

1. Response Report 5 – Sites

- 1.1. This Response Report summarises all submissions received by respondents who completed the Regulation 18 questionnaire (either online or via email) or within the in-person events or online workshops with regards to new sites or updates to sites previously submitted as part of the Cheltenham, Gloucester and Tewkesbury Strategic and Local Plan Regulation 18 consultation. The consultation was held between January 15th – March 13th 2024.
- 1.2. As background, a ‘call for sites’ exercise was undertaken between August and October 2023, held by the 3 councils providing an opportunity for landowners, residents, developers, public bodies or any other interested party to submit a site for development consideration. Any sites submitted will then be assessed to see if it is suitable and could be delivered for the community. As part of this process, the councils notified many public bodies and other organisations, and met directly with some, to encourage the submission of as many sites as possible. A background document, setting out the methodology, process and results is available to download from the SLP website.
- 1.3. The regulation 18 consultation provided a further opportunity for new sites to be submitted to the plan-making process. It was also made clear within the SLP Consultation Document that the ‘call for sites’ exercise and regulation 18 consultation is not the end of the process and that the councils are always happy to receive any sites for further consideration outside these processes. Details on how to submit a site is provided on the SLP website.
- 1.4. Seven in-person events and twelve online events also took place during February – March 2024 which prompted further suggestions for new sites.
- 1.5. Any new sites or amendments to sites suggested during the consultation are now progressing through the process to determine their suitability, achievability and availability. Interested parties will be given the opportunity

to further comment on any sites considered suitable to progress as allocations at the next stage of the consultation process.

2. What did we ask?

- 2.1. The regulation 18 consultation was stressed to respondents as a further opportunity for additional sites considered suitable for development by promoters to be submitted for the councils to consider. This included all forms of development, including housing, renewable energy, employment/industrial, retail/commercial, and that for gypsy, traveller and showpeople communities. It was also emphasised that it provided an opportunity for those who have already submitted a site to the councils to provide any new or updated information they may have to help the councils consider the opportunity fully.
- 2.2. There were 31 questions on the questionnaire and site submissions were received in response to some of these – in particular, new sites or updated sites were submitted in response to the following questions:

Planning for climate change and nature recovery

9. *Are you aware of any land that could be identified for environmental purposes, such as wildlife/biodiversity net gain, recreation, flood risk mitigation, cooling and shading, carbon storage and food production?*
11. *Should we allocate sites in the SLP specifically for renewable energy generation or storage?*
- a. *If so, what forms of renewable energy would be appropriate and in which locations?*

Planning for sustainable development

27. *Are there any additional development scenarios that should be considered?*
- a. *If yes, please describe what they are.*

Planning for new homes and businesses

30. *Are there any places not currently identified in the rural settlement hierarchy, which could/should be included?*

2.3. Some new sites were also suggested during one of the seven in-person events that took place during February 2024.

3. What information was submitted?

Gloucester City Council sites

3.1. Five sites were submitted during the regulation 18 consultation within Gloucester City. Two of these related to existing submissions with the same boundaries but provided more information for the councils to consider, one was previously submitted for employment and one for main town centre uses, including residential. Two sites were completely new sites with one proposed for employment in Westgate ward and one proposed for residential or a mix of uses in Tuffley ward. The final site submitted was for the enlargement of an existing site submission that the promoter considers suitable for employment uses in Tuffley Ward.

Cheltenham Borough Council sites

3.2. Ten sites were submitted during the regulation 18 consultation within Cheltenham Borough. One of these was a duplicate of an existing Housing and Employment Land Availability (HELAA) site that had previously been submitted. Four additional sites were submitted that overlap with existing sites already in the HELAA. Two of these were within Swindon Village Ward and two were within Leckhampton ward. In addition, five new sites were submitted including two in Prestbury ward, one in Lansdown ward, one in Leckhampton ward and the final site within Benhall, The Reddings & Fiddlers Green Ward.

Tewkesbury Borough Council sites

3.3. Approximately 94 sites within Tewkesbury Borough were submitted during the regulation 18 consultation. 45 of these related to existing site submissions

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and were either suggesting boundary changes or were updating details in relation to ownership or agent changes. Six sites were providing further information for the councils to consider. 43 were completely new sites submitted for mainly residential uses across the borough of Tewkesbury. Of these, the sites fell within the following parishes:

- Alderton – 1 new site
- Ashchurch Rural – 9 new sites
- Badgeworth – 6 new sites
- Bishops Cleeve – 3 new sites
- Hayden – 2 new sites
- Churchdown – 2 new sites
- Deerhurst – 1 new site
- Down Hatherley – 2 new sites
- Elmstone Hardwicke – 2 new sites
- Gotherington – 3 new sites
- Gretton – 1 new site
- Highnam – 1 new site
- Maisemore – 1 new site
- Norton – 1 new site
- Shurdington – 2 new sites
- Staverton – 1 new site
- Tewkesbury – 1 new site
- Toddington – 2 new sites
- Twyning – 1 new site
- Uckington – 1 new site

4. What happens next?

- 4.1. The next step is to further process and evaluate the responses and use them to inform the next stage of the process. The nature of Regulation 18 is that engagement will be ongoing with key service providers and other stakeholders. If you would like to be involved in the next stage of the process please join the planning policy database [here](#).