

Cheltenham Borough Council  
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GL50 1PP

Highways Development  
Management  
Economy Environment and  
Infrastructure  
Shire Hall  
Westgate Street  
Gloucester  
GL1 2TG

28 May 2024  
Your ref: 23/01691/REM

Dear Lucy White

**TOWN AND COUNTRY PLANNING ACT 1990  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015  
ARTICLE 18 CONSULTATION WITH HIGHWAY AUTHORITY**

**PROPOSAL:** Application for approval of Reserved Matters (access, appearance, landscaping, layout and scale) following outline planning permission for residential development of up to 250 dwellings and associated infrastructure, ancillary facilities, open space and landscaping, demolition of existing buildings and creation of a new vehicular access from Harp Hill (in accordance with the terms of outline planning permission 20/01069/OUT). Details are also submitted in relation to conditions 6 (phasing), 9 (Energy and Sustainability Statement), 13 (Harp Hill access junction details) and 25 (hard and soft landscaping and boundary treatment) of 20/01069/OUT

**LOCATION:** Oakley Farm Priors Road Cheltenham Gloucestershire GL52 5AQ

**APPLICANT:** Vistry Homes Limited And Stonewater Limited

Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has **no objection**.

The justification for this decision is provided below.

Email: Nathan [Drover@gloucestershire.gov.uk](mailto:Nathan.Drover@gloucestershire.gov.uk)

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Further to our previous consultation response, additional information has been received from the Applicant.

We have reviewed the documentation included in both 23/01691/REM and 24/00251/CONDIT. You will note that we have previously provided a no objection response to these applications, and that is still the County Council's position.

It is the highway authority's opinion that the current road geometry in drawing SK-007 Rev B accords with the wording of the Manual for Gloucestershire Streets, i.e. that no lengths of gradient 1:12 are greater than 30m, not inclusive of the vertical curves linking those sections of gradient.

We have reviewed the Road Levels Alternative document and note paragraph 1.11 where a "working with the site" design strategy was agreed with Borough and County Council. It is evident that both 'Option 1' and 'Option 2' would result in more favourable gradients along Road 2, however this would incur significantly more engineering, increase construction traffic, and impact on the site appearance and amenity. The matters relating to appearance, amenity, etc are for consideration by the LPA planning officer.

The Highway Authority therefore submits a response of no objection.

Yours Sincerely

**Nathan Drover**