that maximising the walking and cycling connections to the local areas will enable a permeable and connected development and encourage sustainable travel.

Public Transport

TPA have held extensive discussions with operators on services but have not provided detailed diversion plans on existing bus routes, as by the time the site is operational, these are likely to have significantly changed. They have allowed for a bus gate linking to Henley Road and bus priority within the site.

Hydrock consider that there are a number of options for bus diversions into the site and a bus gate and loop road arrangement to and from Henley Road would provide a good option for encouraging travel by bus and connecting the existing residential areas to the Cyber Park. Further details on bus diversions and connections are shown in Section 6.

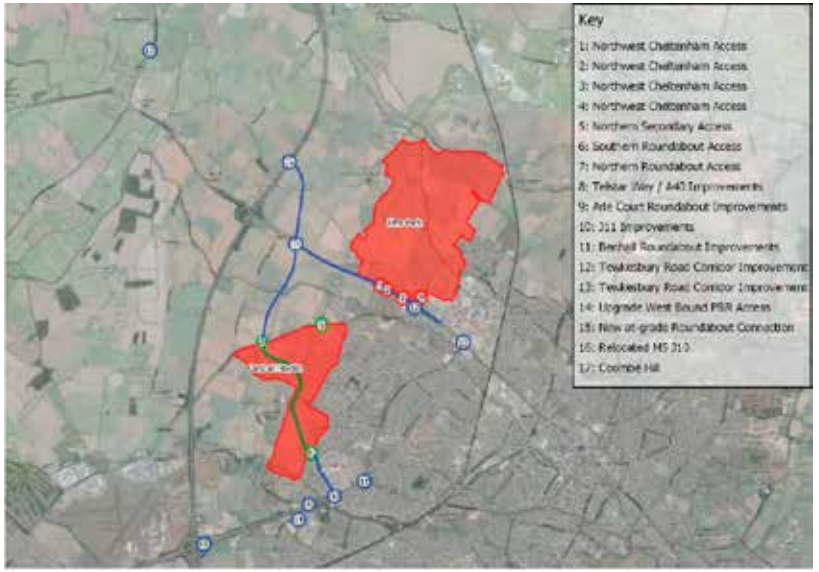
Junction Modelling / Highways

The TPA junction modelling is ongoing and interim results were not available. However, the Staverton Bridge junction is likely to be over capacity and require mitigation. TPA are considering an improved signals arrangement.

TPA also further confirmed that they are considering options on Fiddlers Green Lane to encourage traffic to use Telstar Way, including a stopping up and these are being assessed as a separate scenario within the traffic modelling.

The extent of traffic modelling on the network surrounding the site has been shown on a TPA figure reproduced in Figure 4.3.

Figure 4.3: Extent of TPA modelling



5. POTENTIAL VEHICULAR ACCESS AND SPINE ROAD

5.1 Spine Road

A single carriageway spine road of 7.3m width should be acceptable in traffic flow terms. Based on DMRB guidance contained in TA79/99 (Table 2) a single carriageway road (UAP2) with a width of 7.3m can accommodate c.2,450 two-way movements. It seems unlikely that the flows will exceed this level based on the information provided by TPA.

The Spine Road would encourage frontage activity and promote walking, cycling and public transport but due to the forecast traffic flows it would be unlikely to have, for example, driveway accesses.

5.2 Northern Access

At the northern access point, the TPA proposals for a roundabout to tie in with the J10 link road appear appropriate and acceptable based on the flows, minimising vehicle speeds entering and exiting the site and working with the site constraints. A signal controlled junction may be viable, but this would still require a significant land take and may encourage speeding between the spine road and the M5 J10 link road. A roundabout allows a key visual change between a dual carriageway and single carriageway environment.

5.3 Southern Access

The southern roundabout has been designed as TPA have advised it provides the best operational performance and the location of this set back into the site minimises the impacts on the TPO and considers other constraints.

Hydrock consider that a signal junction may be possible to provide here, but this would be of a significant scale if all four arms remained as the majority of traffic into the site would use this access. A four armed junction would likely be on a similar scale to the A40 junction to the south, particularly given that Telstar Way is proposed by TPA to be a dual carriageway.

The land take and size of the junction could be minimised, if Fiddlers Green Lane to the west of the access was stopped up and a three arm junction was provided. This would improve the efficiency of the junction significantly and reduce land take and maximise development space on the site. It could also minimise the impact on the TPO. The initial section of the access road into the site may need to be a dual carriageway to tie in with Telstar Way as this will improve the capacity of the junction and potentially safeguard a bus lane, if this is needed. A potential junction location, stopping up on Fiddlers Green Lane (which could become a walking and cycling route) and indicative scale of potential junction are shown in Figure 5.1. This is subject to detailed design and modelling, which have not been undertaken of this design option.

Figure 5.1: Indicative Southern Access Extents

6. CONNECTIVITY

6.1 Vehicular Connections

It is considered unlikely that GCC will agree to additional vehicle connections to the existing areas to the east based on maintaining these roads for walking and cycling and encouraging sustainable travel. They are also not appropriate for carrying high volumes of traffic or diverted 'rat-running' movement, albeit Hydrock have not seen any detailed modelling or analysis of what the potential impacts of this could be. Details of the suitability of each street where a vehicle access could be provided have been summarised as follows:

Henley Road

This has one footway and driveway access along its length. It also accommodates on-street parking and does not have road markings. In its current form, it is not considered suitable to accommodate a significant increase in traffic flows, although it does have appropriate geometry to accommodate bus movements. The location of Henley Road in relation to the site and an image of the street are shown in Figure 6.1.

Figure 6.1: Henley Road

Figure 6.2: Springbank Road

Springbank Road

This has one footway and driveway access along its length as for Henley Road. However, it is wider and has centre line markings. It also has less on-street parking and the footway is set back from the carriageway via a verge. It would be more suitable for accommodating an increase in traffic movements. It also has appropriate geometry to accommodate bus movements. The location of Springbank Road in relation to the site and an image of the street are shown in Figure 6.1.

Wider Routes

The routes to the site would travel via either Fiddlers Green Lane, which is where the main site access is located in any case, Marsland Road – which is not really suitable for increases in vehicle traffic or via Hesters Way Lane / Road which also has on-street parking, traffic calming and driveway access. None of these routes are ideal for increases in traffic flow, although they do currently accommodate vehicle movements associated with residential development. The location of the overall route to the site is shown in Figure 6.3.

Figure 6.3: Wider Connections

It may be that these local residential roads, by their nature do not attract a high volume of traffic as vehicles will be delayed on convoluted, slow speed streets which accommodate on-street parking and driveway accesses. Mitigation measures such as one-way give-way points and build-outs could reduce traffic speeds and further discourage vehicles from travelling through these routes. The shortcuts would only also be attractive for vehicles from local residential areas and may be less attractive for those to the east of Princess Elizabeth Way or south of the A40 as it may be quicker to travel via the main site accesses or via existing routes.

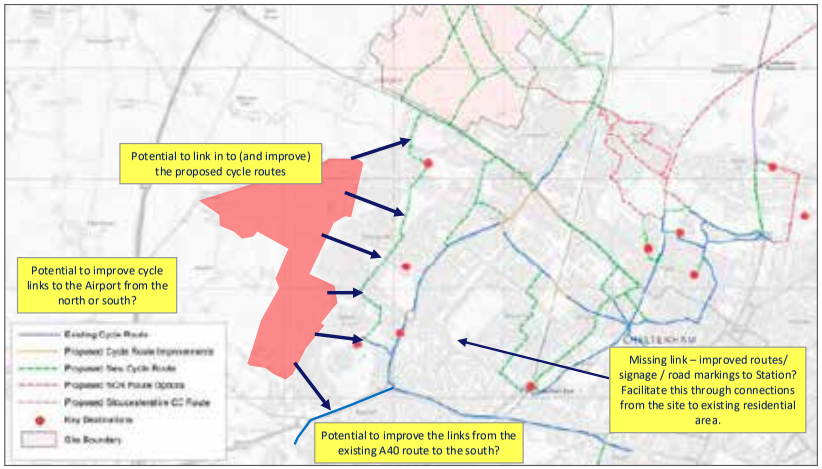
6.2 Walking and Cycle Connections

The site would need to maintain existing public rights of way and minimise diversions wherever possible. Cyber park would also enhance walking and cycling routes through the site with a network of footways, cycleways and greenways. Encouraging sustainable travel will be a key aspect of the Cyber Park development and the masterplan will need to facilitate travel by these modes.

As set out within the TPA / Turley masterplan, the site would need to connect to the existing residential areas to the east and a number of points of access for walking and cycling would need to be provided. The potential connections from the site to the wider area, to link in with the PJA proposed cycle improvements are shown in Figure 6.4.

The key cycling route would be via Telstar Way and then via existing off-carriageway routes along the A40. The plan shows this route, although it is also considered that routes to the south and Gloucestershire Airport could be improved.

Figure 6.4: Potential Connections to Cycle Routes (Based on PJA plan for Elms Park)



7. POTENTIAL BUS CONNECTIONS AND DIVERSIONS

Existing bus services should, where feasible and appropriate, be directed through the West Cheltenham development to serve new residents and employees as well as provide access to the employment areas for existing residents. The following services offer potential for rerouting to ensure Cyber Park, once fully developed, will benefit from good access to local bus services and connections. These have considered the routes as set out within the

- Route C – Town centre to Kingsditch and Springbank where a route extension could be provided into the site, through the proposed new local centre location, via Henley Road.
- Route A – GCHQ and Coronation Square to Cheltenham town centre where the route could be extended to run along the length of the proposed principal site spine road via Telstar Way and turn right along Old Gloucester Road to re-join the existing route via Village Road.
- Route H – Cheltenham town centre to Wymans Brook, Swindon Village and Arle Farm which could serve the northern part of the allocation site via an extended route using Village Road, Hester's Way Road, Springbank Road, Henley Road and across the site to join the Old Gloucester Road.
- Route 94 – Cheltenham to Churchdown and Gloucester which could be diverted through the heart of the site, then via Old Gloucester Road linking back to the existing route on the B4063.

To mitigate against potential rat running via existing residential roads, bus gates are likely to be required, particularly if a bus access is provided onto Henley Road. A loop road within the site could be provided so the bus gate accesses are restricted to one-way movements to minimise the number of buses passing on existing narrow residential roads.

A central bus interchange station could be provided within the site, where feasible, to fully integrate and engrain bus travel into the behaviour of users of the site. This could link up with an electric cycle/scooter hire facility to enable users to access wider areas across the Cyber Park.

The potential bus diversions and loop road within the site are shown in Figure 7.1.

Figure 7.1: Potential Bus Diversions

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Our Ref: 12430_C002_CGS_HM
2nd October 2019

Dear Stuart

Re: West Cheltenham Cyber Park – Update Ecology Gap Analysis

Emma Norton at Avison Young has provided us with a link to further information regarding this site, including several ecological reports that we were not aware of. As such, I have reviewed this additional ecological information and have revisited the gap analysis previously provided.

Summary of Existing Ecological Data

Our previous gap analysis (August 2019) was only informed by the documents made available to us at the time namely:

- The 'Details of ES Project Team, March 2017' note; and
- Phase I habitat survey notes from a survey of some of the site conducted by Wild Service (part of Gloucestershire Wildlife Trust) in 2012.

Additional ecological information has now been made available and includes:

- A 'Baseline Ecology Report' produced in 2016 by EDP to inform promotion of the site;
- A Key Wildlife Site (KWS) assessment of the locally designated site Fiddlers Green, including National Vegetation Classification (NVC) survey and assessment against the Gloucestershire qualifying criteria, conducted by Ecology Solutions (report dated 2018 but surveys referred to were conducted in 2016);
- A draft Ecological Assessment (dated December 2016) including details of botanical and protected species surveys conducted in 2016 by Ecology Solutions
- An Ecology Constraints Plan (produced by Ecology Solutions but not dated);
- An ecological summary for the Design and Access Statement (which refers to habitat surveys conducted in 2016 and protected species surveys conducted in 2017 and 2018) and associated, Protected Species plan and Ecological Features plan (produced by Ecology Solutions but not dated); and
- A draft Ecology ES chapter (excluding appendices) dated April 2018 and referring to habitat and protected species surveys conducted in 2016 and 2017 respectively and a Habitat Regulations Screening Assessment in 2018, details of which have not been seen.

In the information available and provided none of the raw data or detailed survey reporting has been provided.

Internet Desk Study 2019

We have conducted an internet only desk study in August 2019. This has reconfirmed or identified (see enclosed Figures 1 and 2):

- Two European statutory sites within 10km, namely Cotswold Beechwoods Special Area of Conservation (SAC) designated for the woodland habitats present and Dixton Wood SAC, designated for the presence of violet click beetle *Limoniscus violaceus*;
- Two national statutory sites within 2km, namely Badgeworth Site of Special Scientific Interest (SSSI) designated for the presence of the rare plant adders tongue spearwort *Ranunculus ophioglossifolius.* and Griffiths Avenue Local Nature Reserve (LNR) which is a Victorian stable building and walled garden in over two and a half acres of land including wildflower meadows;
- Priority habitat woodland in the west of the site (identified by MAGIC but requiring verification);
- Priority habitat traditional orchard in the east of the site (identified by MAGIC but surveys in 2016 concluded it does not qualify); and
- Priority habitat Lowland Meadows (in the location of Fiddler's Green KWS).

ES Scoping Opinion

The 2017 Cheltenham Borough Council (CBC) Scoping Opinion notes the requirement for the assessment of impacts on statutory (notably the Cotswold Beechwoods SAC) and non-statutory sites and protected and priority species. In addition it highlights the requirement to demonstrate no deterioration in terms of water quality or ecological value of known watercourses on the site in light of their status under the Water Framework Directive (WFD), which are moderate (the Hatherley Brook), Poor (River Chelt downstream of the M5 motorway) and Moderate (River Chelt upstream of the M5). This specifically requires consideration of impacts on otters, water vole, fish and eels.

Gap Analysis and Proposed Scope of Work

To inform the emerging masterplan, an Ecology Chapter for Environmental Impact Assessment and, in due course, a planning application, the scope of work set out in the enclosed Ecology Scoping Table is likely to be required. It is suggested that the scope of such work is agreed in advance with the local authority given in some cases the intention may be to rely on historical data.

Reliance on historical data also requires the full data set/reports for the surveys conducted to allow verification. Although the descriptions within the ES Chapter are particularly detailed for an ES, there are no specific dates, weather conditions or surveyor competencies provided in the chapter to allow data described to be verified and relied upon.

As identified in our original fee proposal and highlighted since instruction, ecological surveys are seasonally constrained and these are illustrated in the enclosed Table. It should be noted that the exact scope of any update detailed Phase II surveys will need to be identified on completion of the update extended Phase I habitat survey of the site to ensure an accurate scope is identified, which will then need to be agreed with CBC.

I hope this letter is helpful in providing a new update and I will be happy to discuss should you have any queries.

Yours sincerely

Carly Goodman-Smith
Director
Enc. Ecology Scoping Table
Fig. 1
Fig. 2

Ecology Scoping Table

Item	Description / Age of existing data	Seasonal Restrictions	Likely Requirement for update
Initial Scoping			
Extended Phase I Habitat Survey/Site Walkover	Existing data 3 years old. Update needed to verify the mapping and description of habitats and identify evidence of/potential for protected and priority species.	None but suggested as soon as possible to inform any need for update Phase II surveys	Definite.
Desk Study	Existing data 3 years old. Purchase records from local record centre on protected sites and protected and priority species for site and vicinity.	None but suggested as soon as possible to inform any need for update Phase II surveys	
Habitat Regulations Assessment (HRA) and Appropriate Assessment (AA)			
Natural England Discretionary Advice Service	Consult with NE on requirements for the Appropriate Assessment in relation to potential for significant effects on Cotswold Beechwoods SAC as a result of recreation and likely requirements for mitigation[1].Although HRA screening mentioned in the draft ES chapter by Ecology Solutions concluded no likely significant effect (LSE), this is reliant on historic data and this is an emerging field within the local area. In addition, since 2018, the People over Wind case now requires that specific mitigation is not considered at the screening stage and requires Appropriate Assessment where there are likely significant effects identified in the absence of	None	Definite.

[1] The Joint Core Strategy councils and Stroud District are working together to determine the requirement for an avoidance strategy in relation to recreational effects on the SAC. The outcomes of a visitors' survey are awaited in September 2019. In the interim, NE have advised CBC on the need to consider the distance from the SAC, route to the SAC, type of development and availability of other on and offsite recreation resources. It has advised that all residential sites within 10-15km are subject to Appropriate Assessment.

Item	Description / Age of existing data	Seasonal Restrictions	Likely Requirement for update
	mitigation. No LSE are likely on Dixton Wood – the site is more than 9km away and there is no public access.		
Shadow HRA and AA	Gather baseline data and determine likely significant effects and devise avoidance strategy, if required.	None – following agreement of approach with NE/LPA	Likely – scope to be agreed through DAS.
Phase II Surveys			
Consultation	Consultation with CBC to agree proposed scope of works	ASAP after Initial scoping	Definite.
Botanical Surveys of Grassland and Hedgerows (National Vegetation Classification)	Existing survey data 3 years old. Update to surveys - necessity may depend on outcome of Phase I habitat survey.	April to August inclusive (June/July for grassland)	Likely.
Badger Survey	Existing survey data 3 years old. Record locations of setts and evidence of use of the site and within 30m.	February to May inclusive or September/October	Definite.
Bat Surveys	Existing survey data 3 years old. Roost identification surveys of trees and buildings within the site.	April to September inclusive (one or two surveys needed in core period May to August)	Likely depending on anticipated impacts to these features.
	Existing survey data 1 year old. Monthly activity surveys using manned transects and static detectors.	April to October, inclusive	Possible – depending on availability and reliability of data from 2018.
Breeding Birds	Existing surveys 3 years old. Monthly surveys to assess use of site and identify breeding pairs.	April to June, inclusive	Possible – outcome of Phase I survey and desk study will inform need for an update.
Dormouse	Existing surveys 2 to 3 years old. Bi-monthly surveys to identify presence of dormice in pre-erected nest tubes.	April to November, inclusive	Possible – outcome of Phase I survey and desk study will inform need for an update.
Great Crested Newt	Existing surveys 2 years old. Update eDNA survey to identify presence/absence.	15 April to 30 June, inclusive	Likely given age of data.

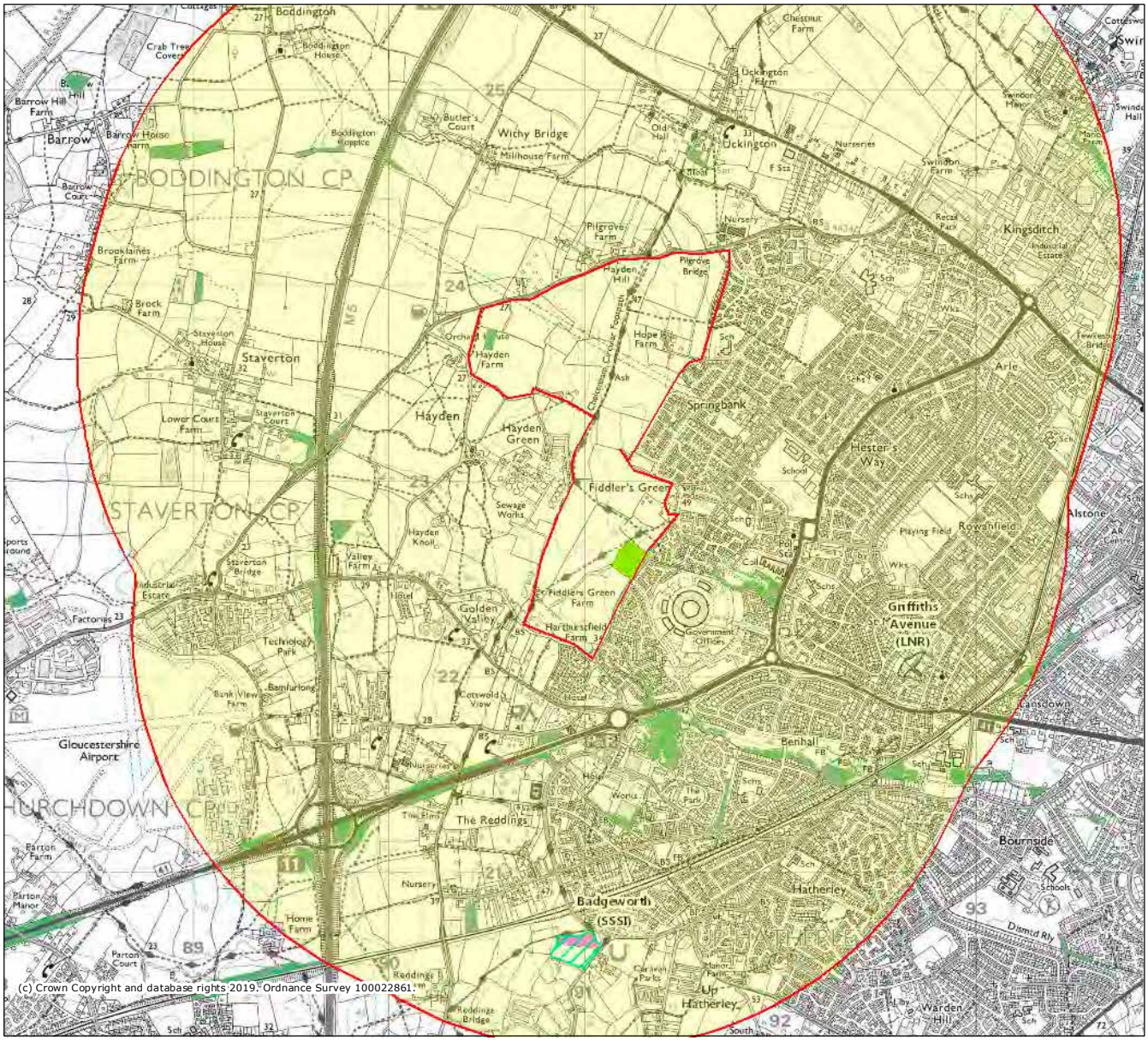
Item	Description / Age of existing data	Seasonal Restrictions	Likely Requirement for update
	If GCN found - four to six survey visits to trap/torch and search ponds and identify presence/absence and population size respectively.	Mid-March to mid-June (two or three surveys in core period mid-April to mid-May)	Unlikely as GCN not previously recorded.
Terrestrial Invertebrates	Existing data 3 years old. Scoping to assess habitats and likely presence of notable species with further surveys to identify presence/absence if necessary.	Mid-April to October, inclusive	Likely for scoping survey.
Otter	Existing data 3 years old. Assess use of waterbodies/watercourses on site.	None	Likely given age of data - outcome of Phase I survey and desk study will inform need for an update.
Reptiles	Existing surveys 2 to 3 years old. Update surveys to establish presence/absence and indication of population size by use of artificial refugia in suitable habitats.	April to June, inclusive or September	Possible – outcome of Phase I survey and desk study will inform need for an update.
Water Vole	Existing data 3 years old. Assess use of waterbodies/watercourses on site. Early and late season survey visits needed.	Early season = mid-April to end of June Late season = July to September, inclusive	Likely given age of data - outcome of Phase I survey and desk study will inform need for an update.
White Clawed Crayfish	No pre-existing data. Presence/absence surveys of watercourses.	July to October inclusive	Definite.
Fish and Eel Surveys	No pre-existing survey data – scoped out based on records. Data search and WFD compliant surveys of watercourses.	June-Dec, inclusive (Eels) September to March, inclusive (salmonids and coarse fish)	Possible – outcome of Phase I survey and desk study will inform need for surveys.
Biodiversity Net Gain (BNG)			
Consultation	Consult with CBC to agree approach and use of metric to determine BNG and anticipated level of BNG to be delivered[2].	None	Definite.

[2] The upcoming Environment Bill is anticipated to make a minimum 10% net gain mandatory for all development

Item	Description / Age of existing data	Seasonal Restrictions	Likely Requirement for update
Metric	Completion of BNG metric calculations and associated reporting to identify level of BNG delivered, shortfalls and offsetting requirements or proposals (if relevant).	None	
Design Advice and Green Infrastructure			
Consultation	Consult with design team throughout project to advice on masterplanning and provide design advice.	None – throughout project	Definite.
Building with Nature Accreditation	Registration with Building with Nature[3] benchmark to ensure delivery of high-quality Green Infrastructure to deliver wellbeing, water and wildlife standards.	None	Definite.
Reporting Requirements			
Ecology ES Chapter	ES chapter to assess impacts in light of proposals (including in combination effects), significance, mitigation and residual effects. Assessment in line with Chartered Institute of Ecology and Environmental Management (CIEEM) methods[4].	None	Definite.
Technical Appendices	Baseline survey data and other appendices likely to include calculation of BNG, Appropriate Assessment, Mitigation and Enhancement Strategies and Heads of Terms Landscape and Ecological Management Plan.	None	Definite.

[3] https://www.buildingwithnature.org.uk/how-it-works
[4] CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal*, CIEEM, Winchester

MAGIC 1: Priority Habitats and Statutory Sites within 2km



Legend

- Local Nature Reserves (England)
- National Nature Reserves (England)
- Ramsar Sites (England)
- Proposed Ramsar Sites (England)
- Sites of Special Scientific Interest (England)
- Special Areas of Conservation (England)
- Possible Special Areas of Conservation (England)
- Special Protection Areas (England)
- Potential Special Protection Areas (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Priority Habitat Inventory - Lowland Meadows (England)

Ancient Woodland (England)

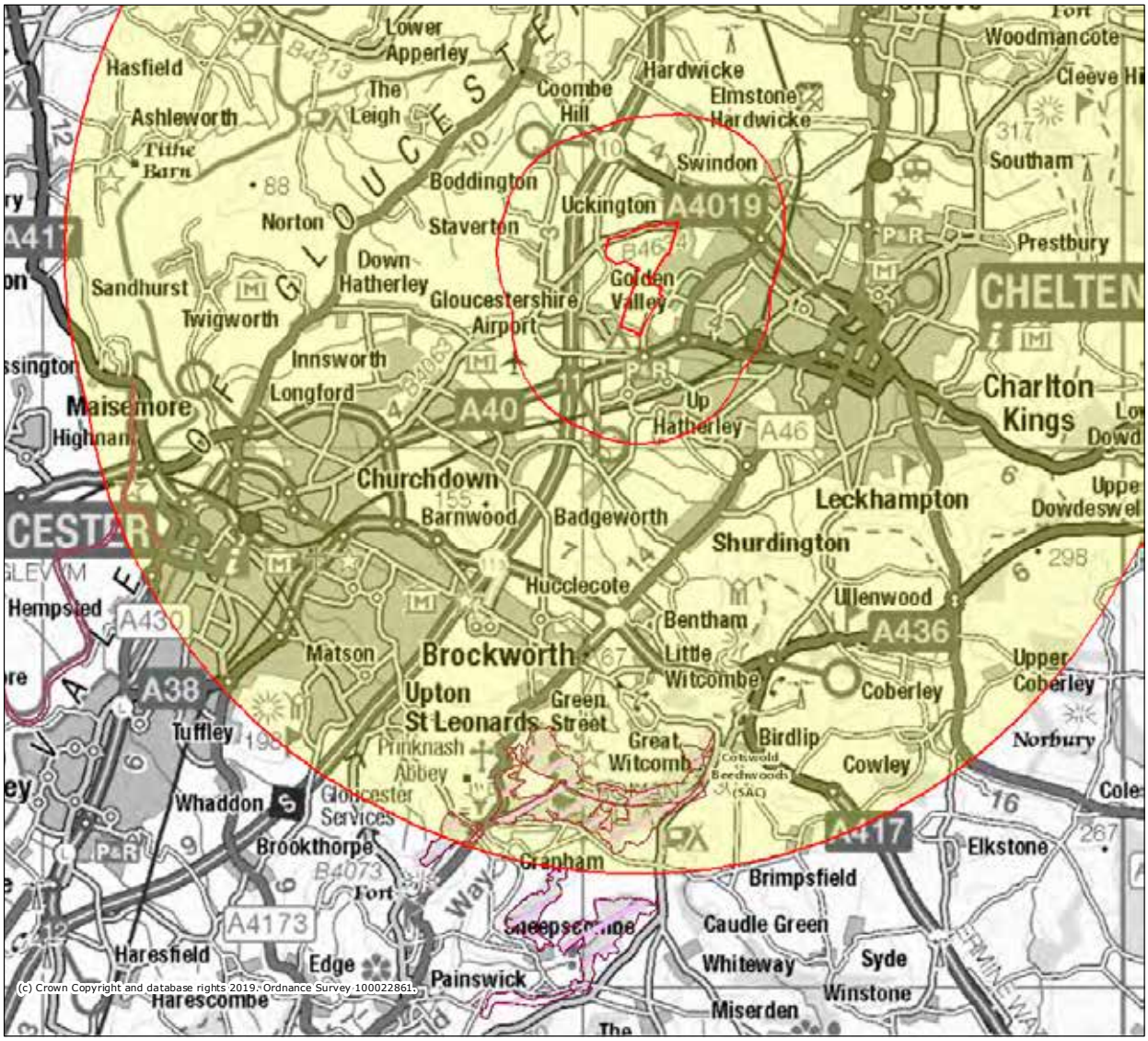
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)

Projection = OSGB36
xmin = 386800
ymin = 221000
xmax = 395100
ymax = 224600

Map produced by MAGIC on 5 August, 2019.
Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

0 0.5 1
km

MAGIC **Fig 2: European Protected Sites within 10km**



Legend

- Ramsar Sites (England)
- Proposed Ramsar Sites (England)
- Special Areas of Conservation (England)
- Possible Special Areas of Conservation (England)
- Special Protection Areas (England)
- Potential Special Protection Areas (England)

Projection = OSGB36
xmin = 374700
ymin = 212100
xmax = 405000
ymax = 225300

Map produced by MAGIC on 5 August, 2019.
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0 1.5 3
km

A6 Building with Nature Accreditation

This document certifies that **Cheltenham Borough Council** and **Tewkesbury Borough Council** have successfully demonstrated compliance with the Building with Nature Standards for their strategic policy document titled Golden Valley Development SPD (April 2020).

The status of the application is:
Building with Nature Full Accreditation (Excellent)

This award was given on 9 June 2020 based on an Assessment of Golden Valley Development SPD by Carol Somper and Audit by Dr Gemma Jerome.

Accreditation approved by:

Gemma Jerome


Building
with Nature

Summary of Award Status

Application Status:

Golden Valley Development SPD– Building with Nature Accreditation (Excellent)

Building with Nature is a new benchmark for green infrastructure, setting the standard for the design, implementation and maintenance of high-quality green features in new development.

The Golden Valley Supplementary Planning Document (SPD), jointly prepared by Cheltenham Borough Council and Tewkesbury Borough Council, has been assessed and audited against the Building with Nature Standards, and has successfully been accredited with the highest level of award – Building with Nature Excellent. As such this strategic policy document represents a national exemplar in the design, delivery and maintenance of high-quality green infrastructure for the benefit of people and wildlife, now and long into the future.

This Summary of Award document provides a narrative for each of the Building with Nature Standards as they have been used to assess the Golden Valley Development SPD. This Summary can be used by the applicant to help tell the story of why their award-winning policy document has successfully met the Building with Nature Standards.

Golden Valley Development SPD is hitherto referred to as 'the policy document', and the evidence of compliance utilised to conduct this assessment is based on:

a) Evaluation of the Building with Nature Assessment submitted by Carol Somper (April 2020), including 'final assessment report' and 'scoresheet';
b) Review of the Golden Valley SPD by Dr Gemma Jerome, acting as Building with Nature Auditor for the Accreditation of Golden Valley SPD.

Executive Summary

The Building with Nature (BwN) Accreditation (Excellent) has been awarded to the Golden Valley SPD to reflect the fact this strategic policy document is a comprehensive document setting out a holistic approach to the design, construction and post-occupancy aftercare aspects of green infrastructure provision.

It is clear from review of the policy document that both Cheltenham Borough Council and Tewkesbury Borough Council are committed to the principles of high-quality green infrastructure which underpin the Building with Nature benchmark. The SPD successfully includes a commitment to benefits for people and wildlife, both within the boundary of the scheme and beyond. The policy document's green and blue infrastructure strategy for the site that aims to achieve a highly connective network that is multi-functional, enabling integrated delivery of benefits to existing and new communities, habitats and the landscape generally.

As a result of the Building with Nature Assessment process, the policy document now includes explicit requirements for key conservation species in the locality and the need to ensure habitat linkage and ecological corridors not only within and across the site but into the surrounding

Demonstration of Compliance with Building with Nature Standards

The remainder of the Summary is structured demonstrable compliance with the Building with Nature Standards. These encompass the **Core standards**, which focus on the quality of the green infrastructure features in their capacity to act as a multi-functional network, contributing to landscape quality in the local context, at the point of implementation and into the long-term; **Wellbeing standards**, which focus on the extent to which the network of green infrastructure features have been designed to allow and proactively encourage all users to enjoy and benefit from access to nature; **Water standards**, which focus on how well the development has integrated green infrastructure into the built environment to better manage water to provide benefits locally, and further downstream; and finally, **Wildlife standards** which focus on the benefits derived through a nature-rich development.

Core Standards

CORE1

The green infrastructure forms a multi-functional network.

The policy document makes various references to the importance of creating a connected and multi-functional green infrastructure network, satisfying the requirements of CORE1. For example, Section 6 of the policy document (p40; paras 6.1.5 and 6.1.6) illustrates the cognisance that an 'integrated and connected extension of West Cheltenham' is essential to secure the environmental, and health and wellbeing benefits, of improved networks and sustainable, active travel e.g. 'off-road routes encouraging greater walking and cycling' (p8). Principle A3 Connection to Nature successfully reinforces the range of evidence which has been collected by the Assessor (*see scoresheet for full evidence*) by stating that "Multifunctional green infrastructure is a cross-cutting theme that will help to deliver the sustainability aims of the masterplan".

A summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet and include evidence from Section 1; Section 2.2; Section 2.3; Sub-section 3.1; Sub-section 4.2; and Section 5.2.

CORE2

The scheme identifies important local character features as a starting point for the green infrastructure proposals and incorporates them into the scheme in order to reference, reflect and enhance the local environment.

The policy document makes an explicit commitment to bringing forward a masterplan framework which will enhance the natural environment, as illustrated in Objective C (p8) which commits to "work with the natural landscape and its features to create new environments which integrate existing landscape assets".

In section 3.2, the policy document commits to working with key partners including the Gloucestershire Local Nature Partnership to deliver biodiversity and ecological opportunities, including biodiversity net gain and environmental net gain.

In sub-section 4.1 the Golden Valley Land Use Strategy commits to delivering neighbourhoods with "their own character"; and overlaid with the detail in Section 5, the policy document commits to create a sense of place by working with and the natural landscape features and retaining existing green infrastructure assets including waterways, trees and hedgerows.

A summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet and include Section 2.2; Section 3.2; Sub-section 4.1; and Section 5.

CORE3

The type, quality and function of green infrastructure respond to the local context.

Given that this is an Accreditation of a framework masterplan document, the evidence for CORE2 can be repurposed as evidence of compliance for CORE3.

CORE4

The green infrastructure is resilient to climate change; and minimises the scheme's environmental impact with respect to air, soil, light, noise and water; and enhances the quality of air, soil and water.

The policy document successfully integrates climate resilience into its approach to secure the delivery of resilient green infrastructure features within the built development. Two critical ways it does this is through a commitment to Sponge City and SuDS principles.

The strategic objectives for the masterplan framework, in particular Objective C, show a strong commitment to ensuring the new development will bring forward climate resilient environments, which integrate existing landscape assets, adjacent land and biodiversity assets, and make provision for a network of multifunctional and connected formal and informal green features which minimise the risks associated with UHIE and flooding and show a commitment to climate change mitigation and adaptation.

A summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's

scoresheet and include Part B, Sub-section 2.2, Objective A (p12), Objective C, Objective E; 3.2 Key Sustainability Principles (p20), A3 Connection to nature; Section 3, A2 Resilience (p20); and Section 5 Working with the natural landscape and its features (p30).

CORE5

Provision is made for long-term management and maintenance and monitoring of all green infrastructure features post-development.

The long-term management, maintenance and monitoring of green infrastructure features will be critical to the long-term success of green infrastructure within the area covered by the policy document. As such, the policy document states that the 'new landscape and environmental assets should "benefit from an appropriately resources management regime"'; which ensures that proposals that come forward will be held to account in line with this commitment in the masterplan framework and strategic objectives, Sub-section 2.2 (p12).

Section 5.2 refers to a 'wider management strategy' which will prove essential to compliance with CORE5, and furthermore, commitment to a site-wide management strategy (p39) will secure benefits of green infrastructure for people and wildlife.

A particular strength of the proposals to address long-term management and maintenance of green infrastructure features is the commitment to a "low maintenance landscape", and "maintenance standards for the entire site-wide green infrastructure network" (p39). In addition, the consideration of how green infrastructure design will be coordinated with the highways and drainage design is an example of a best-practice approach to design to ensure features are functional and can be maintained to continue to deliver benefits beyond implementation.

Finally, the proposal to consider innovative management mechanisms such as a Community Land Trust are most welcome, and Building with Nature supports such long-term thinking.

A summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

Wellbeing Standards

WELL1

Green infrastructure is accessible for all and is situated close to where people live to promote health, wellbeing, community cohesion and active living.

The Auditor is satisfied that the policy document's commitment to provide a network of high-quality features that are accessible for both new residents, and the wider community to enjoy the features for health, wellbeing, active living and to support community activities which in turn support community cohesion.

Green infrastructure features are present across the masterplan framework area. All user groups are encouraged to walk and cycle as a mode of transport, where possible; provision for food growing is included in the potential for green features to deliver wider benefits; alongside more formal provision for sport. Furthermore, the SPD encourages informal uses, such as meanwhile uses, and flexible spaces for a variety of outdoor activities.

A summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WELL2

The scheme encourages all people to use and enjoy green infrastructure and considers the needs and strengths of vulnerable and excluded groups.

The policy document encourages all people to use and enjoy green infrastructure. This is achieved by an approach to a masterplan framework whereby permeability minimises physical barriers to green infrastructure features throughout the development area, and inclusion of green infrastructure as part of the streetscape to maximise passive benefits as people move through the site.

The SPD includes references to user groups with additional or varied needs and strengths to ensure that the natural environment and green features included throughout the development area are accessible and able to be enjoyed by all. For example, there are

visualisations of differently abled people (e.g. people who use wheelchairs) and people with children in pushchairs.

A summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WELL3

Green infrastructure is designed to encourage optimal use and employs hard and soft features to be accessible at all times of year.

The Auditor is satisfied that the evidence provided as demonstration of compliance for WELL1 and WELL2, combined with commitments made in CORE4 to ensure that the green infrastructure features will be climate resilient, contribute a satisfactory level of evidence to show compliance for WELL3.

A summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WELL4

The scheme supports local priorities for reducing and/or preventing health inequalities.

The strategic need for reducing and/or preventing health inequalities is met by creating new green infrastructure to specifically enable and encourage the integration of existing, currently disadvantaged communities with the new development's facilities, meeting the compliance requirements for this standard.

A summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WELL5

The scheme demonstrates innovative solutions to overcoming social and cultural barriers to use and enjoyment of green infrastructure and considers how green infrastructure can promote socially sustainable communities and community cohesion.

Considering the evidence for WELL4 above, which is also relevant to this standard, the SPD advocates for the creation of flexible public realm and open greenspace areas for a range of social and cultural purposes.

A summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WELL6

The scheme demonstrates that green infrastructure is integral to the distinctiveness of place.

A particular strength of the policy document is a commitment to delivering a development which will "integrate existing landscape assets and features and use these features to inform the development of a green and blue infrastructure network for the site"; as well as deliver a development which will "enrich local ecology and biodiversity" and "respond to strategic opportunities to create visual and ecological connection with/to the wider landscape and countryside".

A summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

Water Standards

WAT1

Green infrastructure is integral to sustainable drainage and features are designed to minimise surface runoff, manage flood risk, and maintain the natural water cycle.

The overall landscape strategy set out in the policy document is one which aims to adopt 'Sponge City' and SuDS principles, thereby minimising the extent of hard landscaping as a primary water management approach. The SPD commits to bring forward a development which will "create landscapes which help to minimise and mitigate flood risk", through the "incorporation of sustainable drainage measures", including "provision of street trees, landscape verges, swales and permeable surfaces" (p20).

A comprehensive summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WAT2

Green infrastructure has been used to improve water quality within the boundary of the scheme.

In addition to the evidence provided for WAT1, the policy document commits to delivering "innovative solutions to reducing flood risk" from sewers as well as ordinary watercourses.

A comprehensive summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WAT3

The design of SuDS enhances the capacity of green infrastructure features to create and sustain better places for people and nature.

The Auditor has reviewed the evidence included in the Assessment and has determined that the policy document demonstrated compliance with this Standard.

The evidence to demonstrate compliance with this Standard primarily relates to the commitment within the SPD to bringing forward a development which is committed SuDS principles, which includes a commitment to "enrich local biodiversity" and "maximise amenity" (e.g. Sub-section 2.2, Section 5).

Objective C1 (Sub-section 5.2, p34) provides specific examples of how this will be achievable, including the potential to enhance existing green infrastructure features to maximise their potential for people and wildlife, including existing streams, water bodies, and potentially opening up culverted watercourses where possible.

A comprehensive summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WAT4

The scheme responds to the local policy document context in terms of water management, demonstrating an innovative approach to move beyond the statutory minimum.

The Auditor is satisfied that the evidence provided for WAT1-3 demonstrates compliance with this Standard, however additional evidence to support this Standard specifically can be found on page 37 where the SPD commits to a 'creative approach to sustainable drainage': "surface water drainage will need to be planned at a site-wide scale to maximise amenity and ecological potential", including a commitment to the use of green infrastructure features to manage surface water e.g. wetlands and rain gardens. This should ensure that the development delivers an exemplary approach to surface water management through the use of soft green features.

In addition, the Auditor noted the potential to open up culverted watercourses, which would be an additional best practice approach to maximising surface water management through green infrastructure, and optimising benefits for people and wildlife.

A comprehensive summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WAT5

A diversity of green infrastructure features are utilised to improve water quality, utilising more and better treatment stages to maximise pollution reduction downstream.

The Auditor is satisfied that the evidence provided for WAT1-3 demonstrates compliance with this Standard.

A comprehensive summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WAT6

Features relating to water management are used to enhance local distinctiveness and add value to the overall design.

The Auditor has reviewed the evidence included in the Assessment and has determined that the policy document demonstrated compliance with this Standard.

In addition to evidence provided across Standards WAT1-5, the Auditor was particularly impressed with the policy document's commitment to provide a network of "interconnected green spaces, green roofs, porous surfaces and water recycling methods" to underpin and complement the SuDS strategy across the site. This should ensure a best-practice approach to surface water management utilising green infrastructure.

A comprehensive summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

Wildlife Standards

WILD1

Green infrastructure avoids, mitigates, and compensates for impacts on existing biodiversity, or restores, creates and enhances biodiversity, within the boundary of the scheme in line with local biodiversity targets and landscape-scale conservation priorities. Provision has been made for on-going monitoring, and remediation where necessary, of all green infrastructure features supporting biodiversity within the boundary of the scheme.

The policy document provides an exemplary level of commitment to bringing forward a development which will enhance local biodiversity and result in biodiversity net gain and environmental net gain.

Of particular note is the commitment made to work collaboratively with key partners to secure this delivery of biodiversity benefits (e.g. Gloucestershire Local Nature Partnership) and a commitment to the Gloucestershire Green Infrastructure Pledge (including Building with Nature Assessment).

The policy document gives a number of illustrative examples which underpin this commitment to biodiversity, including the retention and enhancement of existing landscape assets (e.g. hedgerows, trees and water bodies); and creation of new features (e.g. relocation and enhancement of meadow habitats).

There is also evidence that features providing biodiversity and ecological benefit will be incorporated into a site-wide management strategy, with a requirement for all future planning applications within the development area to commit to a 25-year management and maintenance plan, with provision for monitoring and remediation. Some of this evidence overlaps with that provided for CORE5.

A comprehensive summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WILD2

Green infrastructure features ensure linkages between habitats within the boundary of the scheme.

Both the Assessor and Auditor agree that the evidence provided for CORE1 and WILD1 may be cross-referenced to demonstrate compliance with this Standard.

WILD3

Green infrastructure delivers key measures that contribute to the target conservation status of key species.

The language of the text focuses on habitats and landscape features with broad statements about the requirement to enrich local biodiversity or ecology. There is good evidence throughout the document about the need to existing and new integrate habitats for biodiversity net gain.

Welcome additions to the policy document as a result of the BwN Assessment, include a commitment to require the future planning applicants to carry out appropriate ecological assessments to ensure that the development will respond positively to particular local key species and ensure the design approach helps to meet targets for their conservation.

A comprehensive summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WILD4

Green infrastructure includes ecological features around and within the built environment.

Both the Assessor and Auditor agree that the evidence provided for WILD1 may be cross-referenced to demonstrate compliance with this Standard.

WILD5

Green infrastructure is effectively connected to ecological features beyond the boundary of the scheme and plays a role in restoring and sustaining ecological networks.

Welcome additions to the policy document as a result of the BwN Assessment, include inclusion of wording which commits future development to make provision for green infrastructure which enhances adjacent land, and its landscape and biodiversity assets; and improvements to visual materials which now more clearly illustrate how the site's habitats will be integrated with those in adjacent areas.

The policy document shows an exemplary commitment to positively contributing to the restoration of the local Nature Recovery Network by making clear that strategic ecological corridors are those which run across the site, connecting the habitats within the site to the wider ecological network. We encourage the applicant to continue to work with key partners such as the Gloucestershire Local Nature Partnership and the Gloucestershire Wildlife Trust as future planning applications for development within the policy area come forward, with particular reference to the ecological network map which can be used as a resource to guide strategic connectivity of features both within the development area and in the wider area.

A comprehensive summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

WILD6

The scheme secures biodiversity measures in all stages of implementation and in the case of phased development schemes, across multiple phases of development.

The evidence to demonstrate compliance with this Standard primarily rests on the policy document's commitment to long-term management and maintenance which are detailed in CORE5 and WILD1.

A comprehensive summary of the detail within key sections which have been assessed as successfully providing evidence to underpin compliance with this Standard can be found in the Assessor's scoresheet.

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Building with Nature Standard	RAG rating	Evidence: documents listed (including page/section) which demonstrate compliance	Assessor: Carol Somper, SoSustainable Feedback/views, including: • Questions for the policy and planning committee teams, and • Whether additional evidence is required to demonstrate compliance	Edits to SPD	Audit result Auditor: Gemma Jerome
CORE1. The green infrastructure forms a multifunctional network; the policy outlines a strategic commitment to delivering green infrastructure through a multifunctional network, where green infrastructure features are connected to avoid fragmentation.		**Section 1** introducing the role of the SPD makes clear the strategic commitment in reference to the Joint Core Strategy, its current review/updating process and the national principles for garden communities. Para 1.1.9 on Pg No.7 confirms Homes England support for the bid for the development of a new strategic garden community for Cheltenham. Further strategic policy commitments that will be met through the SPD are summarised in Section 6, **An integrated and connected extension of West Cheltenham**,Pg No. 40 and paras 6.15 to 6.1.6 in particular regarding sustainable travel modes and improved networks that make use of well-connected routes as illustrated in the Figure 28 for the movement strategy, showing the potential for multi-functional green infrastructure networks. **Section 2.2** describing the masterplan framework and strategic objectives explicitly states for **Objective C** (on Pg No.8) that the aim is to "create new environments which integrate existing landscape assets; provision of generous and flexible network of formal and informal open spaces of varying scales which help to integrate with and connect to new and existing communities; create landscapes which help to minimise and mitigate flood risk; promote local food production; support and promote local public art initiatives; and, benefit from an appropriately resourced management regime" **Objective D** also on Pg No.8 describes the aim for connectivity primarily in terms of streets and routes, suggesting vehicular transport. **Sub-section 2.3** defines benefits of the development for the wider area, including Pg No.14 **Objective C - Landscape** • Extensions to local open spaces • Creation of a new network of landscape spaces, open to all. **Sub-section 3.1** on Pg No.16 similarly sets out sustainability principles including **Point 8** "Extension of local allotments and other multifunctional green	Collectively, the listed references in the document meet the requirements of this core Standard. The following comments relate to specific sections and page numbers: Objective D would benefit from being made broader/more explicit by explaining that 'routes' includes green off-road routes encouraging greater walking and cycling. Similarly, Objective C on Pg No.14 and Point 8 on pg 16 could stress the importance of reversing and protecting against green infrastructure fragmentation by providing high connectivity across the new network including extensions to greenspace.,	P12 – objective D Add explicit explanation that 'routes' includes green off-road routes encouraging greater walking and cycling P12 – Objective C, P16 bullet 8 Strengthen narrative about providing high connectivity across the new network of green spaces P26/26 – replace the words 'unique landscape setting' to describe 'beautiful, multi-functional and highly connected landscapes across the proposed development.'	The Auditor is satisfied that the final version of the policy document has made changes in line with the Assessor's comments and now complies with this Standard.

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		infrastructure - which act as an increasingly important ecological and social/community resource." This statement on Pg.No 21 for **Principle A3 Connection to Nature** reinforces all of the above in stating that "Multifunctional green infrastructure is a key cross-cutting theme that will help to deliver the sustainability aims of the masterplan". **Sub-section 4.2 Key mixed use principles** on Pg Nos. 26 &27 refer to beautiful landscapes and green landscapes and "a unique landscape setting" without actually qualifying what is meant, i.e. the language is a bit flabby. **Section 5 Working with the natural landscape and its features**, Pg No.30 defines the approach required for the natural environment, **Point 1** in particular meets this Core Standard by stating "Retain existing landscape assets including hedgerows, trees and water bodies which will help to inform the design of a multifunctional and connected green and blue infrastructure network." Figure 16 showing the landscape map that helps to illustrate the principles indicates good connectivity by indicating where new green infrastructure elements and features could be introduced. **5.2 Key landscape principles - C1.** on pg Nos.34 states that "Development must positively integrate existing landscape assets and features and use these features to inform the development of a green and blue infrastructure network for the site". A firm strategic policy commitment is also articulated in the requirement at **C3** that the "the masterplan shall integrate green and blue infrastructure proposals in order to achieve Building with Nature Design accreditation, with a view to achieving full accreditation ('Excellent') upon delivery to exceed the statutory minima for green infrastructure." **C7.** Requires that **"**boundaries ..... shall be carefully planned and designed to maximise opportunities for physical and visual integration" defining what this means for the interface with existing homes and that new landscape provision .... should provide connections and shared facilities for all local residents. Landscape must not create leftover space or barriers."	The text in Sub-section 4.2 could be tightened to specifically describe beautiful, multi-functional and highly connected landscapes across the proposed development. This statement meets the requirement but would be stronger by requiring a highly connective green and blue infrastructure network. The following bullet point wording of C7, however, is sufficient to strongly imply this.	C1 edit title/principle: a highly connective green and blue infrastructure network	

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		All of these principles are further detailed and illustrated for landscape and public realm in each of the four character areas/neighbourhood descriptions in **Section 7**. They each have illustrative layout plans and artists impressions to explain the preferred approach for developers to take.	The details in Section 7 are a little light in terms of making explicit references to the multi-functionality of green infrastructure features in streets and more urban areas although the images used help to imply this.	Review Section 7 and make explicit references to the multi-functionality of green infrastructure features in streets and more urban areas	
CORE2. The SPD identifies important local character features as a starting point for green infrastructure conservation and enhancement requirements, incorporating them into/referencing them in the SPD's objectives in order to reference, reflect and enhance local environment.		**Section 2.2** describing the masterplan framework explicitly states for **Objective C** (Pg No.8) that the aim is to work "with the natural landscape and its features to create new environments which integrate existing landscape assets" **3.2 Key sustainability principles - A3** (Pg No.21) states that "the Golden Valley Development will enrich local ecology and biodiversity " and that "The site's biodiversity and ecology opportunities are of particular significance, with scope for collaborative working with key partners within the Gloucestershire Local Nature Partnership to deliver biodiversity net gain and environmental net gain. All principal public sector partners involved in bringing this site forward through the JCS have signed up to the Gloucestershire Green Infrastructure Pledge. New development will be assessed against the Building with Nature Benchmark. • Working collaboratively with the Gloucestershire Local Nature Partnership, and particularly the Wildfowl and Wetlands Trust, the site presents a unique opportunity to support and foster birdlife in the context of the nearby Slimbridge Wetland Centre. **Sub-section 4.1 Introduction** key points from the **Golden Valley Land Use Strategy - No.5** states that the development will have "A number of attractive, beautifully landscaped neighbourhoods, each with their own character." **Section 5 Working with the natural landscape and its features** on Pg No.30, para 5.1.1 states that "existing assets within the site such as waterways, trees and hedgerows are incorporated into the planning of site wide green and blue infrastructure and new public spaces." Para 5.1.2 goes on to explain that "the interlinked network of natural and semi-natural and more formal open spaces… will be designed to support the [SPD's] social environmental and ecological objectives". The landscape concept plan (Figure 16) illustrates these requirements which	This statement is compliant with CORE2 Sub-section 3.2 A3 is compliant with this core Standard because it makes clear that the site's existing biodiversity interest are significant and encourages developers to work collaboratively with local partners to achieve net gain, in the context of the county GI Pledge. Sub-section 4.1 on Pg No.24 could be stronger by explicitly stating that landscaping will draw on and compliment the site's existing landscape elements and features to heighten 'sense of place'. Section 5 fully meets compliance with core Standard 2.	Add the following to 4.1/p24 landscaping will draw on and compliment the site's existing landscape elements and features to heighten 'sense of place'.	The Auditor is satisfied that the final version of the policy document has made changes in line with the Assessor's comments and now complies with this Standard.

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		are further articulated in points 1 and 3 of the green and blue infrastructure strategy: "**1** Retain existing landscape assets including hedgerows, trees and water bodies which will help to inform the design of a multifunctional and connected green and blue infrastructure network. Retain existing hedges along boundaries such as along Old Gloucester Road and the eastern edge along Fiddler's Green Lane where possible. **3** Integrate strategic ecological corridors and create and connect a diversity of habitats through the site. Opportunities for habitat creation will be integrated at all scales from site wide, to the design of development layouts, public spaces, streetscapes, and buildings. To include nature reserves." This evidence is further reinforced by **Sub-section 5.2. Key landscape principles** that state: **C1**. "Development must positively integrate existing landscape assets and features and use these features to inform the development of a green and blue infrastructure network for the site" and the 4 bullet points explaining that existing landscape assets will play a key role in defining the location, shape and size of each development phase, that net biodiversity gain is required to help diversify the landscape and that such assets are to be retained and enhanced where possible, i.e. existing networks of hedgerows, trees and woodland, streams, ditches and water bodies.			
CORE3. The type, quality and function of green infrastructure respond to the local context.		Given that this is a framework masterplan document the evidence for CORE2 above is also the evidence for CORE3.	The SPD is fully compliant for CORE3.	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.
CORE4. The SPD ensures that green infrastructure is resilient to climate change; and minimises the development site's		**Part B,** Sub-section 2.2 The masterplan framework and strategic objectives **Objective A** on Pg No.12 states that the development will be resilient by using	Unfortunately, the current text has insufficient scope and detail to meet this Standard, the following are suggested edits:	2.2/p12/objective A "resilient through the application of sponge city and SuDS principles; the use of green	The Auditor is satisfied that the final version of the policy document has

environmental impact with respect to air, soil, light, noise and water; and enhances the quality of air, soil and water.		Sponge City and SUDs principles. The importance of climate resilience is further stressed on Pg No.14 concerning benefits to the wider area, with Objective A and C both referring to improved flood risk management. **3.2 Key Sustainability Principles,** on pg No.20, **A3. Connection to nature** states that "Development at the Golden Valley Development will enrich local ecology and biodiversity and will take proper account of air quality issues." **Section 3, A2 Resilience:** 3rd bullet point on Pg No.20 states the requirement for "increasing the provision of blue and green infrastructure and proximity to green space and large water bodies (within 100m radius) [for reducing] the localised impacts of heat island effect, absorbing less heat and stabilising temperatures during peak summer conditions. **Section 5 Working with the natural landscape and its features** on Pg No.30, Point 1 of the Box comprising the site's green and blue infrastructure strategy requires "a site-wide SuDS strategy that is informed by the existing topography, geology and soils."	**Sub-section 2.2 Objective A** needs a further statement along the lines of "resilient through the application of sponge city and SuDS principles; the use of green infrastructure features to create climate resilient microclimates for user comfort; will enrich local biodiversity…" Objective C: could include "new climate resilient environments which integrate existing landscape assets; provision of generous and flexible network of formal and informal open spaces to create climate resilient microclimates of varying scales which help to integrate with and connect to new and existing communities;" **Objective E** could be further developed to include "and applying good urban design principles, for example including the use of green infrastructure features to help reduce the heat island effect. **A2 Resilience** on Pg No.20 could have a new bullet point or an additional sentence to the 2nd bullet, e.g. "… Careful street planning and provision of external shading (including shading devices, balconies and façade articulation) will be used to limit solar exposure. The use of landscaping and green infrastructure features (green walls and roofs) should also be considered, especially where these can provide multifunctional benefits – for wildlife, improving air quality, alleviating thermal mass, reducing noise -." This would complement and reinforce A2. **Section 3** could also have climate resilient blue, green and grey infrastructure added to the list of key points for the sustainability strategy. **Section 3 A2** is too high level to sufficiently cover the importance of creating climate-resilient, user-friendly microclimates across the site through careful use of GI. **Section 5** could then have the following additions: **Key point 4**. "Create pedestrian and cycle connectivity with existing communities and facilities in West Cheltenham. To include the integration and expansion of PRoW and the promotion of nearby regional and local cycle routes. New and existing routes to be landscaped to provide comfortable, climate resilient microclimates for users through the seasons."	infrastructure features to create climate resilient microclimates for user comfort; will enrich local biodiversity…" Objective C: "new climate resilient environments which integrate existing landscape assets; provision of generous and flexible network of formal and informal open spaces to create climate resilient microclimates of varying scales which help to integrate with and connect to new and existing communities" Objective E: "and applying good urban design principles, for example including the use of green infrastructure features to help reduce the heat island effect. A2/p20 "… Careful street planning and provision of external shading (including shading devices, balconies and façade articulation) will be used to limit solar exposure. The use of landscaping and green infrastructure features (green walls and roofs) should also be considered, especially where these can provide multifunctional benefits – for wildlife, improving air quality, alleviating thermal mass, reducing noise -." Plan/p16 key points for the sustainability strategy climate resilient blue, green and grey infrastructure added Section 5/key point 4 "To include the integration and expansion of PRoW and the promotion of nearby regional and local cycle routes. New and existing routes to be landscaped to provide comfortable, climate resilient microclimates for users through the seasons." Section 5/key point 6 "Create a network of new public spaces incorporating climate resilient green infrastructure so that each creates a focal point for a new neighbourhood, or form…."	made changes in line with the Assessor's comments and now complies with this Standard.

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		The wording for **C3**. requires that "Proposals shall include a network of public spaces to meet local open space requirements" with the penultimate bullet point requiring " Public spaces must be accessible and include areas of seating, shade and …."so that the "widest range of the community is able to enjoy new spaces."	**Point 6.** "Create a network of new public spaces incorporating climate resilient green infrastructure so that each creates a focal point for a new neighbourhood, or form…." **Sub-section 5.2, C2** 3rd bullet point, add "Proposals should also consider how best to use landscaping to reduce the heat island effect, create shade, improve air quality and help to screen acoustic disturbance." Lastly, could **7.6 Place 3: Main street Neighbourhood** include the potential for green roofs and walls given its meadow landscaping? Pg No.72 has an image of a very green street with vegetation growing on walls (obviously not true green walls) but makes no reference to the potential for such features.	**Sub-section 5.2, C2** 3rd bullet point, add "Proposals should also consider how best to use landscaping to reduce the heat island effect, create shade, improve air quality and help to screen acoustic disturbance." P73/fig 52 Expand caption to make reference to greening opportunities, walls, roofs and within the street scene	
CORE5. Provision is made for long-term management and maintenance and monitoring of all green infrastructure features post-mineral working and restoration measures.		**Sub-section 2.2 The masterplan framework and strategic objectives, Point C,** on Pg No.12 states that new landscape and environmental assets should "benefit from an appropriately resourced management regime". **Objective A - A3. Connection to nature** on Pg No.20 2nd bullet point states that there will be "provision of informal naturally landscaped spaces; new allotment spaces to meet both existing currently unmet and future demand; formal sports provision; and, new high quality and well managed flexible formal spaces". **5.2 Key landscape principles** on Pg No.38, **C8** refers to the expansion of existing and the creation of new allotments and edible landscapes, stating that "The management of these spaces will need to be considered as a key part of the wider management strategy for the site and advice taken from organisations such as the Gloucestershire Orchard Trust." **C10.** on Pg No.39 requires that "A management strategy shall be developed across the site to inform the design process and with consideration to longer term sustainability". The 6 bullet points describe how the strategy calls for a low maintenance landscape and must include the establishment of intended responsibilities and broad maintenance Standards for the entire site-wide green infrastructure network. All streetscape design and planting proposals must be fully coordinated with highways and drainage design. The setting up of a Community Land	The requirements for Core 5 are fully met.	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

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		Trust is suggested as one possibility to help organise the management of spaces. Landscape management principles need to be agreed with the Local Planning Authority early in the design process/at the pre-application stage and, perhaps most importantly, "any future planning application must include a detailed 25 year management and maintenance plan."			
WELL-BEING STANDARDS					
WELL1. The SPD ensures that green infrastructure is accessible for all and is situated close to where people live to promote health, wellbeing, community cohesion and active living.		From the document's introduction (Pg No.5), it is clear that "Creating cohesive site wide green and blue infrastructure, for the benefit of people, environment and wildlife" and "biodiverse environments which encourage physical, mental and social wellbeing" are key requirements for new development. This context is further developed on Pg No.7, para 1.1.10 which lists key elements from the joint Garden Communities bid "that are intended to be carried through into this SPD including: • Connected – an accessible development that is physically, digitally and culturally integrated • Healthy – a green and biodiverse development that encourages physical and mental well-being" **2.2 The masterplan framework and strategic objectives**, Pg No. **Objective C** states the development shall provide a"...generous and flexible network of formal and informal open spaces of varying scales which help to integrate with and connect to new and existing communities...." which Figure 2 (Pg No.13) illustrates. In identifying key benefits to be provided by the new development, **Objective A – Sustainability** requires • Measures to help manage local flood risk which benefits the wider community; • Ecological net gains which will benefit all residents in the wider area; • Provision of new open spaces and community facilities which are accessible to all existing residents and **Objective C – Landscape** requires • Extensions to local open spaces • Creation of a new network of landscape spaces, open to all and • New allotments to help meet increased needs" **Section 3 Embracing the highest Standards of sustainability** on Pg No.16 supported by **Figure 3**: **Plan showing sustainability interventions** confirms	The evidence demonstrates that the requirements for this Standard are met.	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

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		that a key theme is "Connection to nature" reiterating that "Extension of local allotments and other multifunctional green infrastructure - which act as an increasingly important ecological and social/community resource" is required. This is again reiterated on Pg No.21 at **A3. Connection to nature**: 2nd bullet point concerning "• The provision of new, and management of existing, landscape areas and features across the entire site" .... [including] .. provision of informal naturally landscaped spaces; new allotment spaces to meet both existing currently unmet and future demand; formal sports provision; and, new high quality and well managed flexible formal spaces which provide opportunities for meanwhile uses, events and other outdoor activities", ending with "Multifunctional green infrastructure is a key cross cutting theme that will help to deliver the sustainability aims of the masterplan". **Section 5 Working with the natural landscape and its features** on Pg No.30, sets out the green and blue infrastructure strategy guiding principles (illustrated in Figure 16, Landscape concept), listing (in points 4 to 7) the creation of "pedestrian and cycle connectivity, including the integration and expansion of PRoW and the promotion of nearby regional and local cycle routes" linking new and existing communities, the establishment of a food growing strategy involving existing and new allotments, a network of new public open spaces for both informal leisure and sports activities, e.g. "a quantum of space typologies in line with CBC/TBC Open Space Policy and Sport England's Active Design Guidance." All of these requirements are expanded on in **C3** on Pg No. 34. with explicit mention of existing spaces at Springbank and Hester's Way "will be considered in the planning of the location of new spaces and connections, noting Pilgrove Way playground, Henley Road open space, Elm Farm open space and the Terry Ashdown allotments in particular" and that "New spaces will be overlooked by new development to improve surveillance and community ownership of spaces." **C7** on Pg No.38, in particular states that (3rd bullet point) new landscape areas "respect the amenity of existing neighbourhoods should provide connections and shared facilities for all local residents. Landscape must not create leftover space or barriers."			

WELL2. The SPD enables all people to use and enjoy green infrastructure and considers the needs and strengths of vulnerable and excluded groups.		In addition to the evidence for WELL1 above, the SPD emphasises in several places that green infrastructure should be "accessible to all", as stated in **Section 6 An integrated and connected extension of West Cheltenham** on Pg No. 40 para 6.1.1. The example neighbourhood layouts in Section 7 have indicative plans (on Pg Nos 56, 64 and 70) that demonstrate permeability with West Hampstead communities, the use of green infrastructure in streetscapes to accommodate pedestrian and cycle routes and the importance of high quality, well designed crossing points where such routes meet roads.	The evidence overall meets the requirements for this Standard, but some additions are recommended. The images and artist's illustrations could usefully show wheelchair users and people using mobility walkers as well as children in pushchairs to demonstrate that pathways really are suitable for all types of users. Similarly, where principle requirements for provision concerning shared facilities and green spaces provision are listed, it would be useful to give examples such as benches and toilets close to playing areas and in parks so that they really are user-friendly for young families and older people. Making an explicit requirement for dementia-friendly design methods for public greenspace would also be a good addition.	Artists impressions: Changes made to hand drawn artists impressions to show wheelchair users and people using mobility walkers as well as children in pushchairs to demonstrate that pathways really are suitable for all types of users. 'accessible to all' public space C3/p35 add text to emphasises ...benches and toilets close to playing areas and in parks so that they really are user-friendly for young families and older people. Making an explicit requirement for dementia-friendly design methods for public greenspace would also be a good addition.	The Auditor is satisfied that the final version of the policy document has made changes in line with the Assessor's comments and now complies with this Standard.
WELL3. Green infrastructure is safeguarded and designed to encourage optimal use and employs hard and soft features to be accessible at all times of year.		The evidence for WELL1 and WELL2 above can be used towards meeting the requirements for this Standard. Whilst CORE4 concerns climate resilient infrastructure, the suggested additions to the evidence for CORE4 to be made in Section 5. Would then complete the evidence for WELL3	The evidence does not currently confirm that hard and soft public realm and open space will be accessible to all types of user throughout the seasons.	Changes in above boxes will result in meeting requirements for this Standard.	The Auditor is satisfied that the final version of the policy document has made changes in line with the Assessor's comments and now complies with this Standard.
Excellent					
WELL4. The SPD supports local priorities for reducing and/or preventing health inequalities.		Key requirements for the allocated site (Policy A7 of JCS) listed on Pg No.5 include "A development which creates new and helps to transform existing communities, ensuring they are healthy, biodiverse environments which encourage physical, mental and social wellbeing;" and "An accessible development that is physically, digitally and culturally integrated." Para 1.3.2 on Pg No.8 confirms that public and stakeholder engagement has "been central to the process of SPD preparation" comprising a number of workshops, meetings and public exhibitions to shape the SPD masterplan framework for the Golden Valley development site. **Sub-section 2.3 Key benefits to the wider area,** para 2.3.1 **Objective A** on Pg No.14 makes clear that part of the vision is to provide "Ecological net gains which will benefit all residents in the wider area" plus "new open spaces and community facilities which are accessible to all existing residents" and "A new integrated mixed community which is integrated with	The strategic need is met by creating new green infrastructure to specifically enable and encourage the integration of existing, currently disadvantaged communities with the new development's facilities, meeting the compliance requirements for this Standard.	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

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		existing neighbourhoods". **Objective B - Land uses and activities** include the provision of new leisure opportunities "accessible to existing local residents" and **Objective C – Landscape** lists "Extensions to local open spaces" and "a new network of landscape spaces, open to all" **A3. Connection to nature**: on Pg No. 21 states that the development will "take proper account of air quality issues" experienced in West Cheltenham" and that "provision of new allotment spaces [will] meet both existing currently unmet and future demand". **Section 5 Working with the natural landscape and its features** on Pg No.30 illustrates how new public green space and allotments are to be provided directly adjacent to the existing communities of Springbank and Hesters Way. (**Figure 16 The landscape).** Points **4** and **6** of the green and blue strategy principle requirements identify the importance of public spaces, pedestrian and cycle connectivity with existing communities and Point **5** requires the establishment of "a food strategy to enable food growing and foraging across the site." And that existing allotments "will be expanded for new and existing residents, alongside community orchards. Land will be safeguarded with statutory protection to ensure long term demand for allotments can be accommodated." Lastly point **7** requires the provision of "sports and recreational opportunities and a quantum of space typologies in line with CBC/TBC Open Space Policy and Sport England's Active Design Guidance." These principles are reinforced by the bulleted list of requirements for **C3.** on Pg No. 34**.**			
WELL5. The SPD demonstrates innovative solutions to overcoming social and cultural barriers to use and enjoyment of green infrastructure and considers how green infrastructure can promote socially sustainable communities and community cohesion.		Taking into account the evidence for WELL4 above, which is also relevant to this Standard, the SPD advocates throughout the document the creation of flexible public realm and open greenspace areas for a range of social and cultural purposes, for example. From the summary description **of OBJECTIVE C: Working with the natural landscape** on Pg No. 12 and also 4.2 on Pg No.26 concerning the proposed Cyber Central as "a mixed-use zone with a focus of commercial, community, leisure and residential uses, all served by a high quality and flexible public realm" open 27/7 and located "within a unique landscape setting".	The requirements for this Standard are met.	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

		Additionally, **sub-section 5.2 Key landscape principles C9.** on Pg No.39 requires proposals for the development and delivery of a partnership-led innovative public art programme that: "will help to celebrate the natural setting and assets within the site" with a role in wayfinding and in helping to shape the identity of neighbourhoods" …. in conjunction with informal playful spaces and the CBC Public Art strategy". Public art projects "must also play a role in encouraging community participation and integration during the early build out phases".			
WELL6. The SPD demonstrate that green infrastructure is integral to the distinctiveness of place.		**Sub-section 1.1.A unique opportunity** on Pg No.5 introduces the approach stating the development shall be "responsive to the character of the landscape". A primary objective **A3. Connection to nature** on Pg No. 20 reinforces this, stating that the Golden Valley Development will "enrich local ecology and biodiversity" realising opportunities "to support and foster birdlife in the context of the nearby Slimbridge Wetland Centre". **Sub-section 5.2 Key landscape principles** on Pg Nos.34-35, **C1 Development must positively integrate existing landscape assets and features and use these features to inform the development of a green and blue infrastructure network for the site**, further explaining in bullet points that existing assets "will be integrated within development proposals" to "form the backbone of the landscape strategy" [to] "play a key role in defining the size, location, boundaries and extent of proposed development parcels." Principle **C2. r**equires that requires that proposals "respond to strategic opportunities to create visual and ecological connection with/to the wider landscape and countryside." by considering views out to the Cotswolds AONB and Hayden Hill and respond to the topography of the site when "creating views from existing and proposed public open spaces." **Figure 25** sets out the range of typologies for both formal and more natural open spaces that will need to be defined by working with Gloucestershire Local Nature Partnership (LNP). Principle **C4. A high quality new public space will be provided at the gateway of Cyber Central UK** – confirms that this is required to have a high-quality landscape that will be "a distinguishing factor that makes this development exemplary."	The requirements for this Standard are met, taken together with the evidence for Core 2.	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

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		C7. requires that "New development must respond positively along the edges where the masterplan area interfaces with existing homes, with a need for particularly high quality …. landscape provision" and that the Telstar Way entrance, as the site's principal gateway has high quality street design with landscaping and tree planting [that] will "help to mediate between the character of new and existing places." **C9. Proposals will be devised with partners to develop and deliver an innovative public art programme** that will "help to celebrate the natural setting and assets within the site." **Sub Section 7.1 Introduction, para 7.1.1** on Pg No. 48 states that within the overall vision for the site "there will be a range of neighbourhoods …which should each have a distinctive local identity" and this is demonstrated in **Figure 33 Framework plan** – **neighbourhoods** and further described in the subsequent sections, layouts and images comprising **sub-section 7.2 Key character and placemaking principles** on Pg Nos 52-78.			
WATER STANDARDS					
WAT1. Green infrastructure is integral to sustainable drainage and features are designed to minimise surface runoff, manage flood risk, and maintain the natural water cycle.		**Sub-section 2.2 The masterplan framework and strategic objectives** summary includes the requirement under **Objective A** for the development to be "resilient through the application of sponge city and SuDS principles" and **Objective C: Working with the natural landscape and its features** links this with the requirement to "create landscapes which help to minimise and mitigate flood risk;" **Section 3 Embracing the highest Standards of sustainability A2. Resilience**: on Pg No.20, 1st bullet point explicitly requires development to "Minimise the risk of flooding through the incorporation of sustainable drainage measures" including the "provision of street trees, landscape verges, swales and permeable surfaces ..across all scales, from how surface water is managed as it moves across the site to how rainwater and greywater could be harvested". The Box case study on Pg No.21 for **Sponge City principles:** **Opportunities in The Golden Valley Development** further strengthens this approach. **Section 5 Working with the natural landscape and its features**, on Pg No.29 the box insert summarising the green and blue infrastructure strategy, Point 2	The requirements for this Standard have been met.	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

		requires development to "Integrate a site-wide SuDS strategy that is informed by the existing topography, geology and soils" **C5.** On Pg No.37 goes into greater detail on sustainable drainage Measures to reduce the long-term risk of flooding, particularly the 3rd and 4th bullet points covering sponge city principles and new surface water attenuation features, also illustrated in Figure 16.			
WAT2. The SPD enables green infrastructure to be used to improve water quality and maintain the natural water cycle within the policy area/allocated site boundary.		In addition to the evidence for WAT1 above**, 2.3 Key benefits to the wider area** on Pg No.14 includes, under Objective C – Landscape, 5th bullet point "Innovative solutions to reducing flood risk [and]…. from all flooding sources such as sewer or ordinary watercourse flooding"	The requirements for Standard WAT2 are met	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.
WAT3. The SPD encourages the design of SuDS to enhance the capacity of green infrastructure features to create and sustain better places for people and nature.		**Sub-section 2.2 The masterplan framework and strategic objectives OBJECTIVE A**: on Pg No.12 summarises the requirement for the application of sponge city and SuDS principles and to "enrich local biodiversity" **Section 5 Working with the natural landscape and its features** explains this in greater detail in **point 2** of the key points of the green and blue infrastructure strategy which states that "SuDS features that maximise amenity, habitat and follow good design guidance will be delivered." This requirement is further strengthened in **sub-section 5.2 Key landscape principles, Objective C1,** final bullet point on Pg No.34 which requires "Existing streams, ditches and water bodies, including culverted watercourses to be opened up where possible to help increase their ecological value." and especially by Objective **C5**. Pg No.37 regarding a creative approach to sustainable drainage: • "Surface water drainage will need to be planned at a site-wide scale … to maximise the amenity and ecological potential of the site. • It must be a multifunctional asset that has amenity, ecological and educational value…There will be an exemplary approach to the use of wetland habitats, sustainable drainage and rainwater gardens. Opening up or re-profiling channels where possible will help to increase their ecological value."	The requirements for Standard WAT3 are met	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.
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WAT4. The policy approach responds to the local policy context in terms of water management, demonstrating an innovative approach to move beyond the statutory minimum.		The evidence as a whole for **WAT1-3 and in particular, C5**.on Pg No.37 regarding a creative approach to sustainable drainage: • "Surface water drainage will need to be planned at a site-wide scale … to maximise the amenity and ecological potential of the site. • It must be a multifunctional asset that has amenity, ecological and educational value…**There will be an exemplary approach** to the use of wetland habitats, sustainable drainage and rainwater gardens. Opening up or re-profiling channels where possible will help to increase their ecological value."	The evidence for WAT4 is compliant	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.
WAT5. A diversity of green infrastructure features are enabled by the Plan and policies to be utilised to improve water quality, utilising more and better treatment stages to maximise pollution reduction downstream.		The evidence for Wat1-3 is provided in sufficient detail to be used as evidence for this Standard	This evidence is compliant for WAT5.	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.
WAT6. Features relating to water management are planned for to enhance local distinctiveness and add value to the overall functionality and design of the green infrastructure network.		As above, plus sub-**section 5.2 Key landscape principles, Objective C1,** final bullet point on Pg No.34 which requires "Existing streams, ditches and water bodies, including culverted watercourses to be opened up where possible to help increase their ecological value." and especially by Objective **C5**.Pg No.37 regarding a creative approach to sustainable drainage: • "Surface water drainage will need to be planned at a site-wide scale … to maximise the amenity and ecological potential of the site. • It must be a multifunctional asset that has amenity, ecological and educational value….There will be an exemplary approach to the use of wetland habitats, sustainable drainage and rainwater gardens. Opening up or re-profiling channels where possible will help to increase their ecological value." In addition, the requirement set out in the 3rd bullet point at **C5** to promote 'Sponge City' principles, where the development is part of a permeable system that allows water to filter through the ground and be absorbed to be re-used within the area (see Section 3.2). Interconnected green spaces, green roofs, porous surfaces and water recycling methods should all be considered to residential properties can play an important role in rainwater recycling for grey-water as part of the overall SuDS strategy."	The evidence for WAT6 is compliant	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

Wildlife					
WILD1. The SPD requires that green infrastructure avoids, mitigates, and compensates for impacts on existing biodiversity, or restores, creates and enhances biodiversity, in line with local biodiversity targets and landscape-scale conservation priorities. Provision has been made for on-going monitoring, and remediation where necessary, of all green infrastructure features supporting biodiversity within the allocated site boundary.		**3.2 Key sustainability principles - A3** (Pg No.21) states that "the Golden Valley Development will enrich local ecology and biodiversity " and that "The site's biodiversity and ecology opportunities are of particular significance, with scope for collaborative working with key partners within the Gloucestershire Local Nature Partnership to deliver biodiversity net gain and environmental net gain. All principal public sector partners involved in bringing this site forward through the JCS have signed up to the Gloucestershire Green Infrastructure Pledge. New development will be assessed against the Building with Nature Benchmark. • Working collaboratively with the Gloucestershire Local Nature Partnership, and particularly the Wildfowl and Wetlands Trust, the site presents a unique opportunity to support and foster birdlife in the context of the nearby Slimbridge Wetland Centre. **Section 5 Working with the natural landscape and its features**, Pg No.30 defines the approach required for the natural environment, with **Point 1** stating "Retain existing landscape assets including hedgerows, trees and water bodies which will help to inform the design of a multifunctional and connected green and blue infrastructure network." Also, Point 8 highlights where existing habitats of interest may need re-locating from Cyber Central, i.e. "This space will present opportunities for a wide range of events and activities. Meadow habitats that currently exist here will be re-provided elsewhere." On Pg No.31 **Figure 16** ,the landscape map illustrates these principles, indicating what needs to be retained and where new green infrastructure elements and features could be introduced. **Para 5.1.1** on Pg No.30 states that **"**existing assets within the site such as waterways, trees and hedgerows are incorporated into the planning of site wide green and blue infrastructure and new public spaces." Para 5.1.2 goes on to explain that "the interlinked network of natural and semi-natural and more formal open spaces…will be designed to support the [SPD's] social environmental and ecological objectives". The landscape concept plan (Figure 16) illustrates these requirements which	WILD 1 evidence cites the County-level strategic goals and partnerships for achieving landscape-scale conservation priorities and the importance of working with these partners to fully realise the ecological opportunities presented by the allocated site. The requirement for a 25yr management plan assumes that this covers monitoring and remediation measures, but these aspects could useful be added to C10 on Pg No.39 The evidence meets the compliance requirements for WILD1	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.

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		are further articulated in points 1 and 3 of the green and blue infrastructure strategy: "1 Retain existing landscape assets including hedgerows, trees and water bodies which will help to inform the design of a multifunctional and connected green and blue infrastructure network. Retain existing hedges along boundaries such as along Old Gloucester Road and the eastern edge along Fiddler's Green Lane where possible. 3 Integrate strategic ecological corridors and create and connect a diversity of habitats through the site. Opportunities for habitat creation will be integrated at all scales from site wide, to the design of development layouts, public spaces, streetscapes, and buildings. To include nature reserves." **C10.** on Pg No.39 requires that **"**A management strategy shall be developed across the site to inform the design process and with consideration to longer term sustainability**".** The 6 bullet points describe how the strategy calls for a low maintenance landscape and must include the establishment of intended responsibilities and broad maintenance Standards for the entire site-wide green infrastructure network. All streetscape design and planting proposals must be fully coordinated with highways and drainage design. The setting up of a Community Land Trust is suggested as one possibility to help organise the management of spaces. Landscape management principles need to be agreed with the Local Planning Authority early in the design process/at the pre-application stage and, perhaps most importantly, "any future planning application must include a detailed 25-year management and maintenance plan."			
WILD2. The SPD requires that green infrastructure features ensure linkages between habitats.		The evidence for Core 1 and WILD1 collectively meets the evidence requirements for this Standard.	The evidence requirements are met for WILD2.	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.
WILD3. The policy approach ensures that green infrastructure delivers key measures that contribute to the target conservation status of key species.		**Sub-section 2.2 The masterplan framework and strategic objectives OBJECTIVE A**: on Pg No.12 summarises the requirement for sponge city and SuDS principles to "enrich local biodiversity"	The language of the text focuses on habitats and landscape features with broad statements about the requirement to enrich local biodiversity or ecology. There is good evidence throughout the document about the need to existing and new integrate habitats for net gain.	Add text to Principle A3 and C1: Informed by an ecological assessment, development would be expected to respond positively to particular local key species and ensure the design approach helps to meet targets for their conservation.	The Auditor is satisfied that the final version of the policy document has made changes in line with the Assessor's comments and now

		3.2 Key sustainability principles - A3 (Pg No.21) states that "the Golden Valley Development will enrich local ecology and biodiversity " and that "The site's biodiversity and ecology opportunities are of particular significance, with scope for collaborative working with key partners within the Gloucestershire Local Nature Partnership to deliver biodiversity net gain and environmental net gain. All principal public sector partners involved in bringing this site forward through the JCS have signed up to the Gloucestershire Green Infrastructure Pledge. New development will be assessed against the Building with Nature Benchmark. • Working collaboratively with the Gloucestershire Local Nature Partnership, and particularly the Wildfowl and Wetlands Trust, the site presents a unique opportunity to support and foster birdlife in the context of the nearby Slimbridge Wetland Centre. **Section 5 Working with the natural landscape and its features** on Pg No.30, para 5.1.1 states that **"**existing assets within the site such as waterways, trees and hedgerows are incorporated into the planning of site wide green and blue infrastructure and new public spaces." Para 5.1.2 goes on to explain that "the interlinked network of natural and semi-natural and more formal open spaces…will be designed to support the [SPD's] social environmental and ecological objectives". The landscape concept plan (Figure 16) illustrates these requirements. **Point 3** of the green and blue infrastructure strategy requires that "Opportunities for habitat creation will be integrated at all scales from site wide, to the design of development layouts, public spaces, streetscapes, and buildings. To **include nature reserves**." **Sub-section 5.2 Key landscape principles, Objective C1,** final bullet point on Pg No.34 which requires "Existing streams, ditches and water bodies, including culverted watercourses to be opened up where possible to help increase their ecological value." and Objective **C5**.Pg No.37 requires "Surface water drainage will need to be planned at a site-wide scale … to maximise the amenity and ecological potential of the site."	Similarly, clear, strong statements are made about specific types of habitat. Key species target conservation status is perhaps hinted at in the text for Principle A3 and Section 5 but it is disappointing that there is nothing about particular local key species and how the design approach needs to help meet targets for their conservation. Some additional information to this effect at A3 and in Section 5 would help achieve compliance with this Standard.		complies with this Standard.

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WILD4. The SPD's objectives and approach confirms that green infrastructure includes ecological features around and within the built environment.		The evidence for WILD1 can be used for compliance with this Standard	The requirements of WILD4 are met.	n/a	The Auditor is satisfied that the evidence provided demonstrates compliance with this Standard.
WILD5. The SPD ensures that green infrastructure is effectively connected to ecological features beyond the boundary of the scheme and plays a role in restoring and sustaining ecological networks.		**Sub-section 2.2** describing the masterplan framework and strategic objectives explicitly states for **Objective C** (on Pg No.8) that the aim is to "create new environments which integrate existing landscape assets; provision of generous and flexible network of formal and informal open spaces of varying scales which help to integrate with and connect to new and existing communities; **Sub-section 2.3** defines benefits of the development for the wider area, including Pg No.14 **Objective C - Landscape** "• Extensions to local open spaces". **Sub-section 5.1 Point 3** on Pg No. 30, in the Box describing the green and blue infrastructure strategy requires the development to "Integrate strategic ecological corridors and create and connect a diversity of habitats through the site. Opportunities for habitat creation will be integrated at all scales from site-wide, to the design of development layouts, public spaces, streetscapes, and buildings. To include nature reserves." **5.2 Key landscape principles - C1.** on pg No.34 states that "Development must positively integrate existing landscape assets and features and use these features to inform the development of a green and blue infrastructure network for the site". **C7.** Requires that **"**boundaries ….. shall be carefully planned and designed to maximise opportunities for physical and visual integration" defining what this means for the interface with existing homes and that new landscape provision …. should provide connections and shared facilities for all local residents. Landscape must not create leftover space or barriers."	Integration with existing landscape assets is clearly an aim but it is not clear whether these are solely those assets within the development site or including areas adjacent to the site. A small edit to Objective C to broaden out the meaning to include adjacent land and its landscape **and biodiversity** assets is required. Figure 16 The landscape concept does not illustrate how the site's habitats will be integrated with those in adjacent areas, e.g. hedgerows, woodland, streams, etc. WILD25 should build on the evidence for WILD2 and WILD3. Point 3 needs a small but critical edit to make clear that strategic ecological corridors are those running from outside the site directly into and across it, connecting with the adjacent area. Again, C1 could be expanded to make clear that the site's green and blue infrastructure fits seamlessly within the green and blue infrastructure of the wider area. C7 stresses the need for integration at the interface with existing homes along the site's western edge. This is very positive, but it needs to be broadened to focus not only landscape assets but ecological interest too. There should be no barriers to ecological connections and the easy movement of key species (see comments above for WILD3).	**Objective C** (on Pg No.12) broaden out the meaning to include adjacent land and its landscape **and biodiversity** assets is required. Figure 16 Arrows added to plan to illustrate how the site's habitats will be integrated with those in adjacent areas, e.g. hedgerows, woodland, streams, etc. Fig 16 point 3 make clear that strategic ecological corridors are those running from outside the site directly into and across it, connecting with the adjacent area. C1 / p34 expanded to make clear that the site's green and blue infrastructure fits seamlessly within the green and blue infrastructure of the wider area. C7/p38 broadened to focus not only landscape assets but ecological interest too. There should be no barriers to ecological connections and the easy movement of key species (see comments above for WILD3).	The Auditor is satisfied that the final version of the policy document has made changes in line with the Assessor's comments and now complies with this Standard.

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WILD6. The SPD secures biodiversity measures in all stages of implementation and in the case of phased development workings, across multiple phases of development across the site.		**Sub-section 2.2 The masterplan framework and strategic objectives, Point C,** on Pg No.12 states that new landscape and environmental assets should "benefit from an appropriately resourced management regime". **5.2 Key landscape principles** on Pg No.38, **C8** refers to the expansion of existing and the creation of new allotments and edible landscapes, stating that "The management of these spaces will need to be considered as a key part of the wider management strategy for the site and advice taken from organisations such as the Gloucestershire Orchard Trust." **C10.** on Pg No.39 requires that **"**A management strategy shall be developed across the site to inform the design process and with consideration to longer term sustainability**".** The 6 bullet points describe how the strategy calls for a low maintenance landscape and must include the establishment of intended responsibilities and broad maintenance Standards for the entire site-wide green infrastructure network. All streetscape design and planting proposals must be fully coordinated with highways and drainage design. The setting up of a Community Land Trust is suggested as one possibility to help organise the management of spaces. Landscape management principles need to be agreed with the Local Planning Authority early in the design process/at the pre-application stage and, perhaps most importantly, "any future planning application must include a detailed 25-year management and maintenance plan."	The requirements for WILD6 are met in full, on the basis that all recommended edits to other Standards have been made.	n/a	The Auditor is satisfied that the final version of the policy document has made changes in line with the Assessor's comments and now complies with this Standard.

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