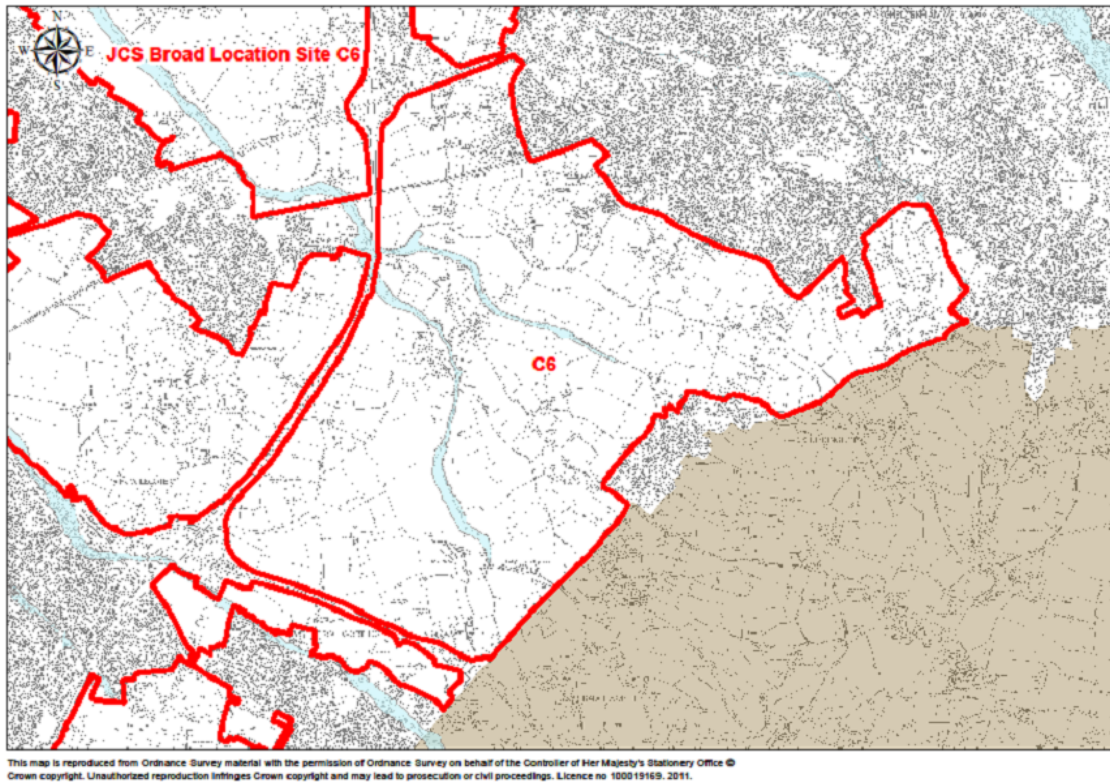


C6a – South Cheltenham (Leckhampton)



Site Location and Floodzone 2 plan.

Landscape Character Type (GLCA): Settled Unwooded Vale

Introduction

This land forms part of the countryside which separates Cheltenham and Gloucester. It incorporates the village of Badgeworth. The eastern boundary largely follows the Shurdington Road and the Cotswolds AONB boundary. The land at the east is adjacent to the Cotswolds AONB and there are other designations which affect this Broad Location.

There are small areas within this Broad Location which fall within Flood Zone 2, an example being within the land at Leckhampton within Cheltenham Borough.

Within the eastern corner of the Broad Location the landscape value is high-medium sensitivity. This area has localised historic significance, high doorstep amenity value and is quite tranquil considering the proximity to the built form and the A46.

The area around Leckhampton displays unusual land use patterns with many small holdings, orchards and allotment/market gardens with good brookline and associated tree cover. This area displays a useful mosaic of habitat types making mitigation difficult with good connections to like habitat to the east, south and west and green infrastructure potential along brook lines.

There is potential for development towards the north of the Broad Location, including the undesignated land at Leckhampton, and adjacent area part of which falls within Tewkesbury Borough. There is scope to provide a park and ride facility either within this Broad Location linked to development in the north or within G4, at Brockworth to capture trips into Cheltenham.

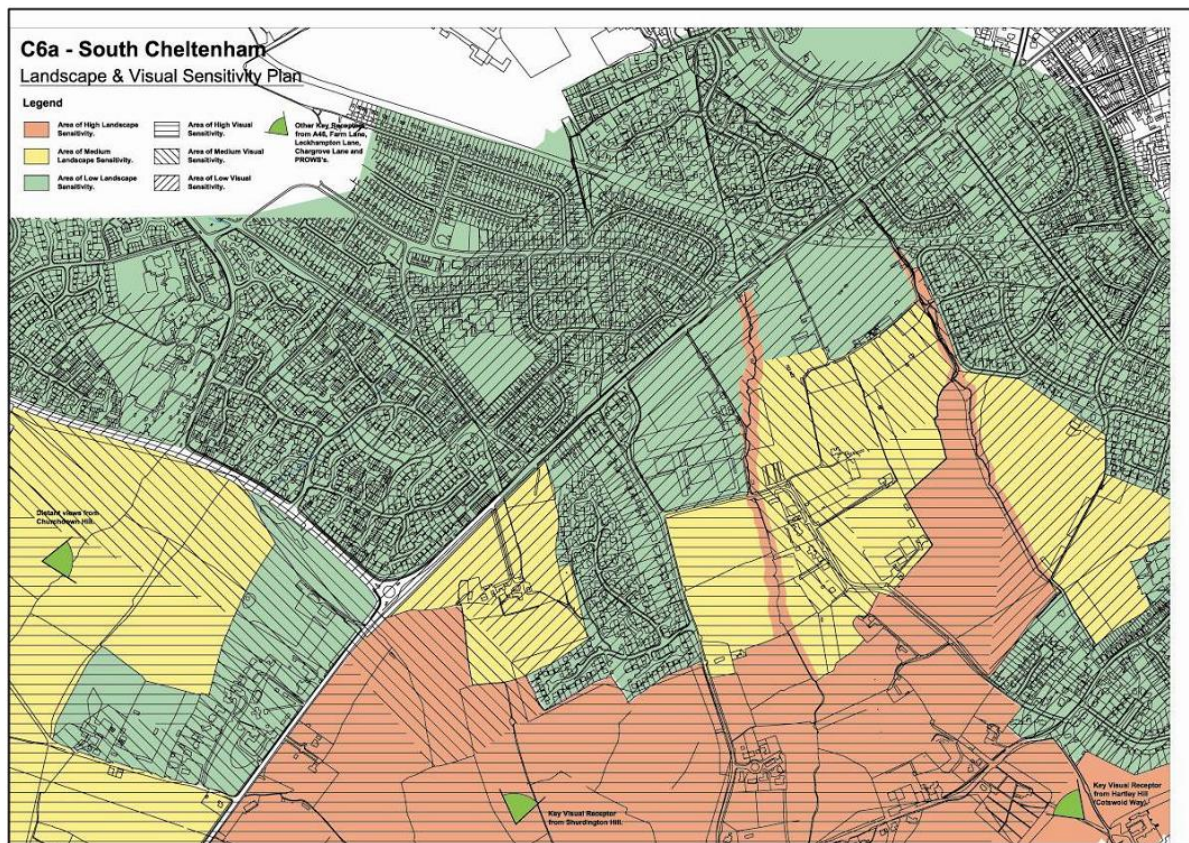
There is an existing Tewkesbury Borough Local Plan allocation at Farm Lane Shurdington for residential development which should be taken forward into the Joint Core Strategy. The principle of development at this location is accepted.

Landscape & Visual Sensitivity

Overall sensitivity rating; high - medium

Key considerations incorporated into the Landscape & Visual Sensitivity plans;

- Very prominent landform and field pattern to the south adjacent to the AONB which is vulnerable to change and is considered valuable landscape resource.
- Only a small area has limited intrinsic landscape value as previous character has already been lost.
- Primary key views from national trail/PROW's within the AONB to the south of the area from Hartley hill and Shurdington Hill



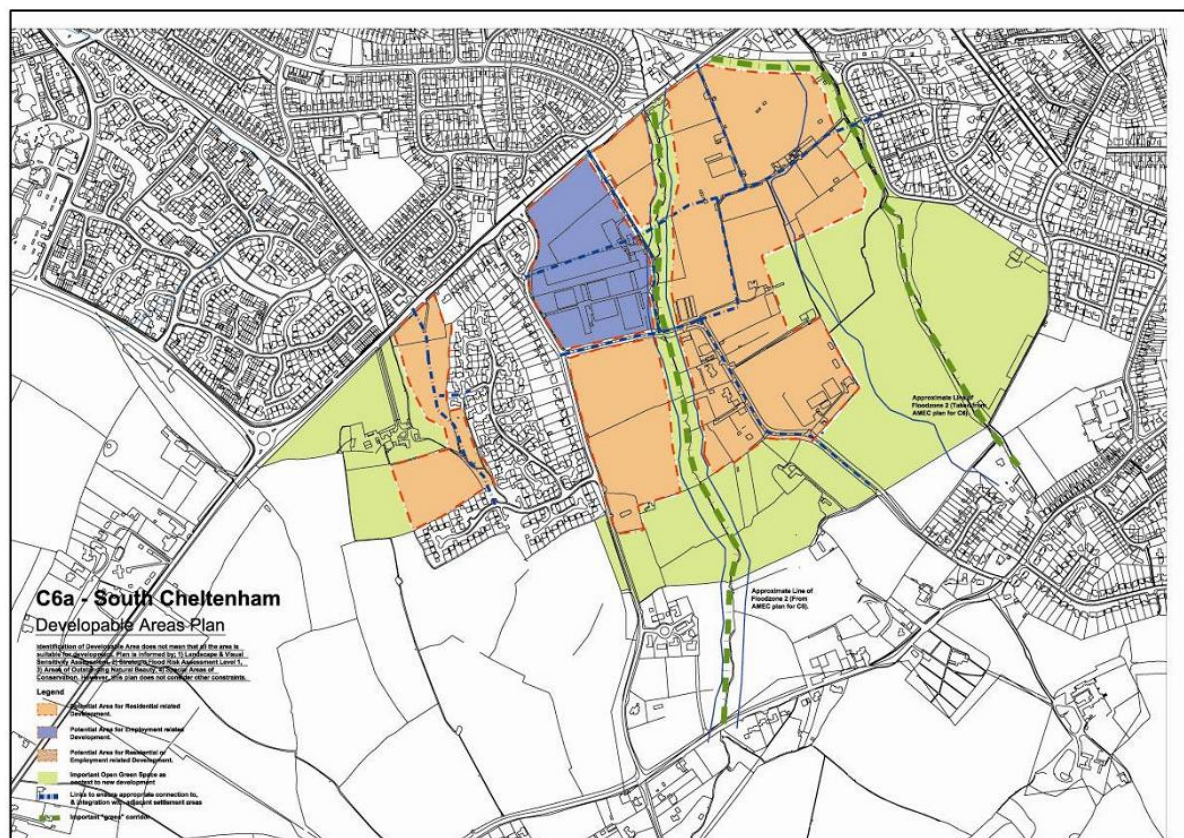
Landscape & Visual Sensitivity plan

Urban Design

Option 1 plan

Key considerations within the South Cheltenham Developable Area Option 1 plan;

- Rationally “infilling” the wider urban settlement to generate a quantum of development that does not appear inappropriately incongruous in the context of the urban form of surrounding settlements and while also seeking to avoid areas of high landscape and visual quality.
- Suggesting an extension of the existing movement network to facilitate appropriate and legible connections to create development that is more successfully integrated within the existing settlement patterns. Particularly to the northwest edge of the site where there is a clear opportunity to link adjacent areas through a shared high quality landscape asset.
- Retaining and utilising existing field patterns and boundaries to define the new development edge. This seeks to facilitate an urban edge that would appear as a more naturally formed and organic boundary to the wider landscape setting
- Suggesting an internal movement network whose layout is informed by existing routes and landscape features to help reinforce and enhance the existing character of the site.
- Maintaining important green routes/corridors/spaces which contribute to the potential for development to create an appropriately high quality “sense of place”.

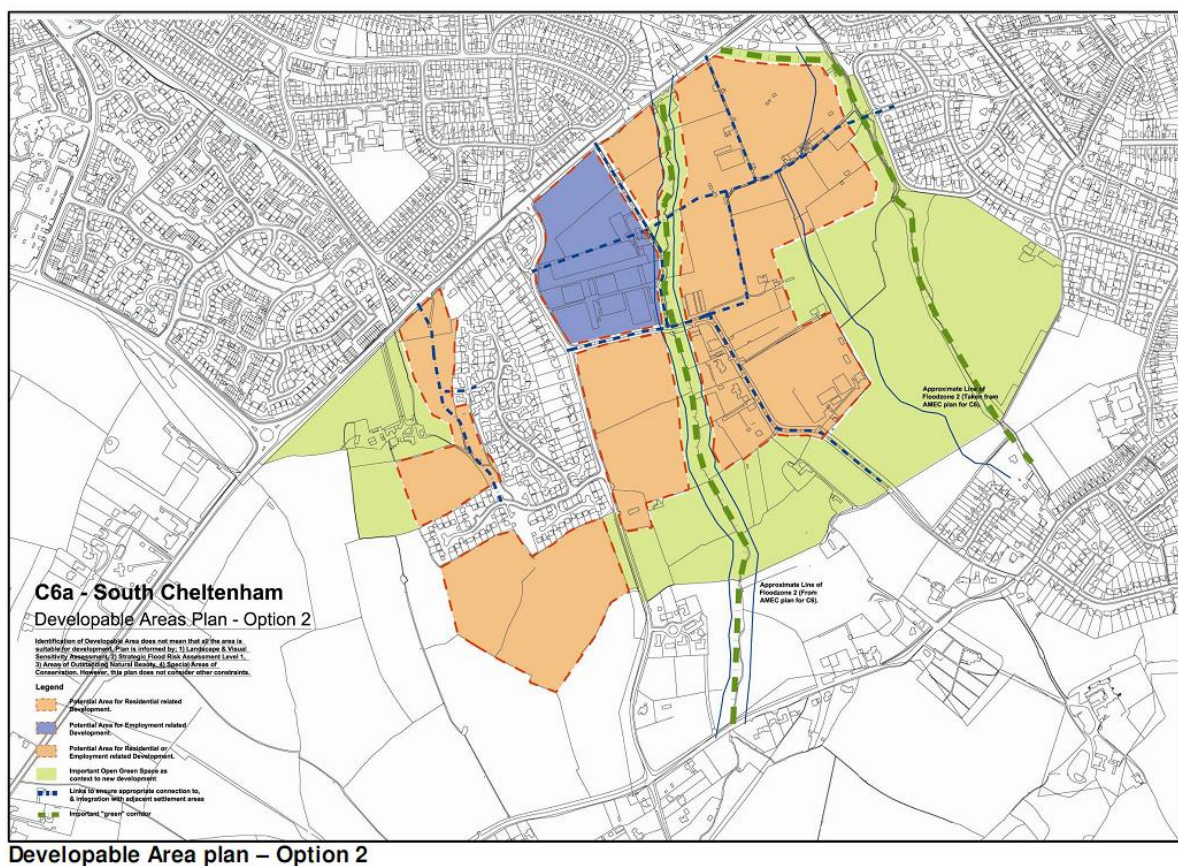


Developable Area plan – Option 1

Option 2 plan

Key considerations within the Northwest Cheltenham Developable Area Option 2 plan that are distinctly different from the Option 1 plan;

- Suggesting a further area of development to the southeast of Farm Lane to reflect the current allocation of this site for residential development.
- Although this area could be well integrated into surrounding new development, this additional area would increase the visual intrusion of new development into the wider landscape from the key visual receptor points.
- The additional area is within areas of high landscape & visual sensitivity.



Capacity Assessment for C6 – South Cheltenham (Leckhampton).

Site	Total area identified as suitable for development	Area currently identified for Employment Use	Area currently identified for Residential Use	<u>30%</u> allowance for infrastructure, education etc...	Net Residential Developable Area	Potential number of residential Units at 30dph	Potential number of residential Units at 40dph
C6a Option 1	30.2 ha	5 ha	25.7 ha	7.7 ha	17 ha	540	720
C6a Option 2	36 ha	5 ha	31 ha	9.3 ha	21.7 ha	651	868