**A11 - West Cheltenham**

**Proposed Modification Number: PMM118**

**Paragraph in Pre-Submission JCS:** Strategic Allocations information

***POLICY A11 – West Cheltenham***

***The Strategic Allocation identified at West Cheltenham (as shown on Proposals Map Plan A11) will be expected to deliver:***

1. ***Approximately 1,100 new homes***
2. ***Approximately 45 hectares of B-class led employment land to be focussed upon a cyber security hub and other high technology and high ‘Gross Value Added’ generating development and ancillary employment uses***
3. ***All development should be employment led, delivery of housing must be in tandem with employment development***
4. ***A comprehensive masterplan and development strategy for the strategic allocation, set within the context of the safeguarded land at West Cheltenham, which includes: (a) a delivery strategy for employment focussed land release (b) a positive impact on the regeneration of neighbourhoods in west Cheltenham (c) integrates built form and a comprehensive network of accessible green infrastructure, including local green space. The network will incorporate and protect notable natural features, including the Hatherley Brook, the Fiddlers Green Key Wildlife Site and important trees and hedgerows.***
5. ***Primary vehicle accesses from Fiddlers Green Lane and B4634 Old Gloucester Road.***
6. ***Measures necessary to mitigate the traffic impact of the site, including the use of travel plans to encourage the use of sustainable transport modes.***
7. ***High quality public transport facilities and connections within and adjacent to the site.***
8. ***Safe, easy and convenient pedestrian and cycle links within the site, to key centres and with neighbouring existing development and the wider green infrastructure network***
9. ***A distribution of development that takes account of the proximity of the Hayden sewage treatment works and incorporates appropriate spatial planning arrangements and mitigation measures designed to minimise material impacts on residential properties and commercial premises. Development which is likely to be significantly affected by odours will not be permitted within the Odour Monitoring Zone identified on the proposals***
10. ***A landscape buffer to the western boundary of the site which will provide screening between the development and the Hayden sewage treatment works.***

**Reason:** Each Strategic Allocation has been given a site specific policy to covered detailed issues to be considered in bringing forward development. These delivery issues are based the JCS evidence base and is what is considered necessary to enable sustainable development.

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***PLAN A11 – West Cheltenham***

***Land to the west of Cheltenham is relatively flat land drained by the River Chelt. The West Cheltenham Strategic Allocation is adjacent to the urban edge of Cheltenham and has an urban fringe character. The area is bounded by Old Gloucester Road to the north, Hayden Lane to the east and Pheasant lane to the South. To the east of the allocation is land safeguarded for the further growth of Cheltenham well beyond the plan period, which includes the Hayden Sewage Treatment works. The land within the allocation is predominately in agricultural use.***

***Addition of red line plan A11 - see “Joint Core Strategy Main Modifications Consultation February 2017 Modified and New Maps” document.***

**Reason:** Site description added for West Cheltenham Strategic Allocation.  Additional maps to take in to account inclusion of West Cheltenham site.

