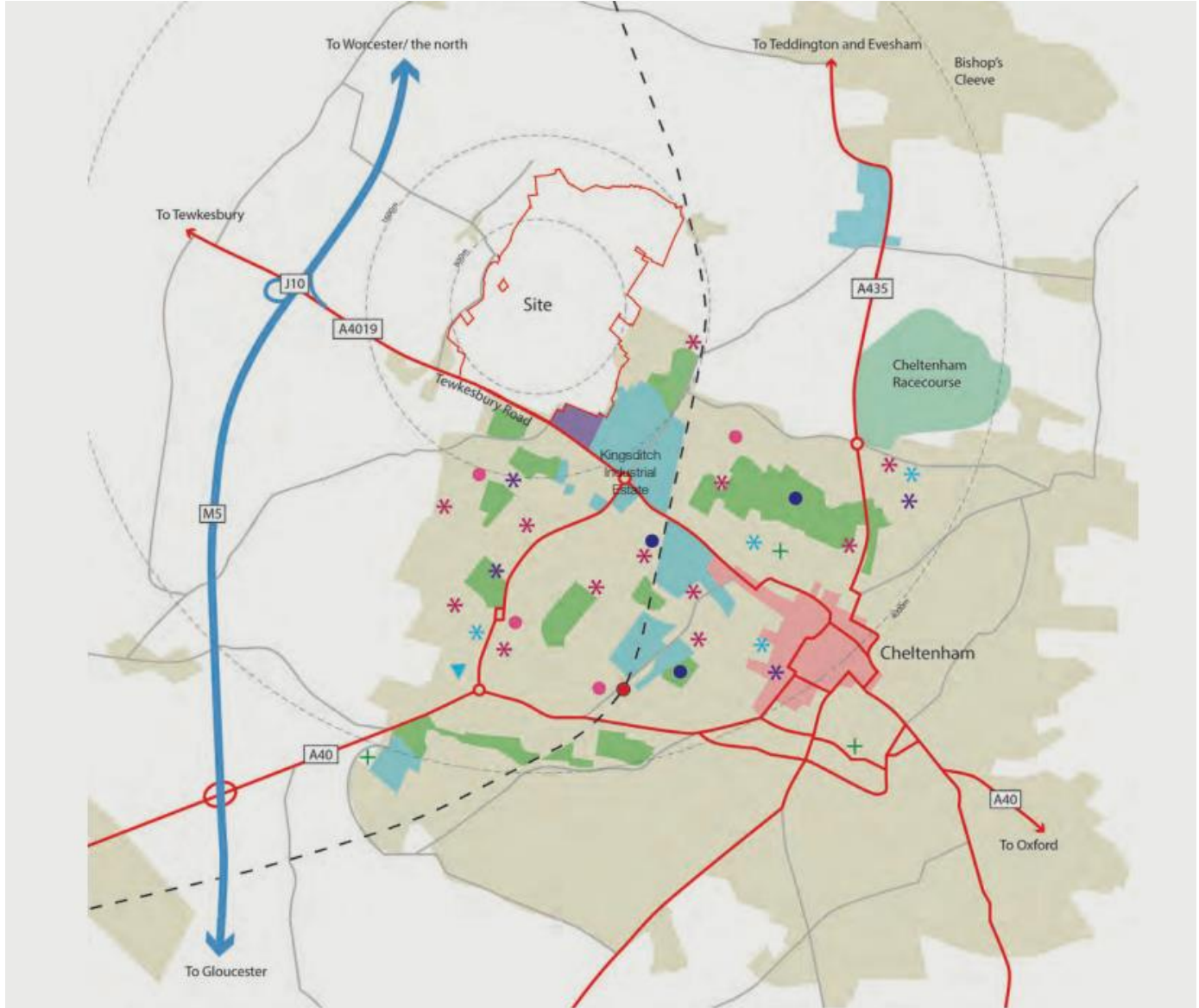
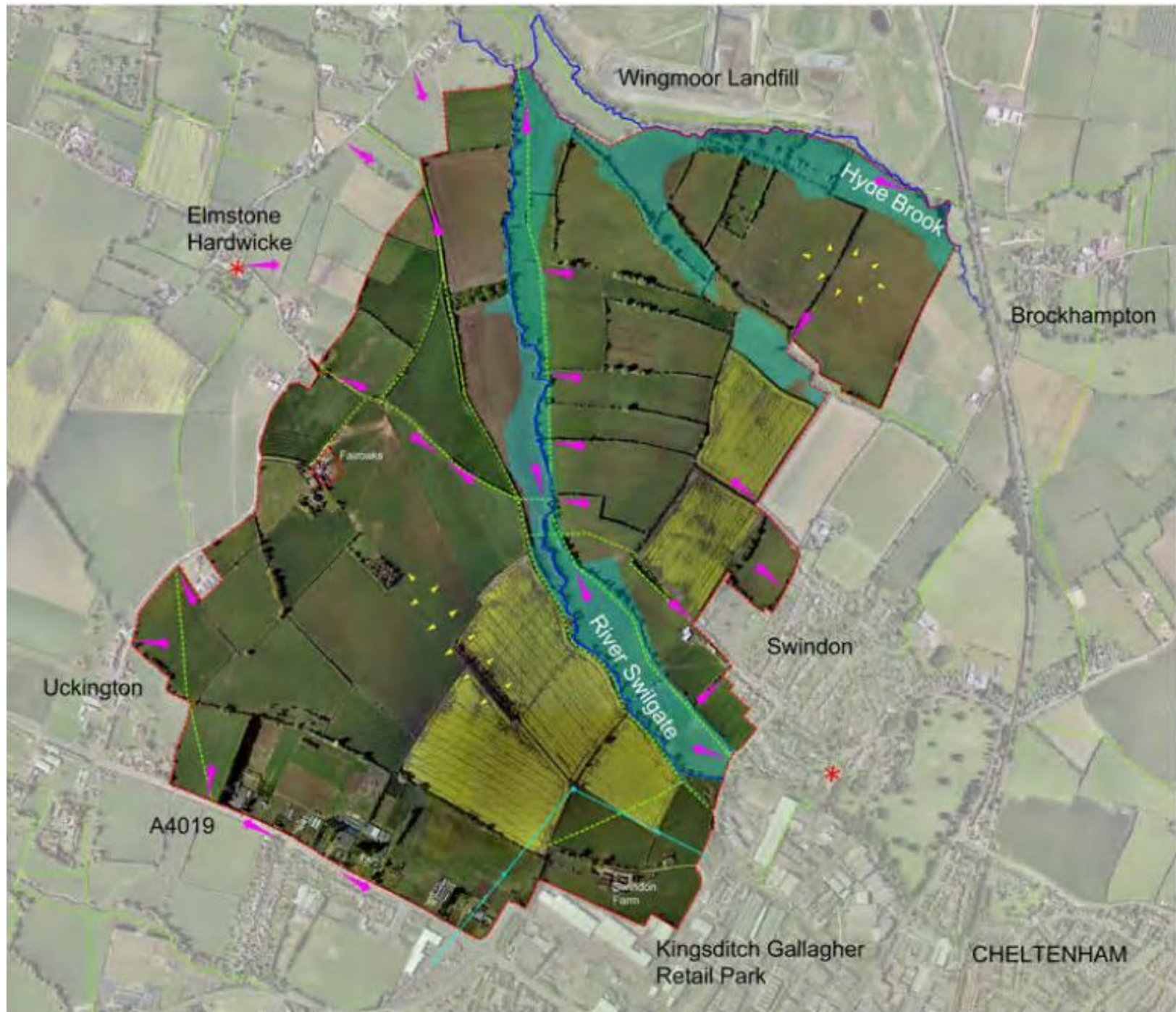


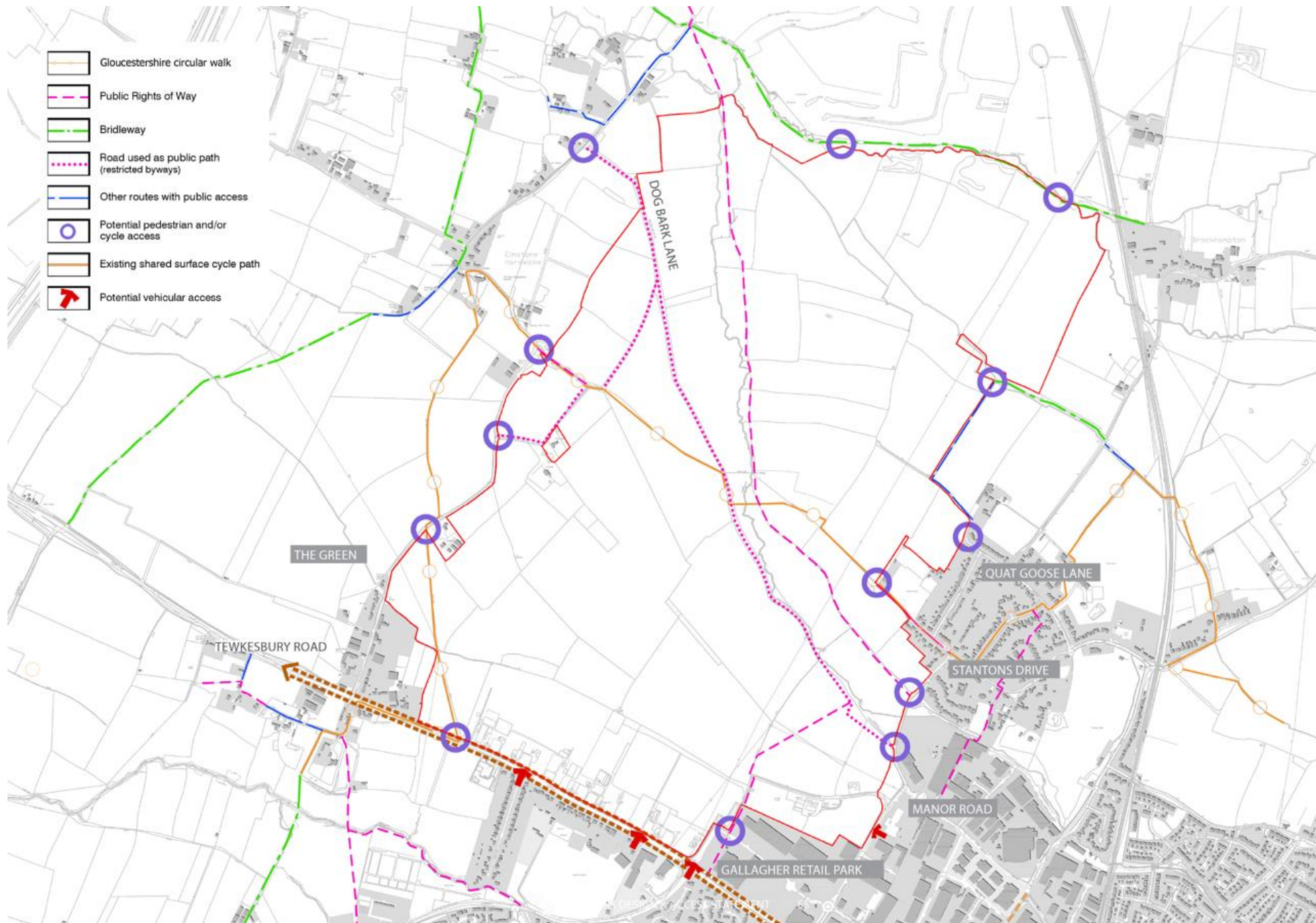
16/02000/OUT ELMS PARK COMMITTEE PRESENTATION





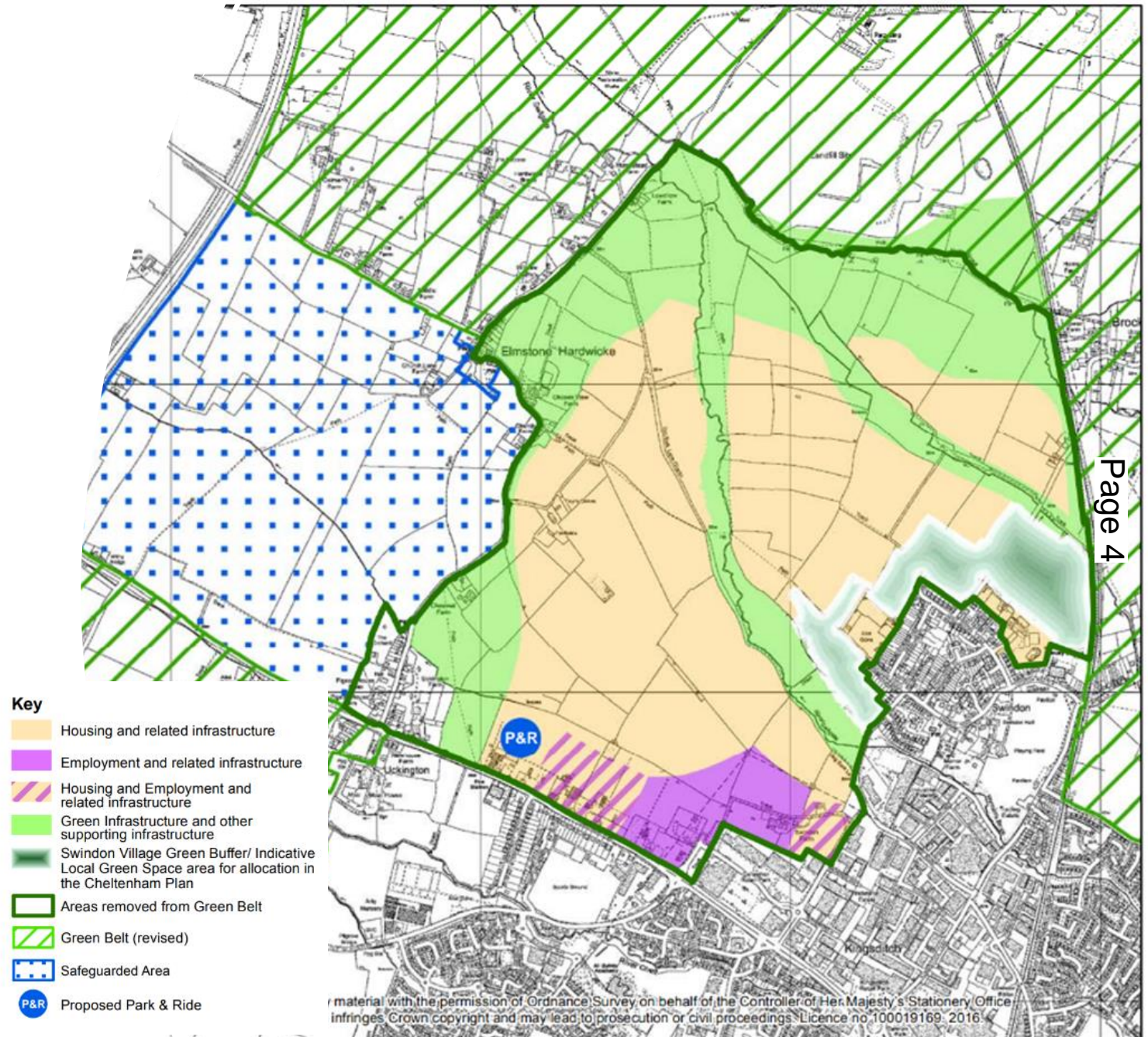
-  Site
-  Existing Settlement
-  Watercourses & floodplain
-  Existing vegetation - hedgerows, trees & woodland
-  Existing public right of way
-  Localised landform
-  Village Churches
-  Key views
-  Electricity lines & pylons

EXISTING LANDSCAPE
FEATURES PLAN

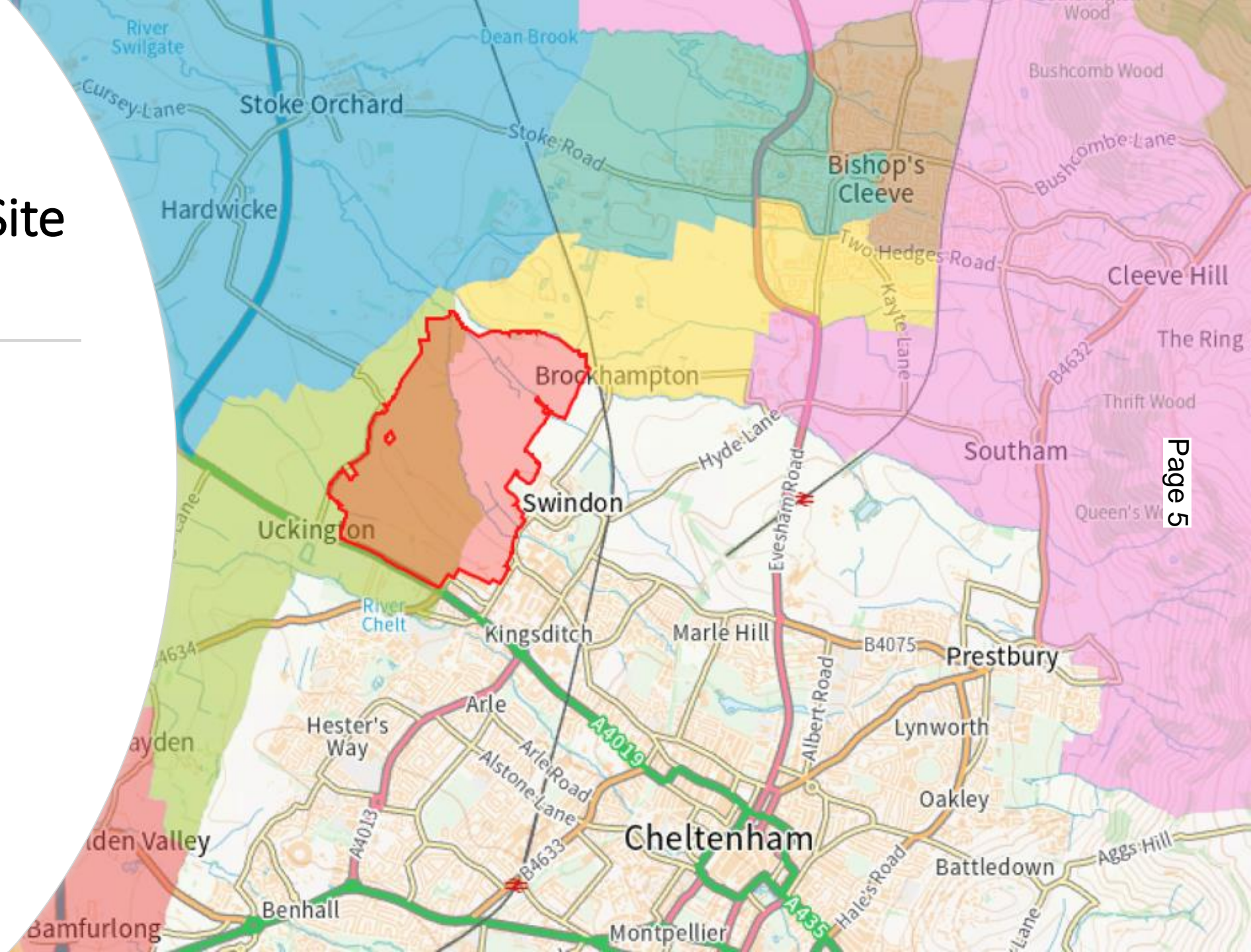


JCS STRATEGIC ALLOCATION A4

- Allocated December 2017
- 4,285 new homes
- 10 hectares B-Class Office Park
- 13 hectares non-B Class employment to meet needs of community
- New Primary and Secondary Schools
- Green infrastructure network of circa 100 hectares

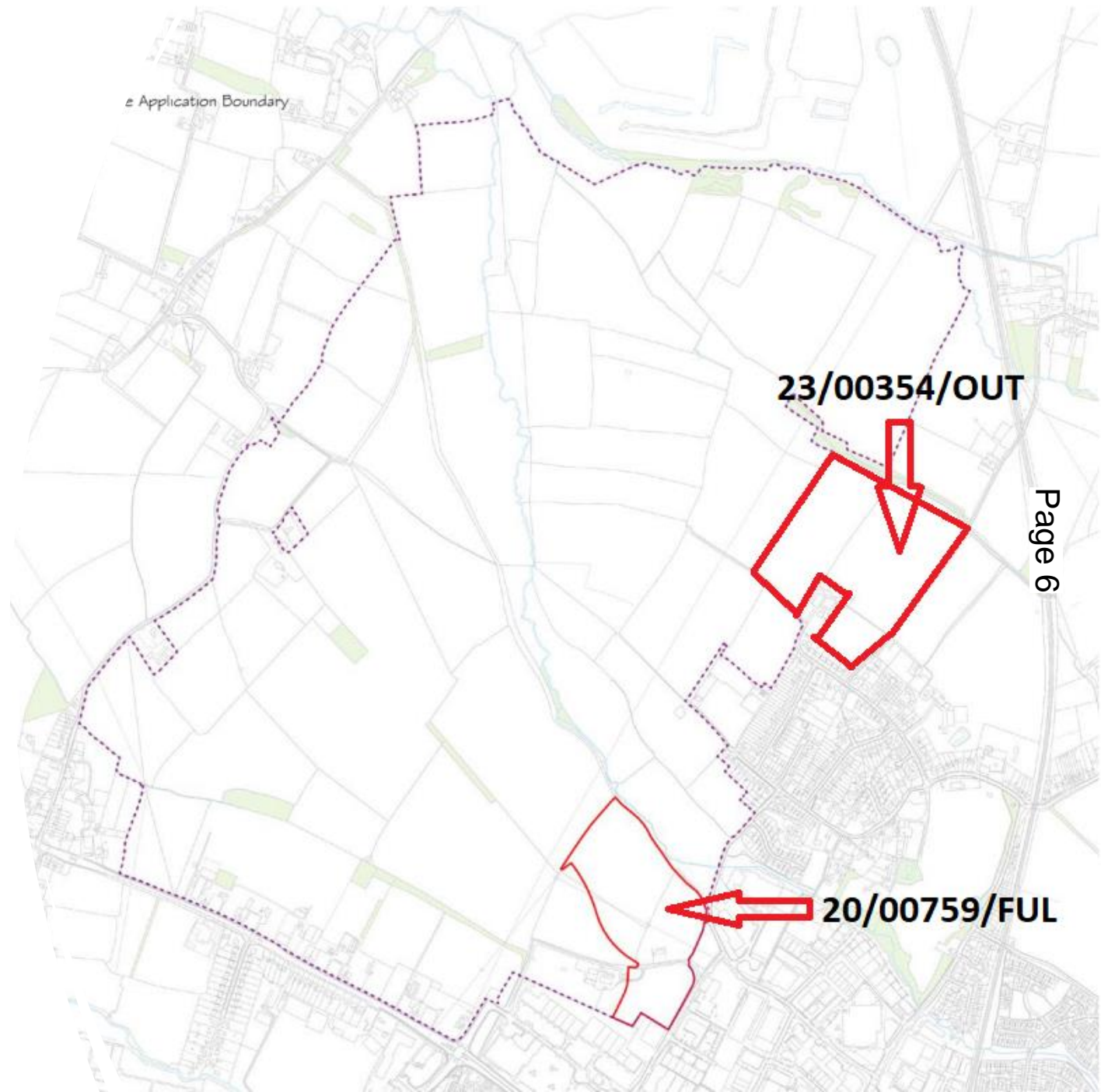


Cross Boundary Site Context



Strategic Allocation Applications

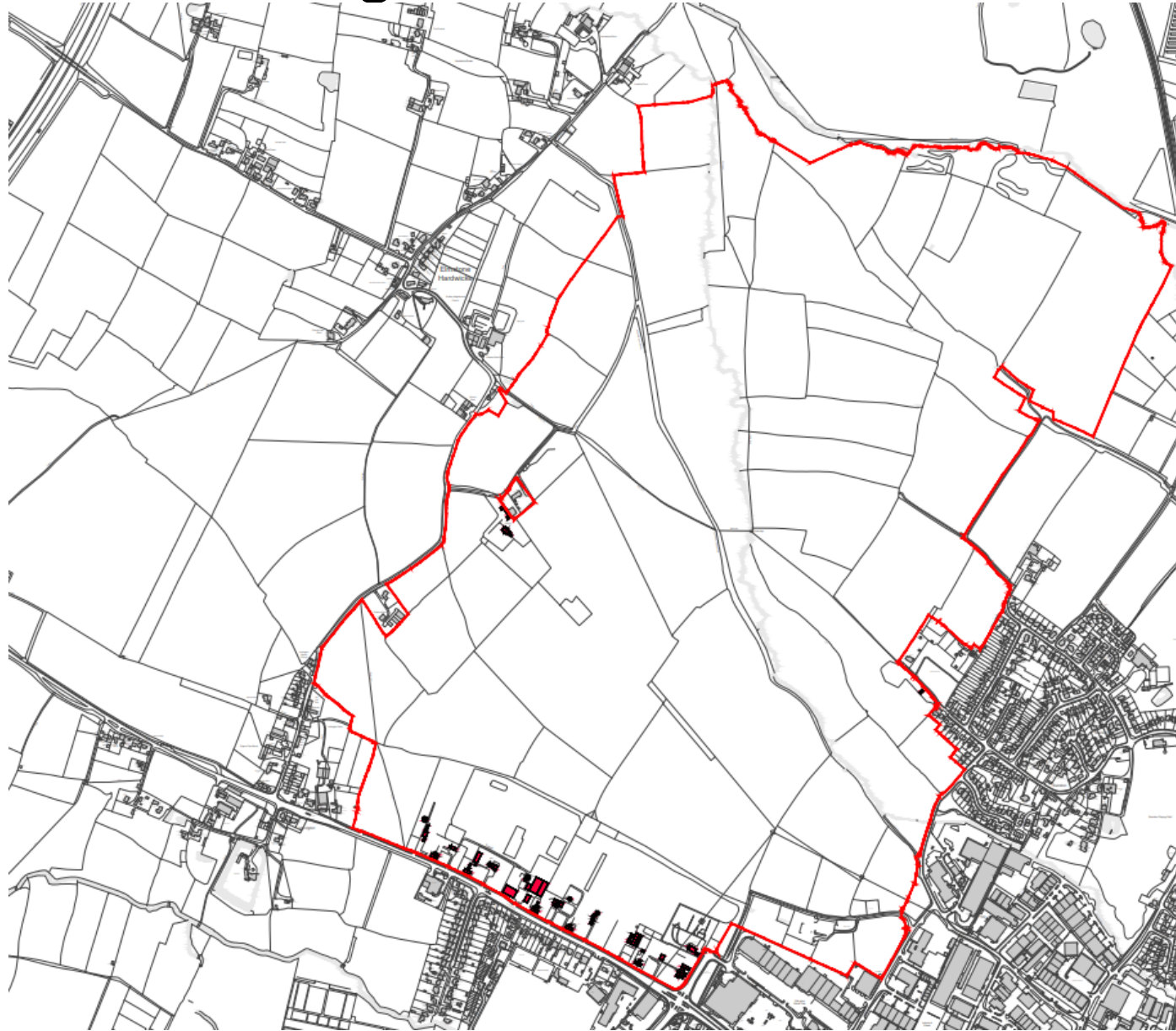
- 20/00759/FUL: Permission for 266 dwellings with access off Manor Road. Permitted June 2023
- 23/00354/OUT: Up to 165 dwellings with access off Quat Goose Lane. Pending Consideration



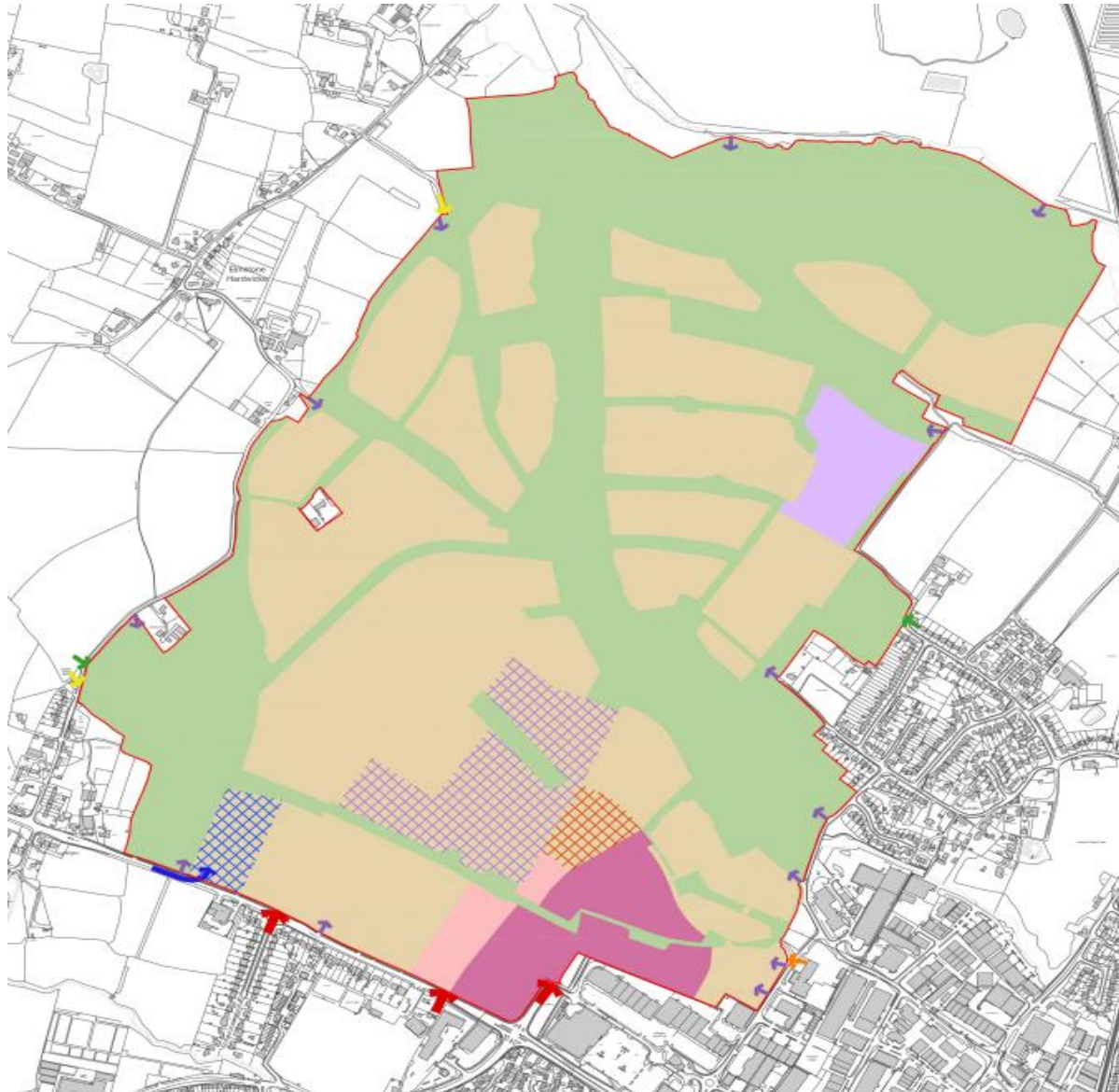
Application 16/02000/OUT












- Validated October 2016
- Up to 4,115 dwellings (circa 8,800 population) including affordable and elderly persons accommodation (35%)
- 24 hectares of employment generating business uses (such as appropriate scale retail, health and community facilities including 10ha B1 Business Park (up to 40,000 sq m). The business park is estimated to create circa 4,000 jobs
- A hotel up 200 rooms
- Mixed Uses Centres providing retail and community facilities (A1-A5 up to 6,150 sq m & community uses D1-D2 up to 3,000 sq m)
- One secondary school including sixth form and two primary schools
- Transport Hub and Public Transport Interchange
- Green infrastructure including play sports hub, woodland planting and allotments (circa 113 hectares)
- Vehicular Access off Tewkesbury Road and Manor Road

Building Demolition Plan

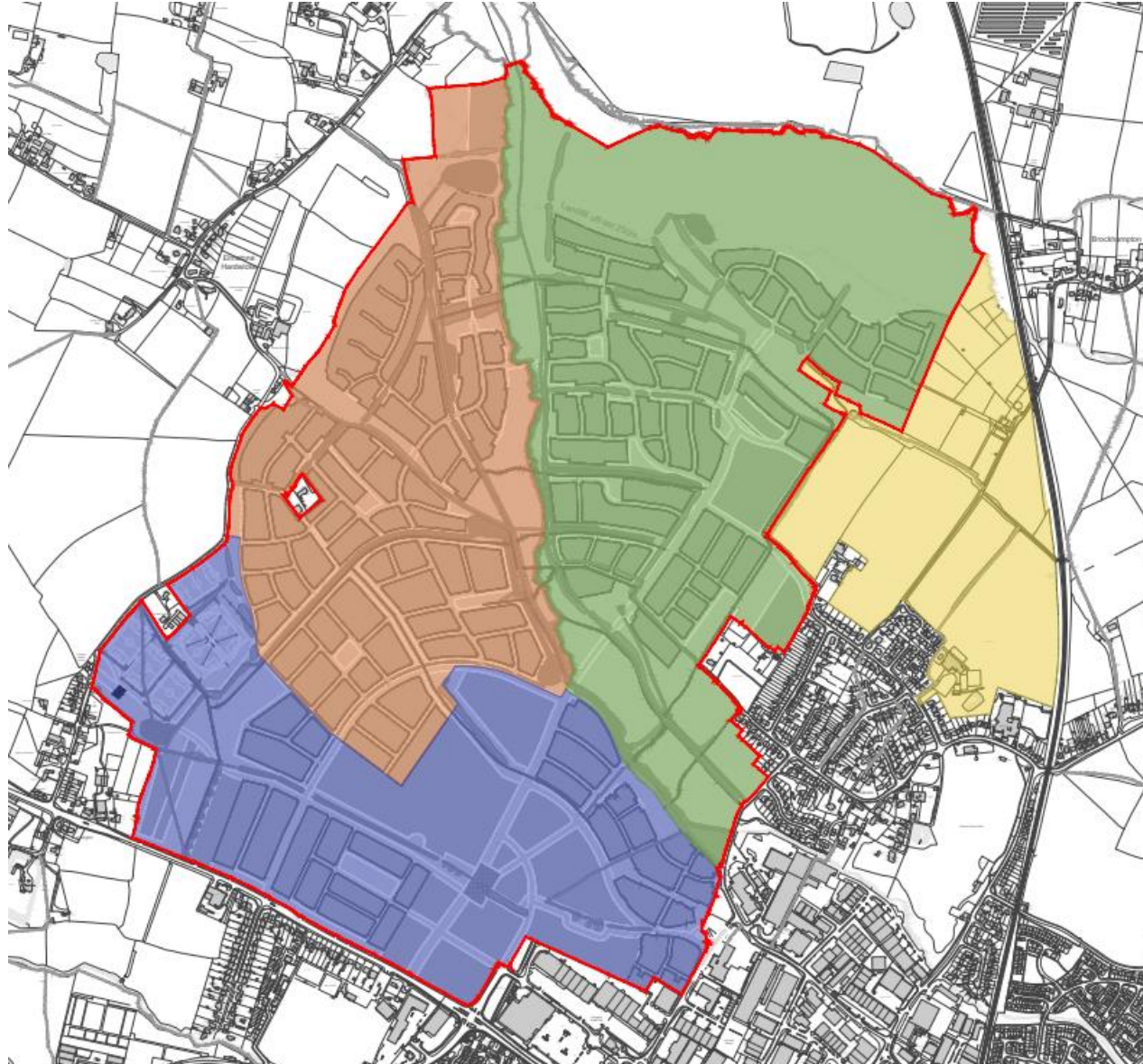


Land Use Parameter Plan

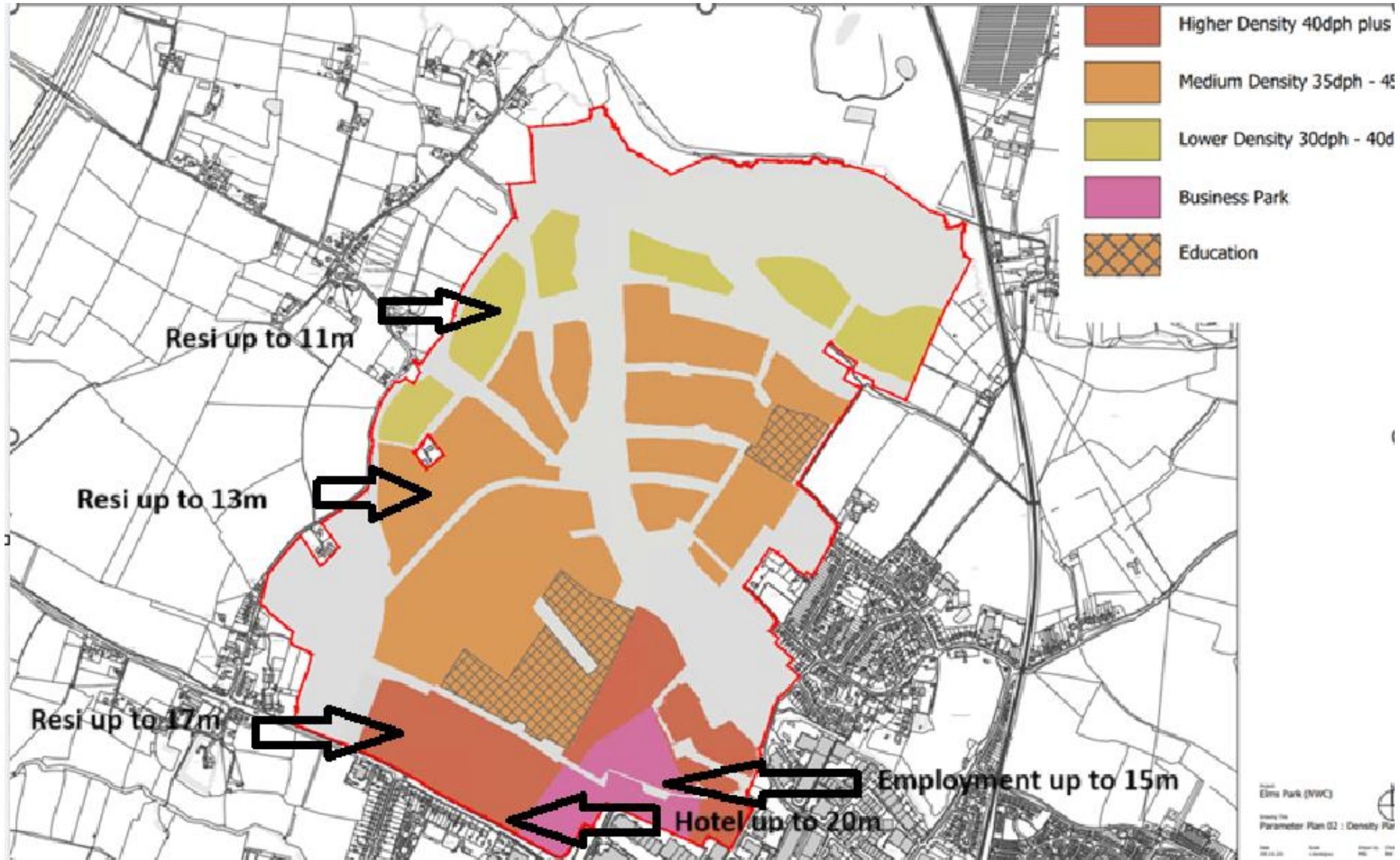


-  Residential (including care village, incidental POS, LEAPs, LAPs, local shops, cafe or restaurant, pub or drinking establishment and associated infrastructure including drainage and energy infrastructure) ¹
-  Mixed Use: Residential and Community uses
-  Business Park (including drainage and energy infrastructure)
-  Mixed Use: Residential and Education
-  Mixed Use: Local Centre (to include employment, retail and community uses, primary school, residential and infrastructure including drainage and energy infrastructure)
-  Mixed Use: Residential and Transport Hub
-  Mixed Use Neighbourhood Centre (to include employment, retail and community uses, residential, hotel and infrastructure including drainage and energy infrastructure)
-  Green Infrastructure (to include play areas, sports pitches, planting, crossing points, roads, footpaths, drainage and energy infrastructure)
-  Main Vehicular Access ³
-  Secondary Vehicular Access ³
-  Restricted or Emergency Access ³
-  Public Transport, Pedestrian & Cycle Only Access ³
-  Transport Hub Entry Access ³
-  Pedestrian and/or Cycle Access ³

Phasing Parameter Plan



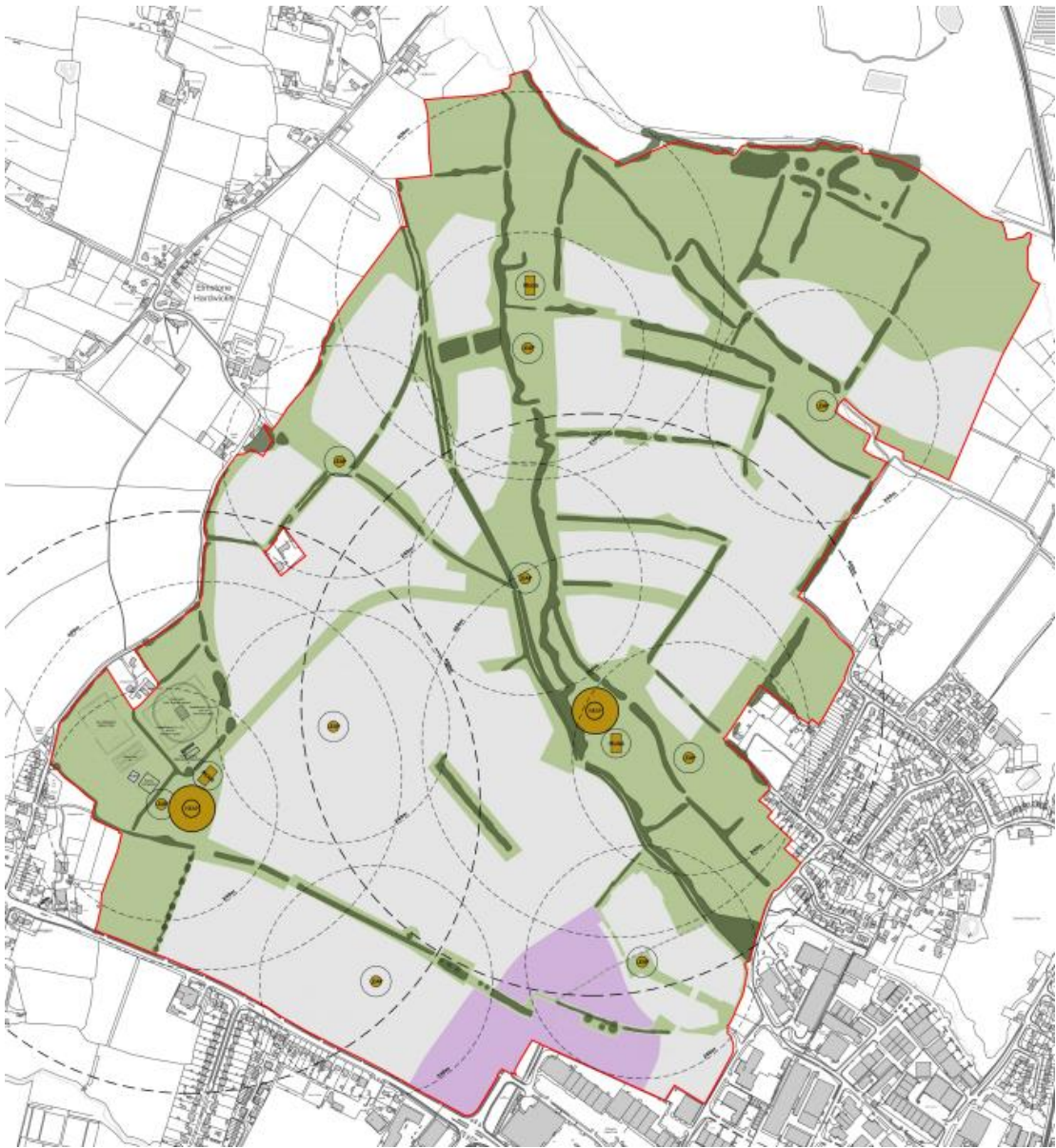
Density Parameter Plan



Green Infrastructure Parameter Plan



Play Strategies Plan

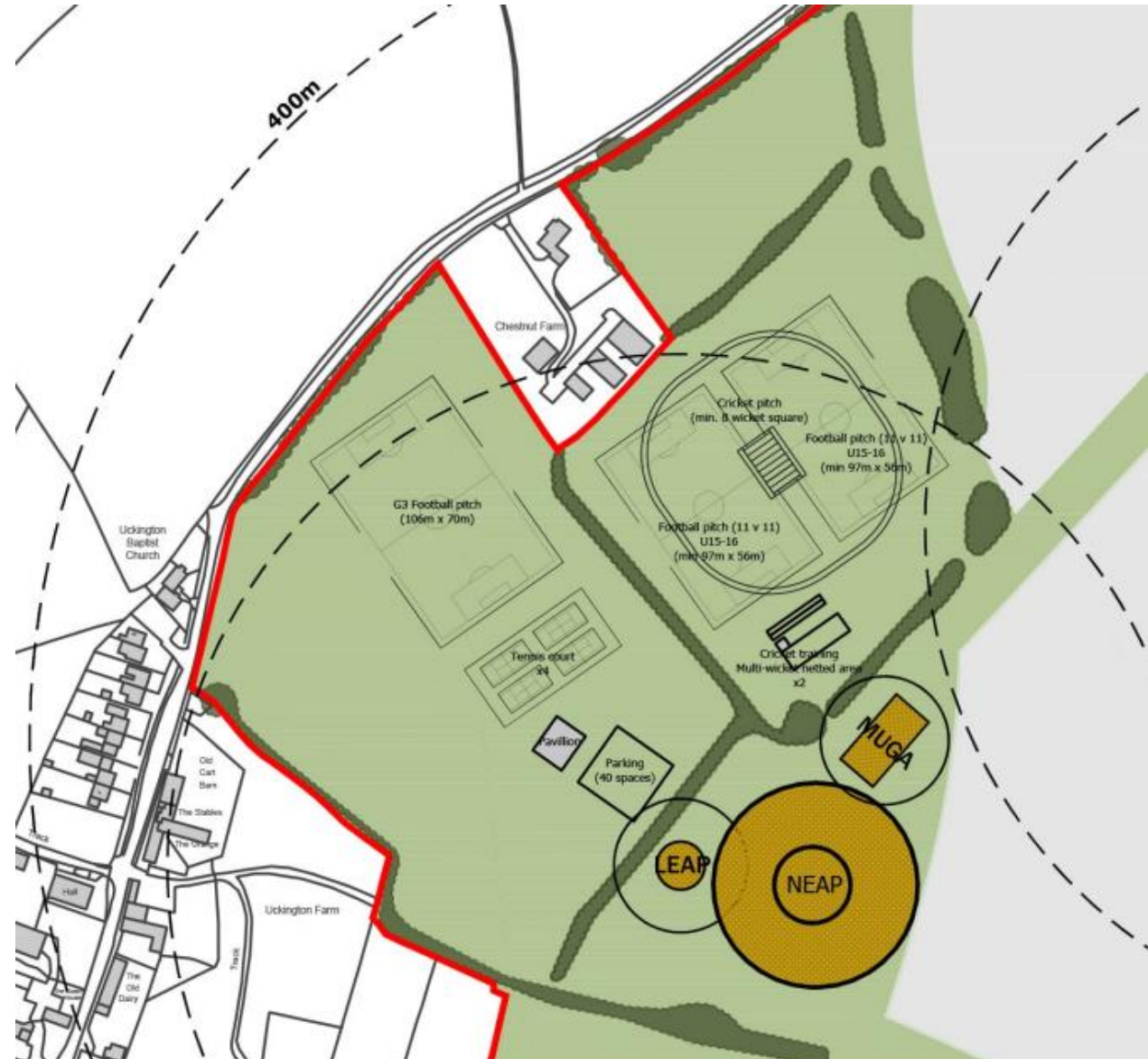


- 1 Housing
- 2 Business Park
- 3 Neighbourhood Centre
- 4 Local Centre
- 5 Primary School
- 6 Secondary School
- 7 Sports Hub & Pitches
- 8 Care Village
- 9 Transport Hub (P&R)
- 10 Public Open Space
- 11 Local Food Production
- 12 Attenuation Basin
- 13 Primary Access Point
- 14 Secondary Access Point
- 15 Transport Hub Access
- 16 Pedestrian/Cycle/Bus Only Access
- 17 Pedestrian/Cycle Access
- 18 Restricted/Emergency Access
- 19 Additional Land included in North West Cheltenham Strategic Allocation
- 20 Land Retained in Agricultural Use
- 21 Play areas
- 22 Primary Sub-Station Compound



Sports Hub

- Pavillion with club room
- 1no. cricket pitch and 2 bay cricket net
- 1no. 3G full sized pitch with flood lighting
- 2no. youth football pitches
- 4no. tennis courts (min 2 lit)
- 2 NEAPS, 3 MUGA, 9 LEAPS
- Off- Site – Hockey £366k towards AGP Pitch Pates Grammar School
- Rugby £321K improving facilities at Cheltenham Tigers and Cheltenham North



Southern Community Hub

- 800 sq m Community Centre - flexible space to include dedicated youth space, a community café, flexible meeting spaces, toilets, and associated parking.
- 1,264 sq m health provision
 - GP Surgery
 - District Nurses
 - Community Midwives
 - Physio-therapists
 - Dental-Suite
- 4 court sports hall if 6 court not provided in secondary school





Northern Community Hub

- 600 sq m flexible shared space(s) that can be adapted to suit a variety of uses, and would include co-working space, café, shop, meeting / studio space, youth space, toilets and any necessary ancillary parking.
- Adjacent to Primary School and Local Centre



Third Party Land ('A' left and 'B' right)

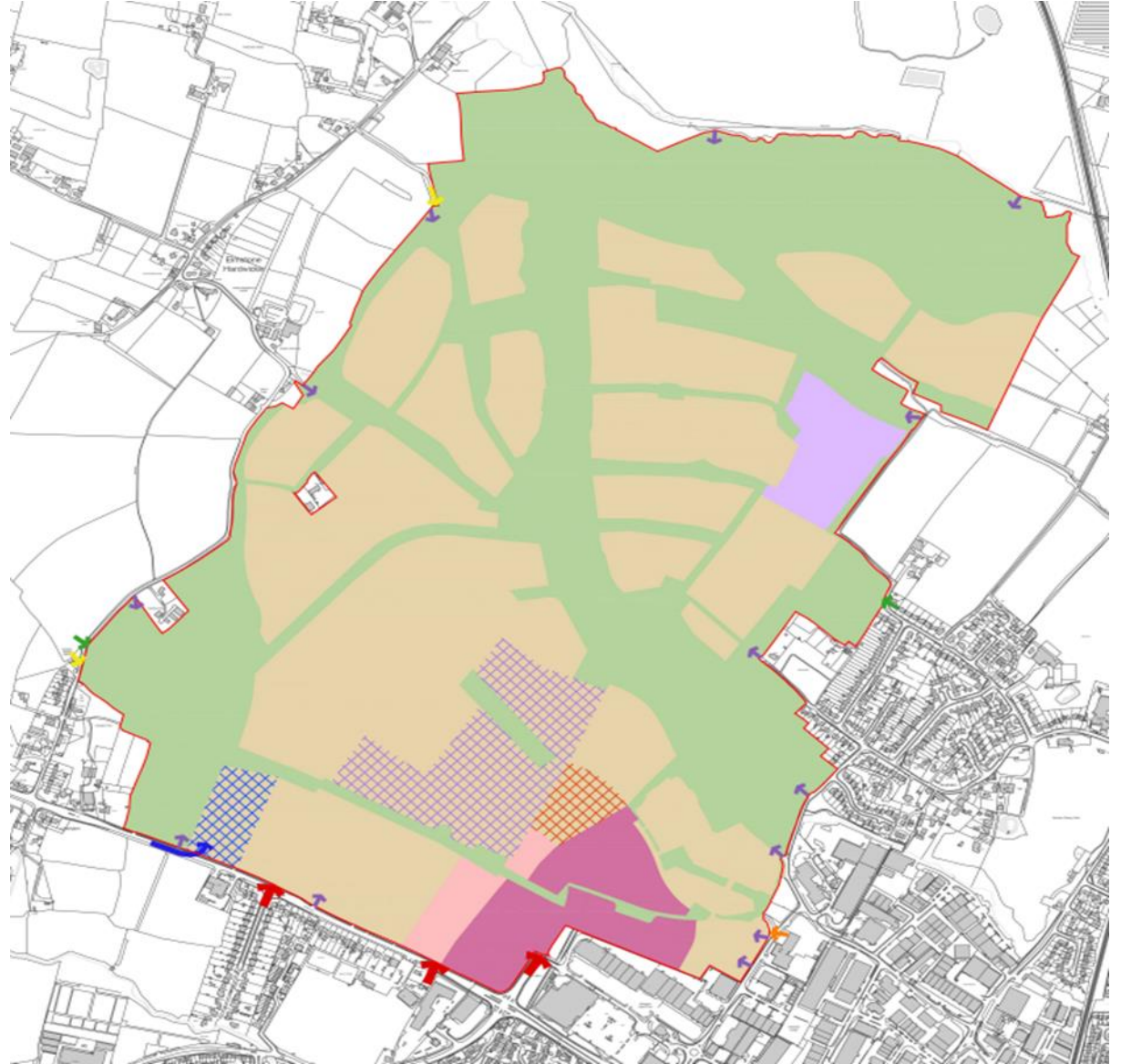


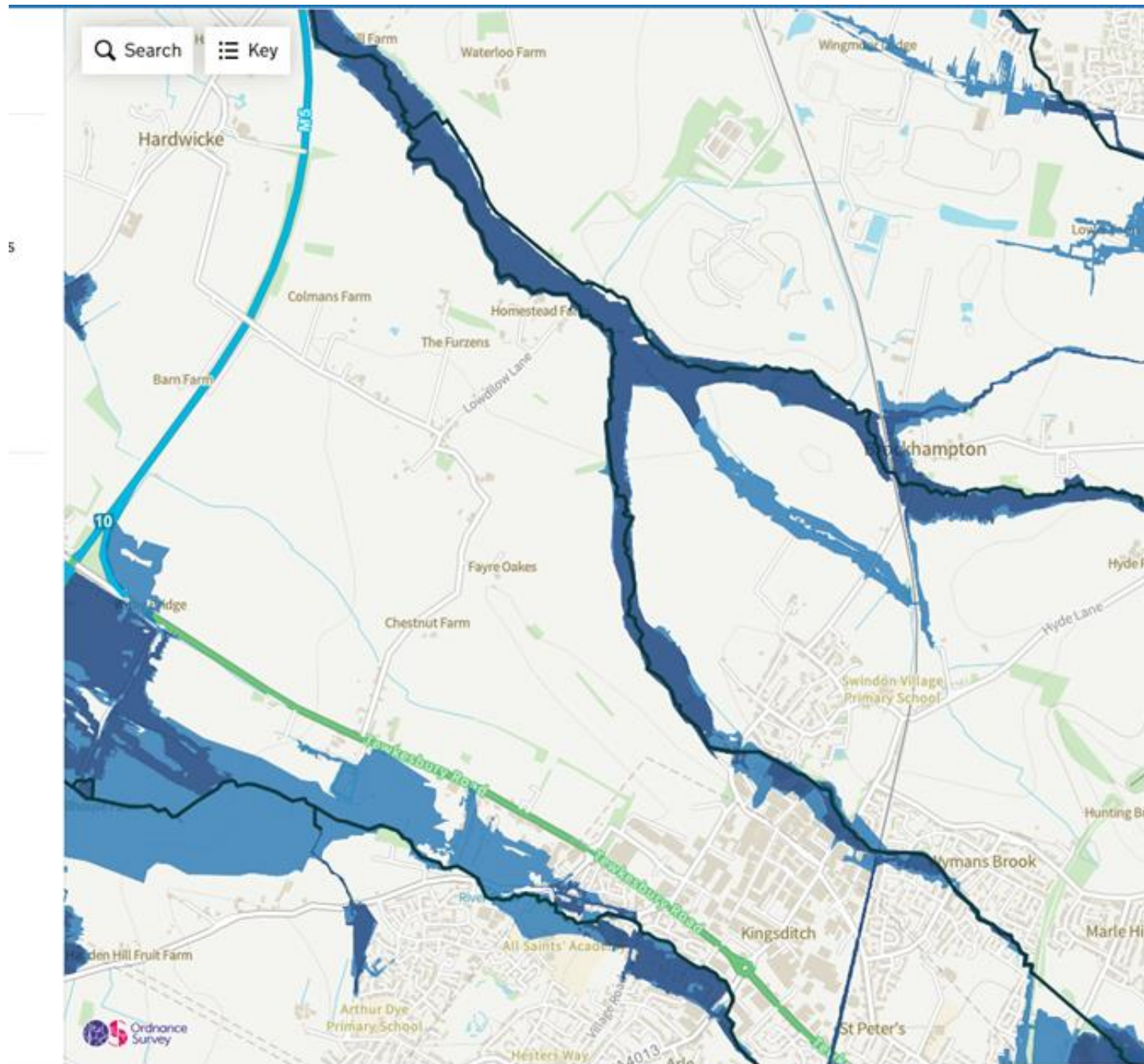
Elms Park
Bird's-Eye View

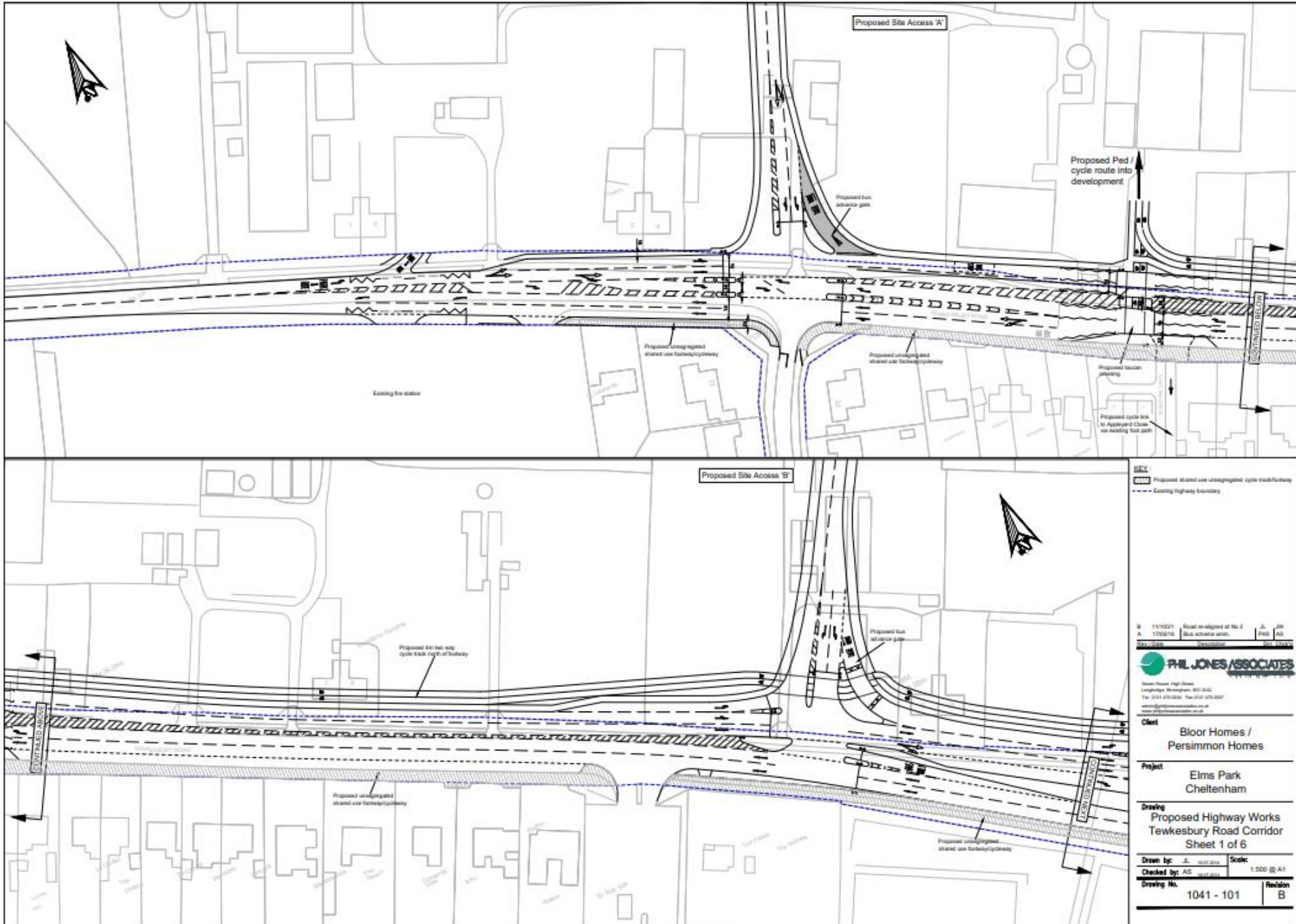
16 May 2025 / 333100748 / BL-M-20

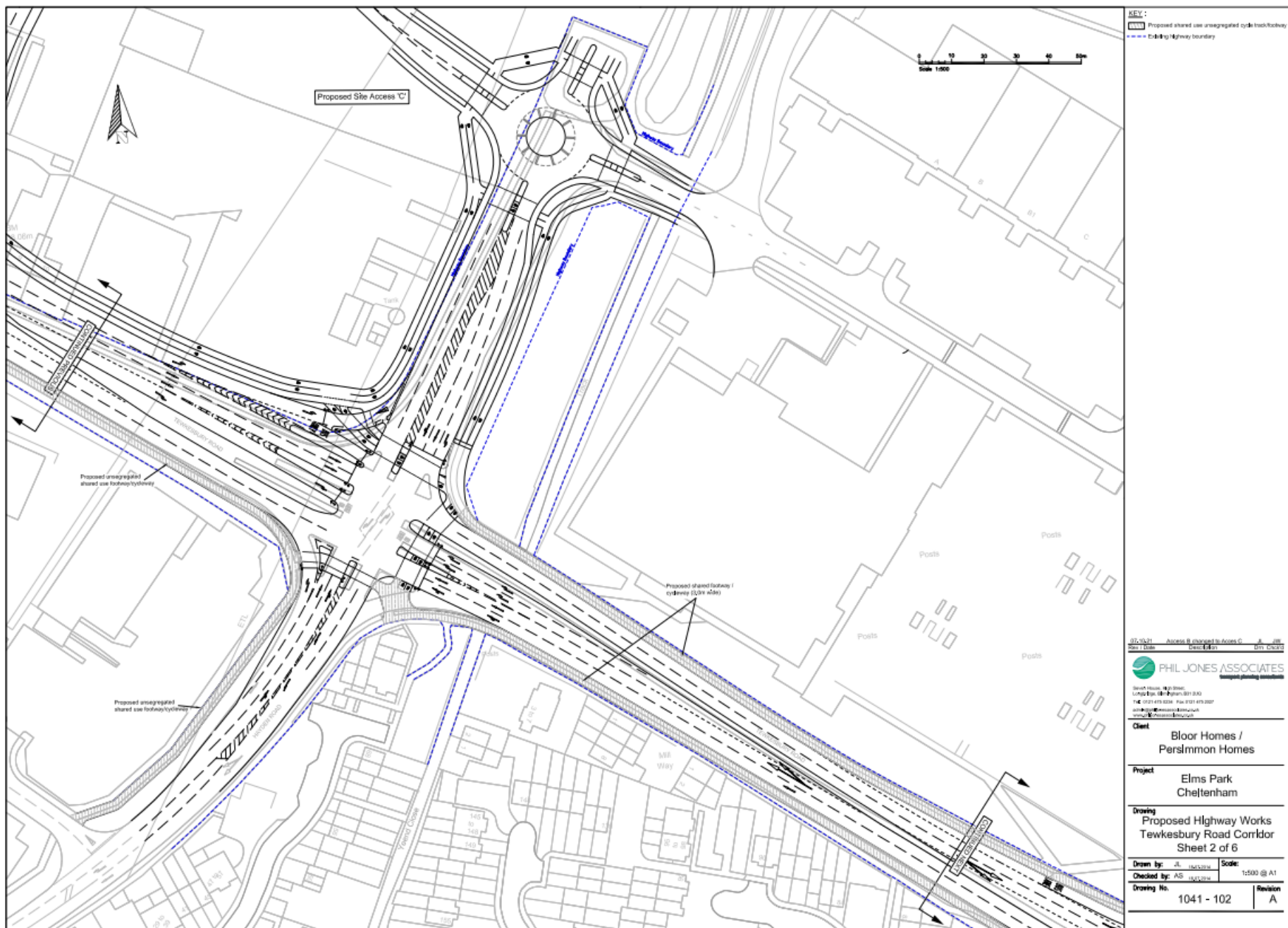


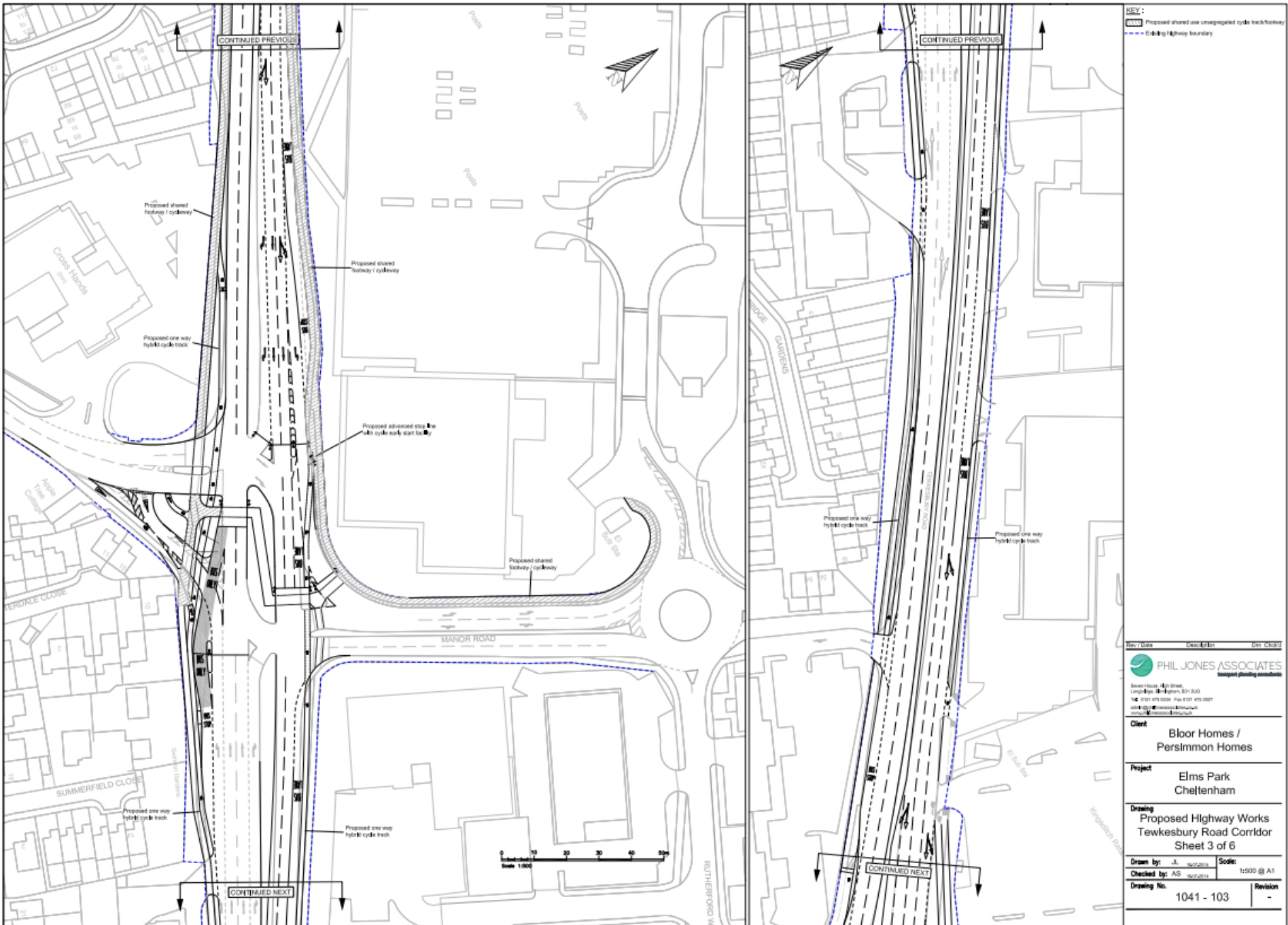
Questions?

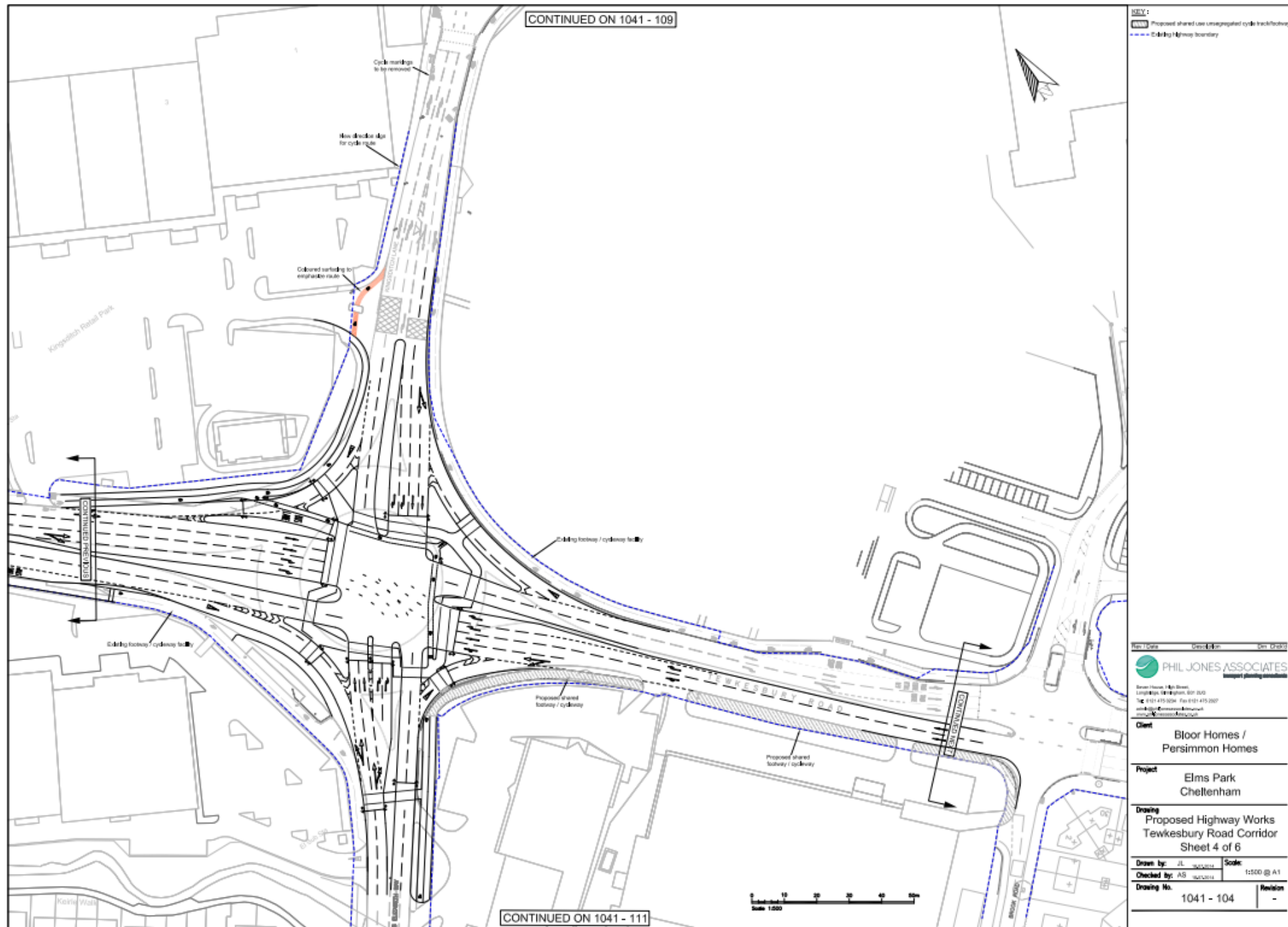


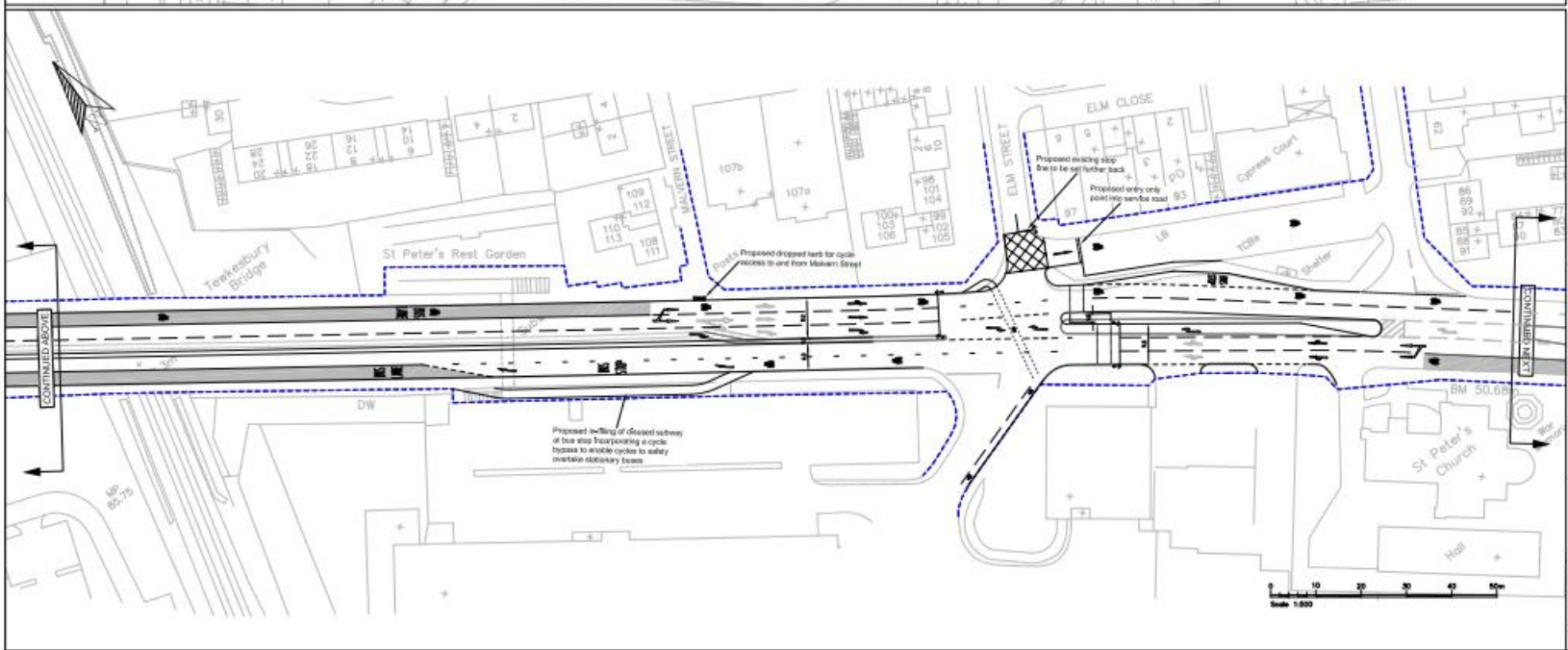
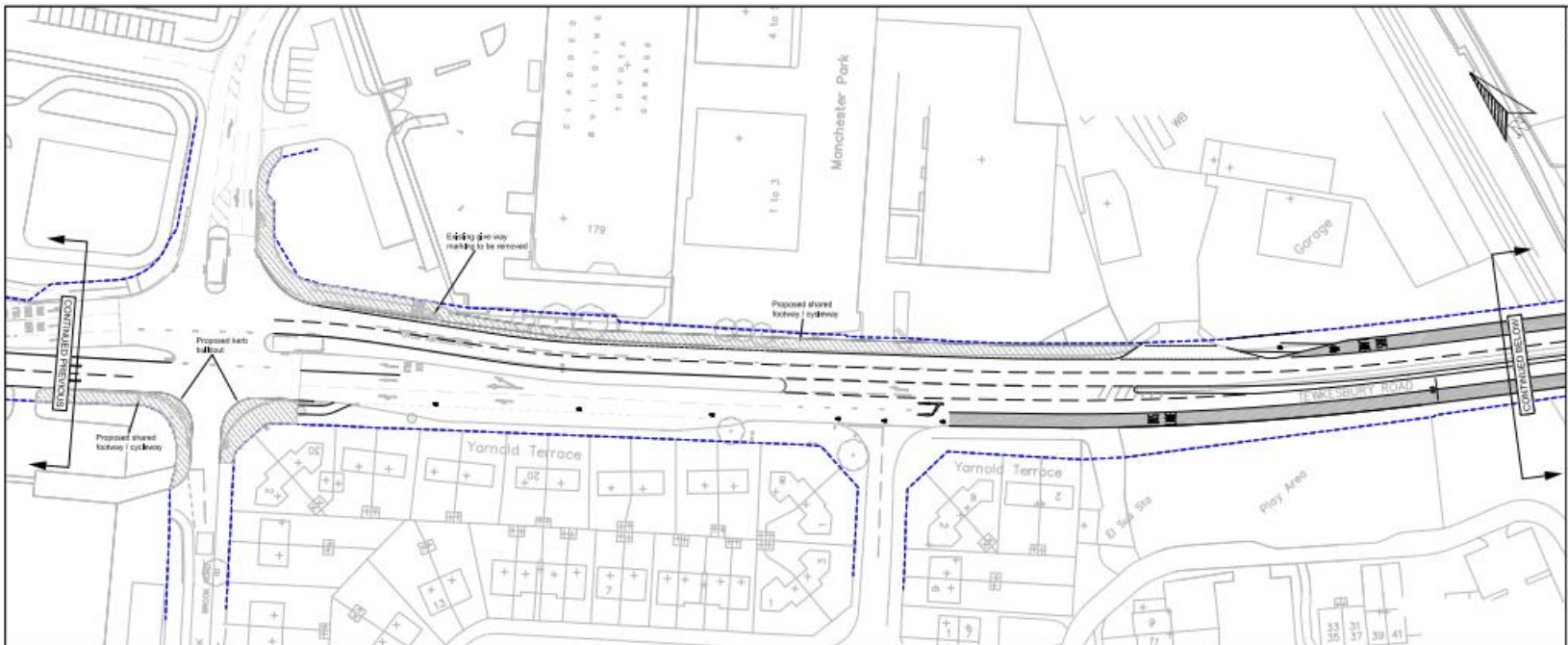












KEY:

- Proposed shared use segregated cycle track/footway
- Existing highway boundary

PHIL JONES ASSOCIATES
transport planning consultants
Seven House, High Street
Lymington, Hampshire, SO41 8AD
Tel: 01534 415 0254 Fax: 01534 415 0257
info@philjonesassociates.co.uk
www.philjonesassociates.co.uk

Client: Bloor Homes / Persimmon Homes

Project: Elms Park Cheltenham

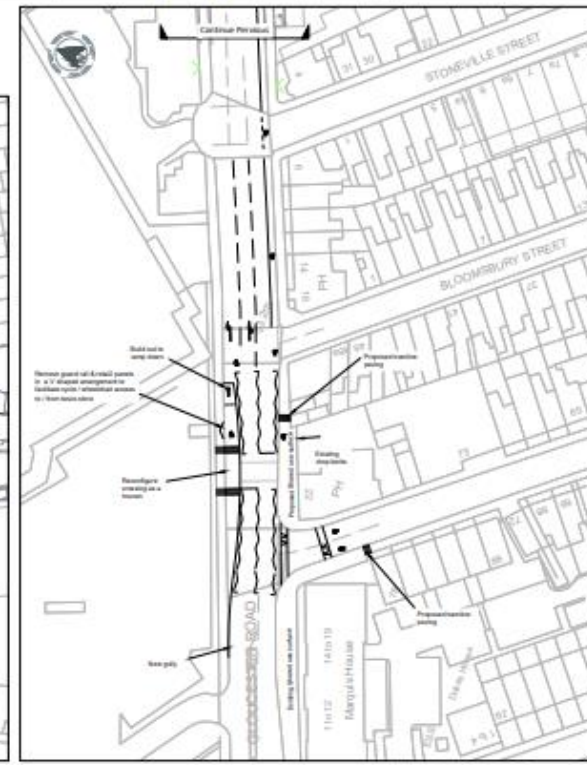
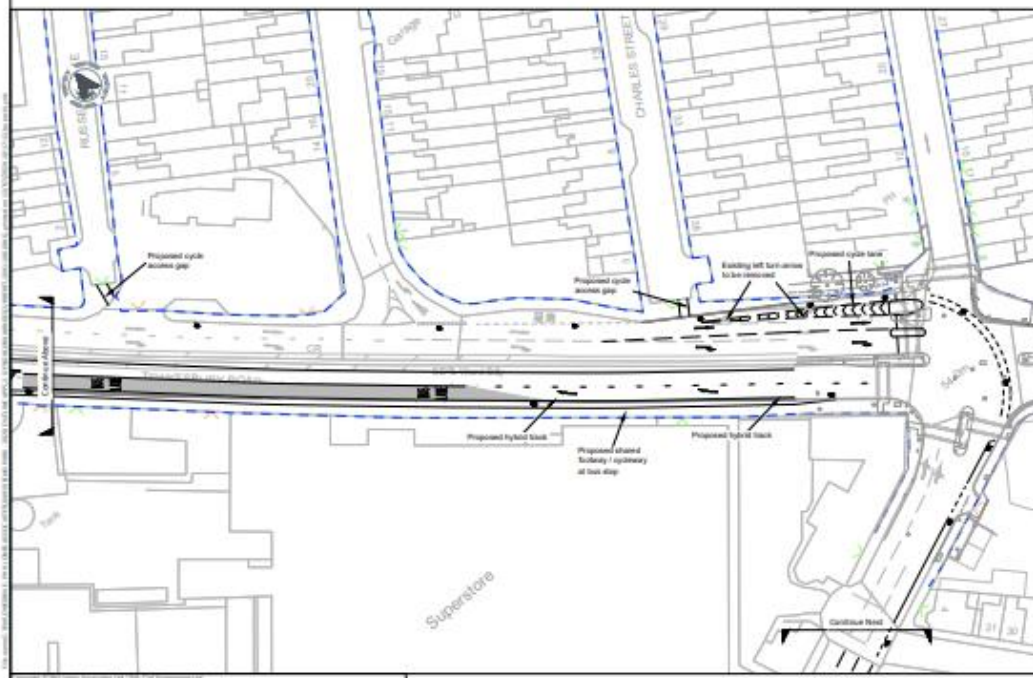
Drawing: Proposed Highway Works
Tewkesbury Road Corridor
Sheet 5 of 6

Drawn by: AL
Checked by: AS
Drawing No.: 1041 - 105

Scale: 1:500 @ A1

Revision: -

File: P:\PJ\ASSOCIATES\1041 - 105\Tewkesbury Road Corridor 5 of 6.dwg



These drawings have been produced with reference to the COMB Regulation 2015.
Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 6.

Notes

- [illegible]

Key

- Existing Highway Boundary
- Channel/Bedline
- Existing
- 100 ft Right-of-Way (CD 200)
- ➔ Indicative Primary Signal
- Proposed Road Marking (PWI)
- Existing Road Marking (Bedline)
- Bus Lane
- Pedestrian Access Remains
- Pedestrian Access Removes
- Vertical Access Remains
- Vertical Access Removes

and National Approval for: must proceed from the lowest level (Lutheran or Synodical level), it should be understood that all meetings are closed as preliminary and full the (Lutheran). Should the Conference and I or Synodical committee work prior to approval being given, it is necessary at that level to be.

[illegible]

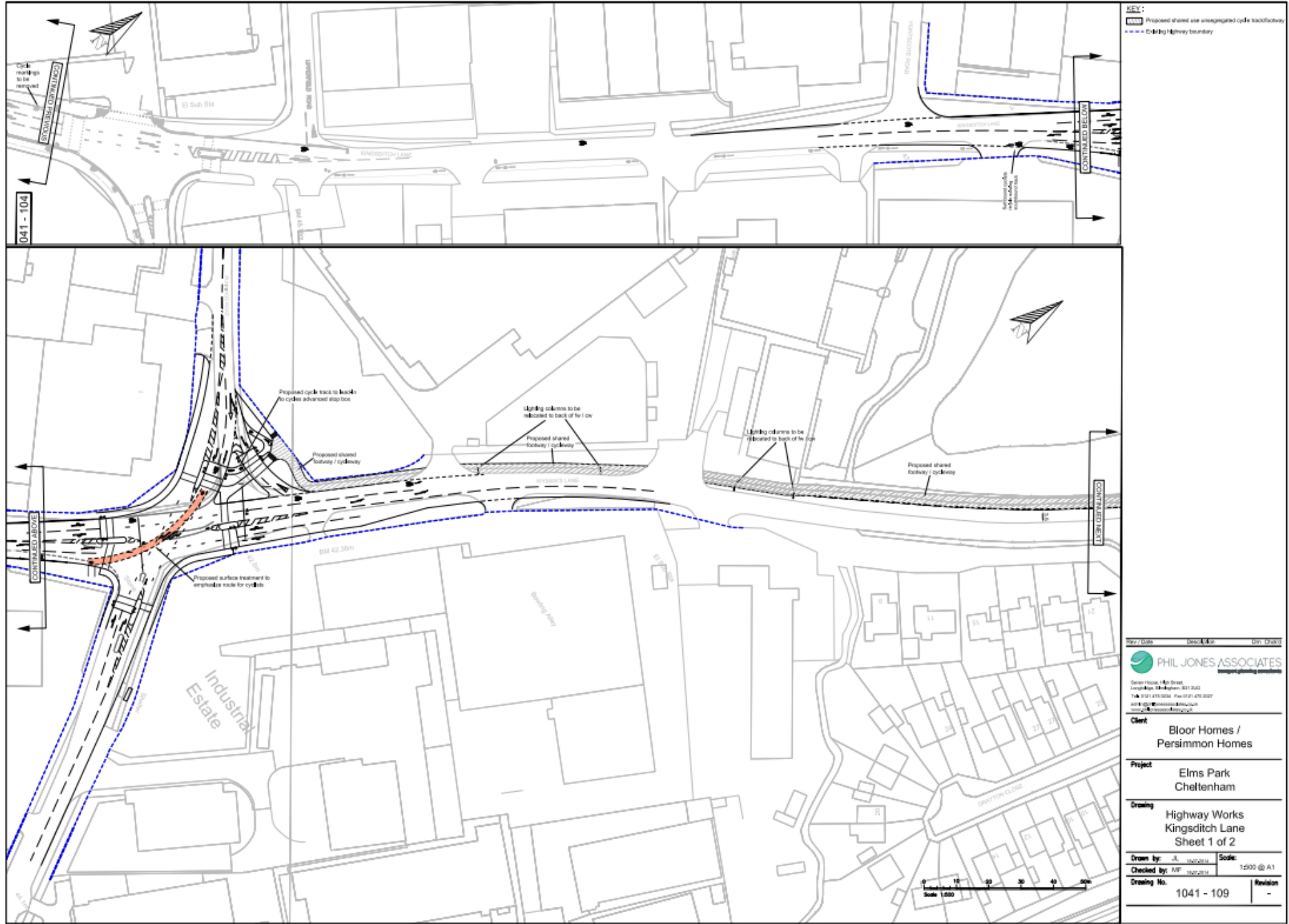
Client
Bloor Homes / Perimmon Homes

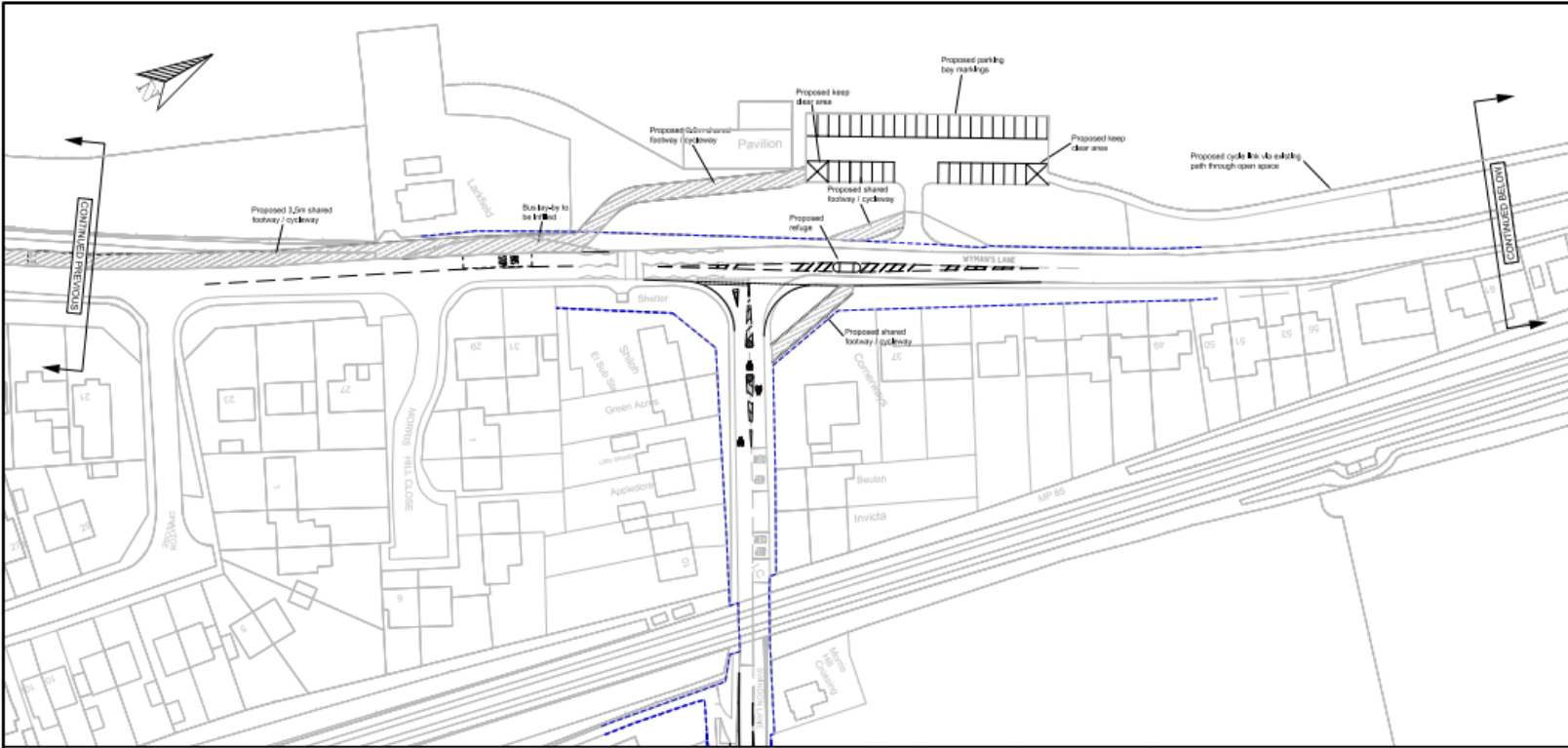
Project
Elms Park, Cheltenham

Title
Proposed Highway Works
Tewkesbury Road Corridor
Sheet 6 of 6

Drawing Name Status
For Information

Int Ref	Scale @ A1	Date
002/19	1:100	May 2020
Drawing No.		Revision
0021-019		A
Primary Contact jon.ward@bhp.co.uk		





Rev	Date	Description	By	Check
1	10/01/2024	Issue for construction	AS	AS

PHIL JONES ASSOCIATES
 Transport planning consultants
 Green House, 110a Street,
 Longditch, 18-Bigham, B21 2JD
 T: 0121 475 0254 Fax: 0121 475 2027
 email: info@philjonesassociates.co.uk
 website: www.philjonesassociates.co.uk

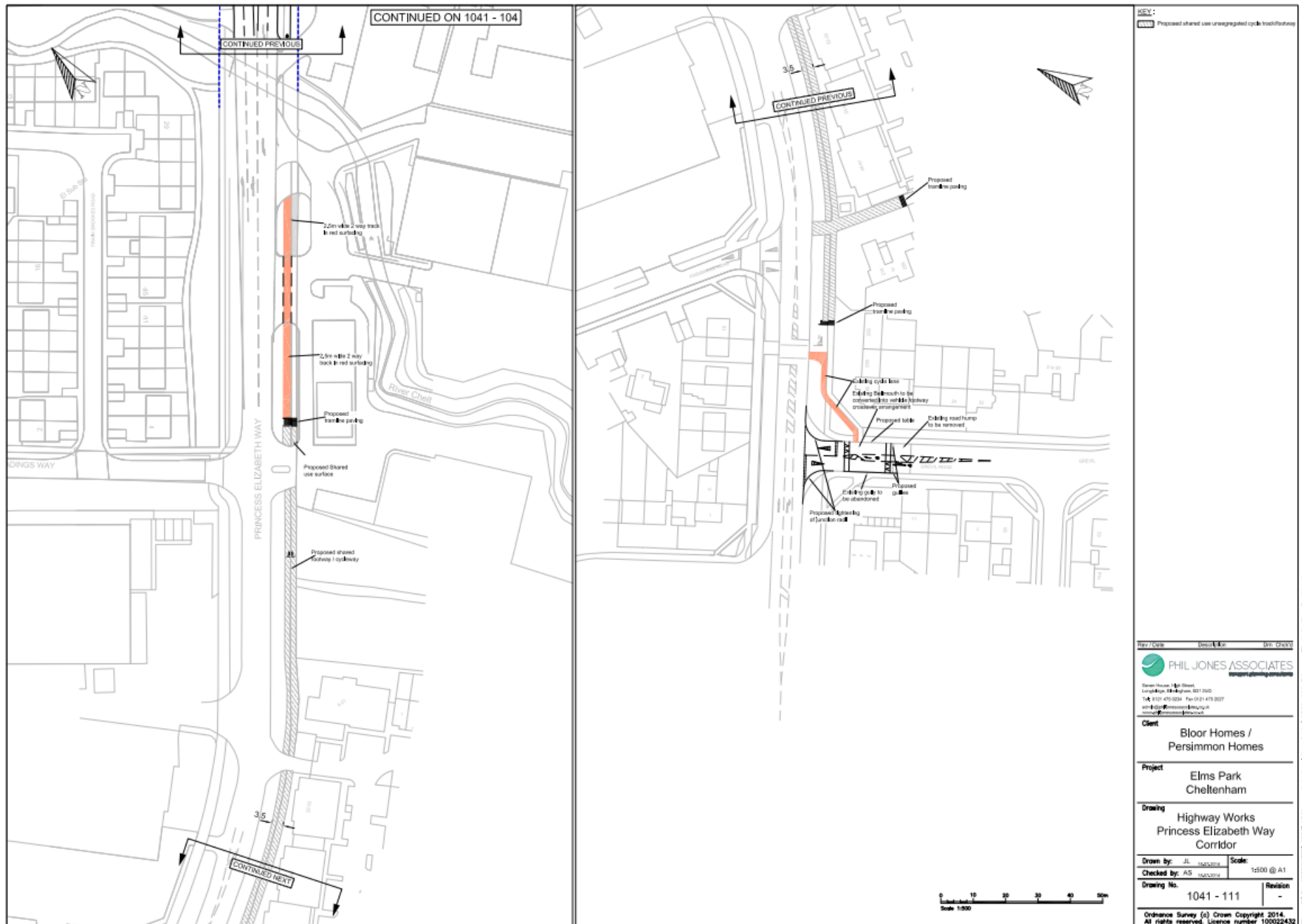
Client
 Bloor Homes /
 Persimmon Homes

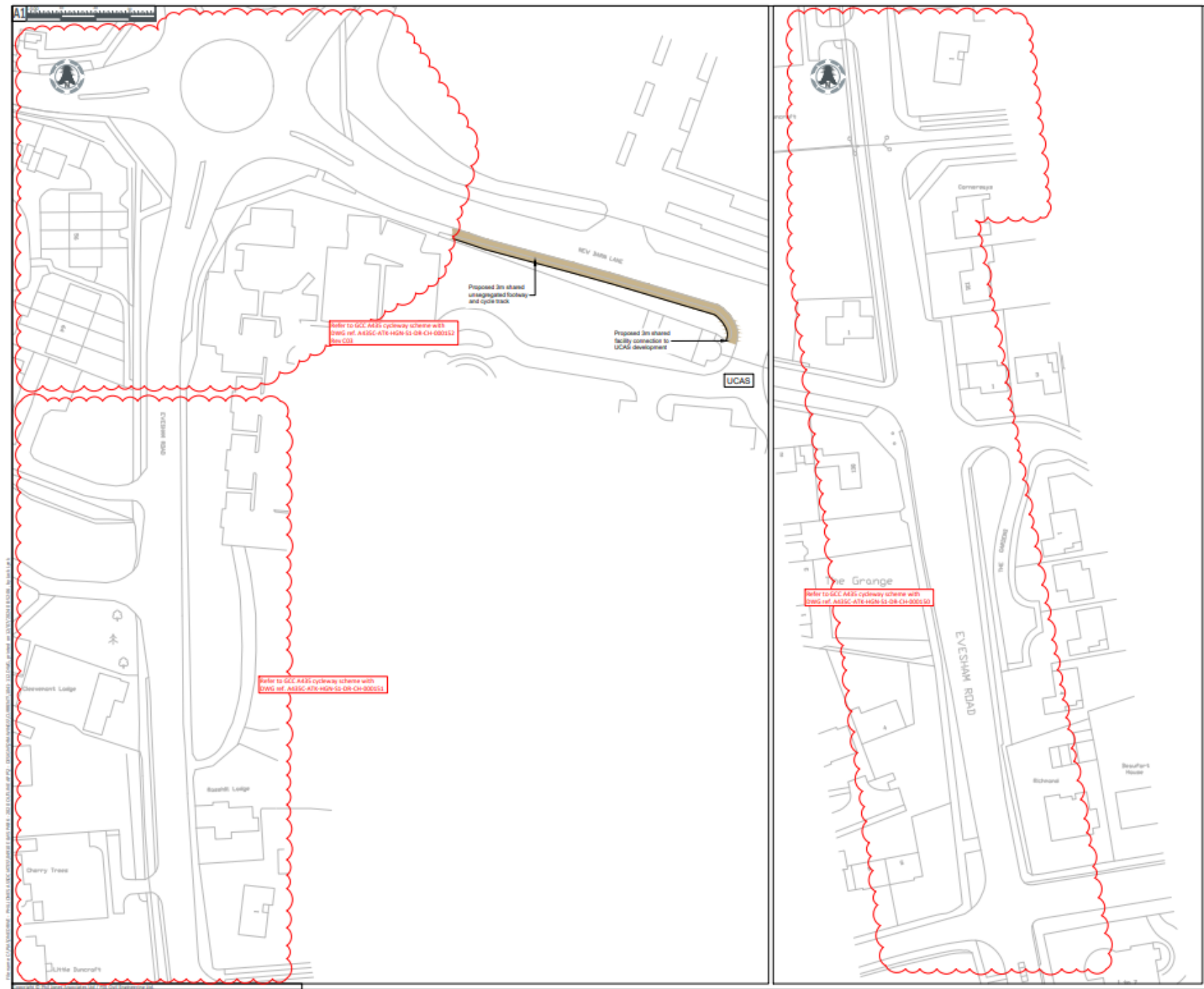
Project
 Elms Park
 Cheltenham

Drawing
 Highway Works
 Kingsditch Lane
 Sheet 2 of 2

Drawn by: AS 10/01/2024 **Scale:** 1:500 @ A1
Checked by: AS 10/01/2024
Drawing No. 1041 - 110 **Revision** -

File: P:\PJ\ASSOCIATES\1000\1041 rev cheltenham\New folder\1041-110 Kingsditch Lane 2 of 2.dwg





- Client Note**
- These drawings have been produced with reference to the CDM Regulations 2015.
- Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 6.
- Notes**
1. Do not scale from this drawing.
 2. All dimensions in metres unless stated otherwise.
 3. This drawing is based on OS mapping.
 4. This drawing is not to be reproduced in any part or form without consent of PJA Civil Engineering Ltd. All copyright reserved.
 5. The design details presented must be reviewed in conjunction with the wider site information and site constraints.
 6. No liability will be accepted by PJA for negligence or otherwise in relation to the accuracy of this OS mapping.
 7. Reproduction from the Ordnance Survey map with permission of the controller of His Majesty's Stationery Office.
 8. The design is Preliminary and subject to discussions with the local planning and highway authorities. This drawing should not be used for tendering or construction purposes, and requests for further development as part of the detailed design and understanding of highway authority requirements, which may become a reality.
 9. All works are proposed to be within the highway boundary or Developer owned land as a land made available to the Developer.
 10. Use specific detailed survey data to be carried out to confirm design information, which may impact the outline design proposals. These include, but are not limited to ground conditions, groundwater levels, utilities, ecology, tree protection etc. Requests related to other civil features have not been detailed and are subject to detailed design.
 11. Any existing details which are shown on this drawing are for guidance only and are to be checked on-site.
 12. The highway improvement measures and functions are presented on the supporting On and Off-site Highway Scheme Plan with drawing reference 1001-001.

Key

— Edging

— Shared Footway/Cycleway

Client Technical Approval has been obtained from the relevant local authorities or Highway Bodies. It should be understood that all drawings are based on preliminary and NOT the Construction. Should the Contractor and / or Employer commence work prior to approval being given, it is entirely at their own risk.

Revision History			
No.	Description	Date	By
1	Issue for Client Approval	10/05/2024	JW
2	Issue for Client Approval	10/05/2024	JW
3	Issue for Client Approval	10/05/2024	JW
4	Issue for Client Approval	10/05/2024	JW
5	Issue for Client Approval	10/05/2024	JW
6	Issue for Client Approval	10/05/2024	JW
7	Issue for Client Approval	10/05/2024	JW
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14	Issue for Client Approval	10/05/2024	JW
15	Issue for Client Approval	10/05/2024	JW
16	Issue for Client Approval	10/05/2024	JW
17	Issue for Client Approval	10/05/2024	JW
18	Issue for Client Approval	10/05/2024	JW
19	Issue for Client Approval	10/05/2024	JW
20	Issue for Client Approval	10/05/2024	JW

PJA Park Place, High Street, Leamington, Warwickshire, CV32 3JL
T: +44 (0) 1922 475100

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Client
Bloor Homes / Persimmon Homes

Project
Elms Park, Cheltenham

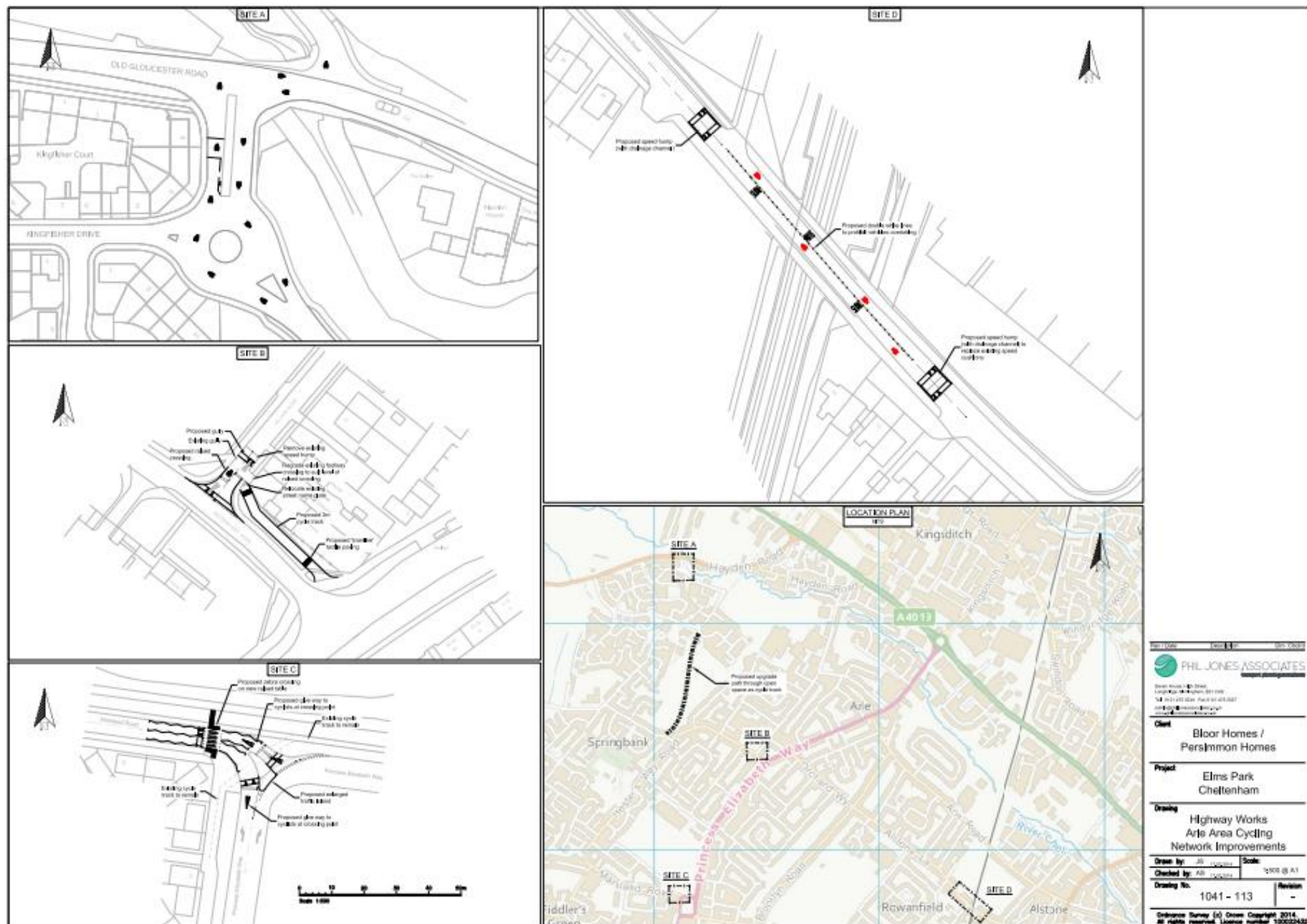
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Evesham Road
Proposed Cycling Scheme

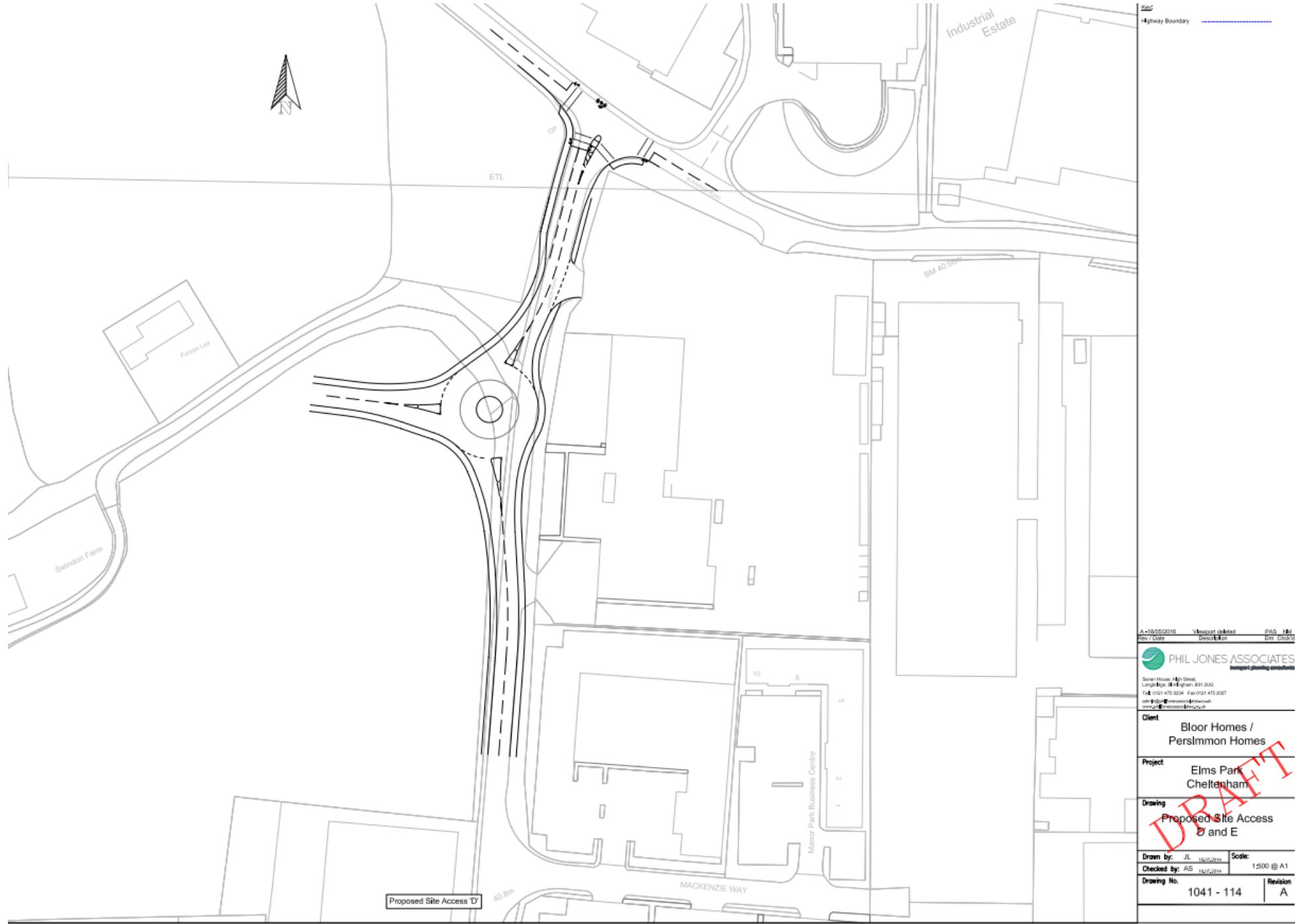
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For Information


PJA Ref: 04810/A Scale: 1:500 Date: May 2024

Drawing No: 1041-113 Revision: A

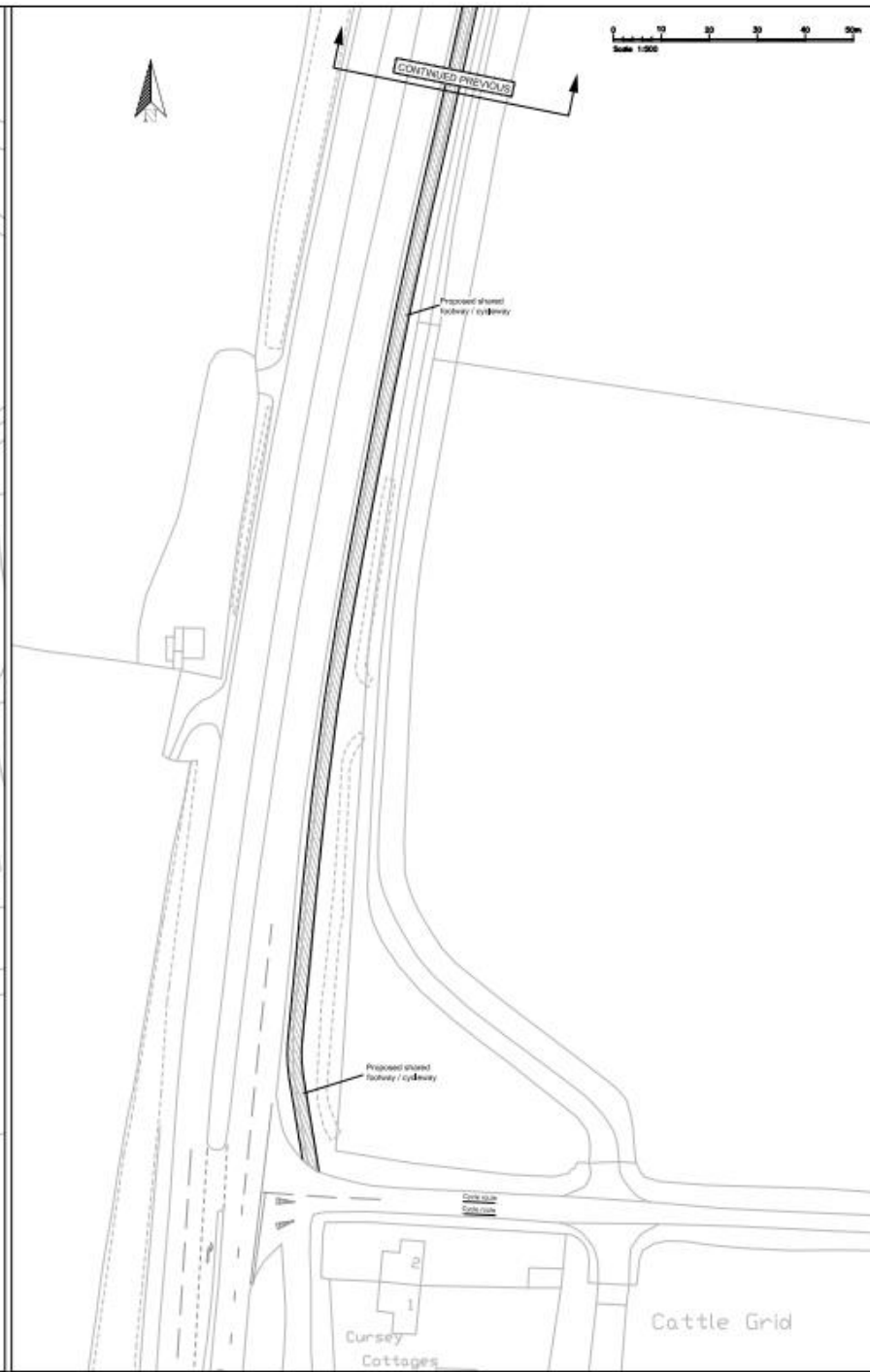
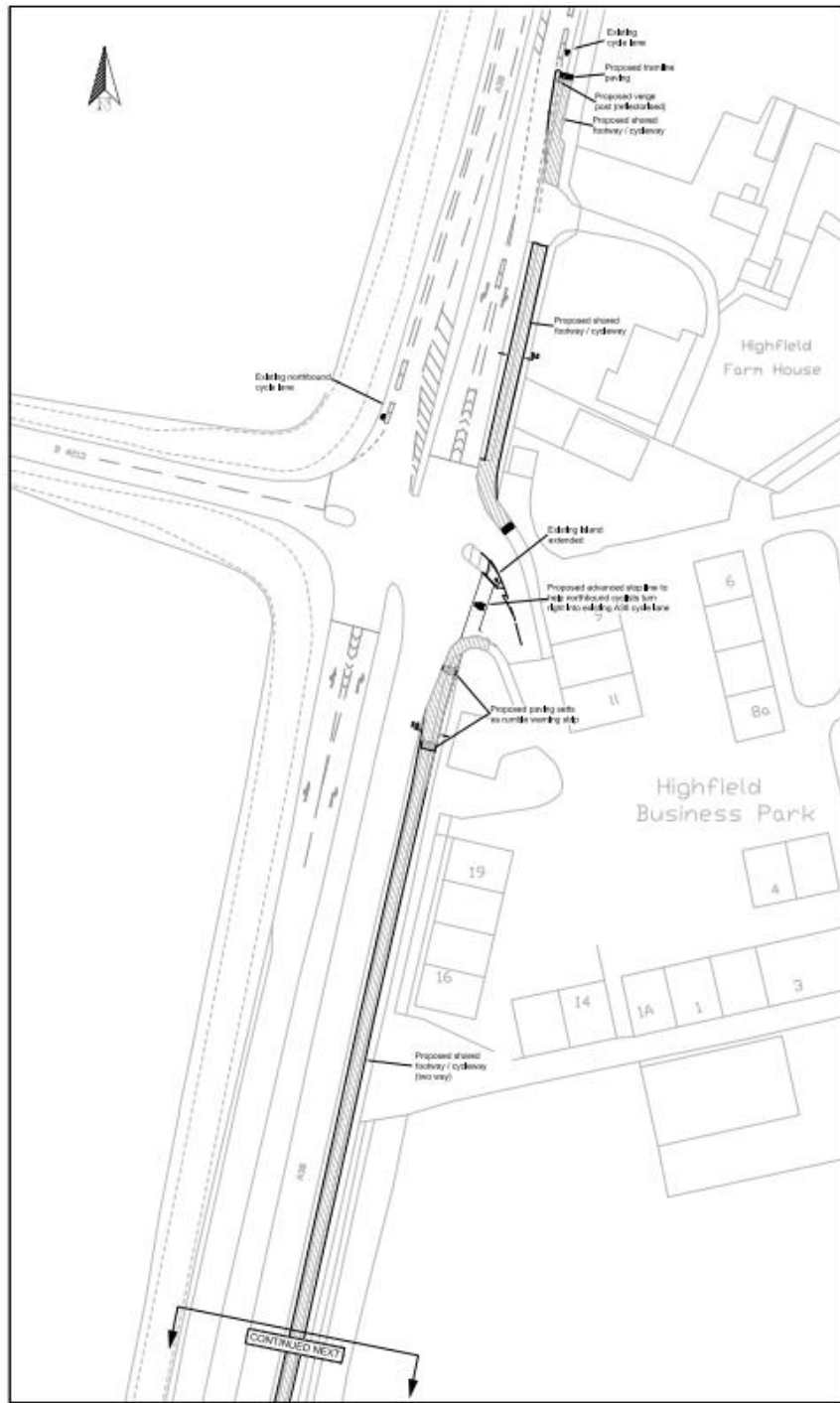
Primary Contact: jae.woodridge@pja.co.uk





A-10/05/2016		Report deleted	PAS	M
Rev 1: 05/06		Rev 1: 05/06	Rev 1: 05/06	Rev 1: 05/06
 PHIL JONES ASSOCIATES landscape planning consultants				
Seven Holes, High Street, Longbridge, Birmingham, B31 3AG Tel: 0121 475 9334 Fax: 0121 475 9337 email: info@philjones.co.uk website: www.philjones.co.uk				
Client Bloor Homes / Persimmon Homes				
Project Elms Park Cheltenham				
Drawing Proposed Site Access D and E				
Drawn by: JL 15/02/16		Scale: 1:500 @ A1		
Checked by: AS 15/02/16				
Drawing No. 1041 - 114		Revision A		

File: \\Projects Current\1000\1041 Elms Park (1041)\041-114 Access D & E.dwg



REV:

Proposed shared use integrated cycle track/footway

Rev / Date Des / Date Rev / Date

PHIL JONES ASSOCIATES
 landscape planning consultants

Broom House, 141a Street,
 Gillingham, Dorset, DT1 3JG
 Tel: 01323 475 0236 Fax: 01323 475 0207
 info@pja.co.uk phil@pja.co.uk
www.philjonesassociates.co.uk

Client

Bloor Homes /
 Persimmon Homes

Project

Elms Park
 Chettenham

Drawing

Highway Works
 Walton Hill

Drawn by: JL 04/2014

Scale:

Checked by: AS 04/2014

1:500 @ A1

Drawing No.

1041 - 115

Revision

-

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