

Date: 13 April 2021
Our ref: 322457 (#2)
Your ref: **20/01069/OUT**



Cheltenham Borough Council
For the attention of Lucy White

Customer Services
Hornbeam House
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BY EMAIL ONLY

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Dear Lucy

**Planning consultation: Habitats Regulations Assessment (HRA) - Development comprising of up to 250 residential dwellings including provision of associated infrastructure, ancillary facilities, open space and landscaping, demolition of existing buildings and formation of new vehicular access from Harp Hill. Approval sought for means of access to site from Harp Hill with all other matters reserved for future consideration
Location: Oakley Farm Priors Road Cheltenham Gloucestershire GL52 5AQ**

Thank you for your consultation on the above dated 09 April 2021 which was received by Natural England on the same day. This letter provides our advice on the submitted shadow HRA. Please refer to our previous advice letter in respect of other matters within our remit.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

HABITATS REGULATIONS ASSESSMENT - NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application would, in combination with residential and tourist related development in the wider area:

- (i) have an adverse effect on the integrity of the Cotswold Beechwoods Special Area of Conservation <https://designatedsites.naturalengland.org.uk/>.
- (ii) damage or destroy the interest features for which the Cotswolds Commons and Beechwoods Site of Special Scientific Interest and neighbouring SSSIs in the area with public access have been notified (please see overleaf).

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- Homeowner Information Packs providing information on recreation including both opportunities for visits in the area and the sensitivities of local and designated sites.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.