

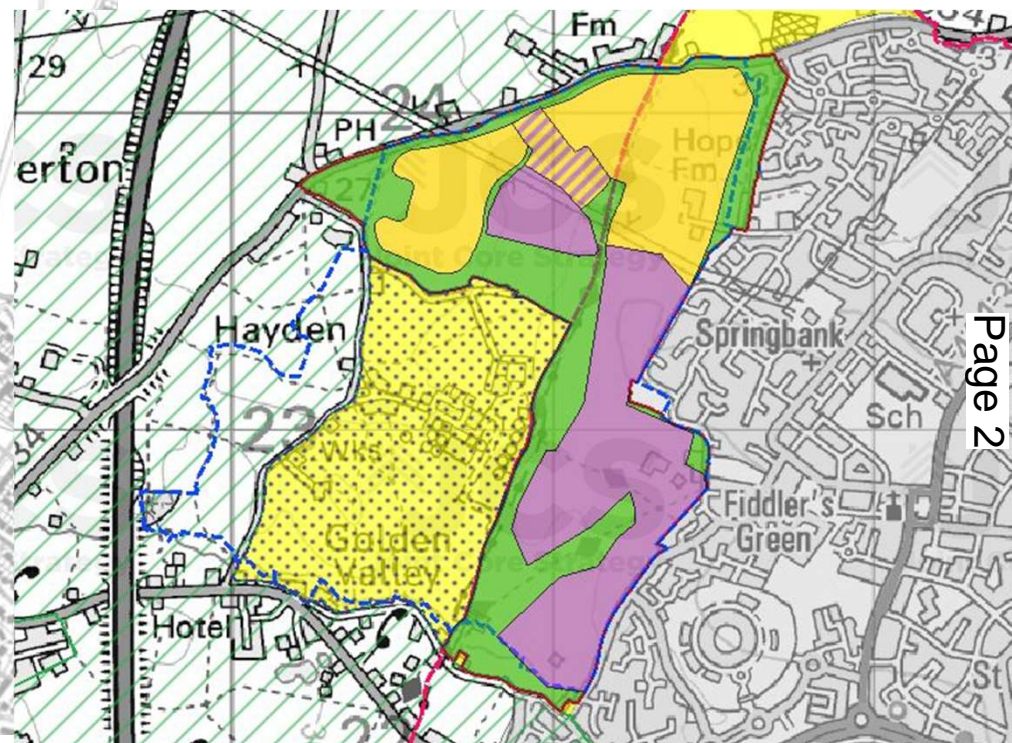
22/01817/OUT (CBC) 22/01107/OUT (TBC)

Applicant: Brighton STM Developments (Formally St Modwen Developments)

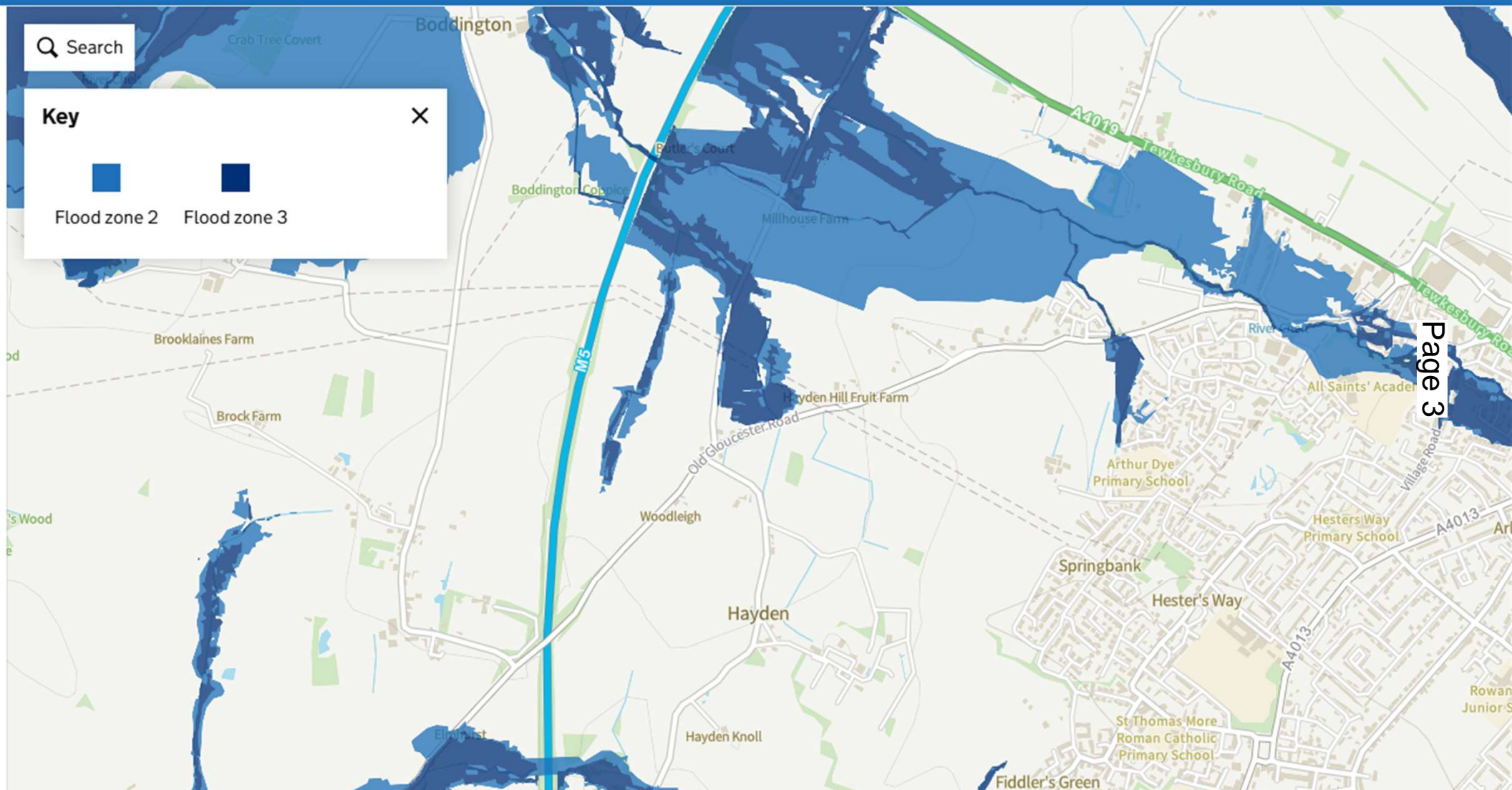
Proposal: Outline planning application for phased residential development comprising a mixture of market and affordable housing (use class C3), which could include retirement/extra care accommodation (use class C2/C3) a flexible mixed use area with a community hub (including potentially use classes E, F1 and F2), a primary school and children's nursery, a convenience store (use class E), site clearance and preparation, green infrastructure (including Suitable Alternative Natural Greenspace), walking and cycling routes, formal and informal public open space, sports pitch provision, drainage and other associated works and infrastructure, including utilities and highways works, all matters reserved except partially for access.

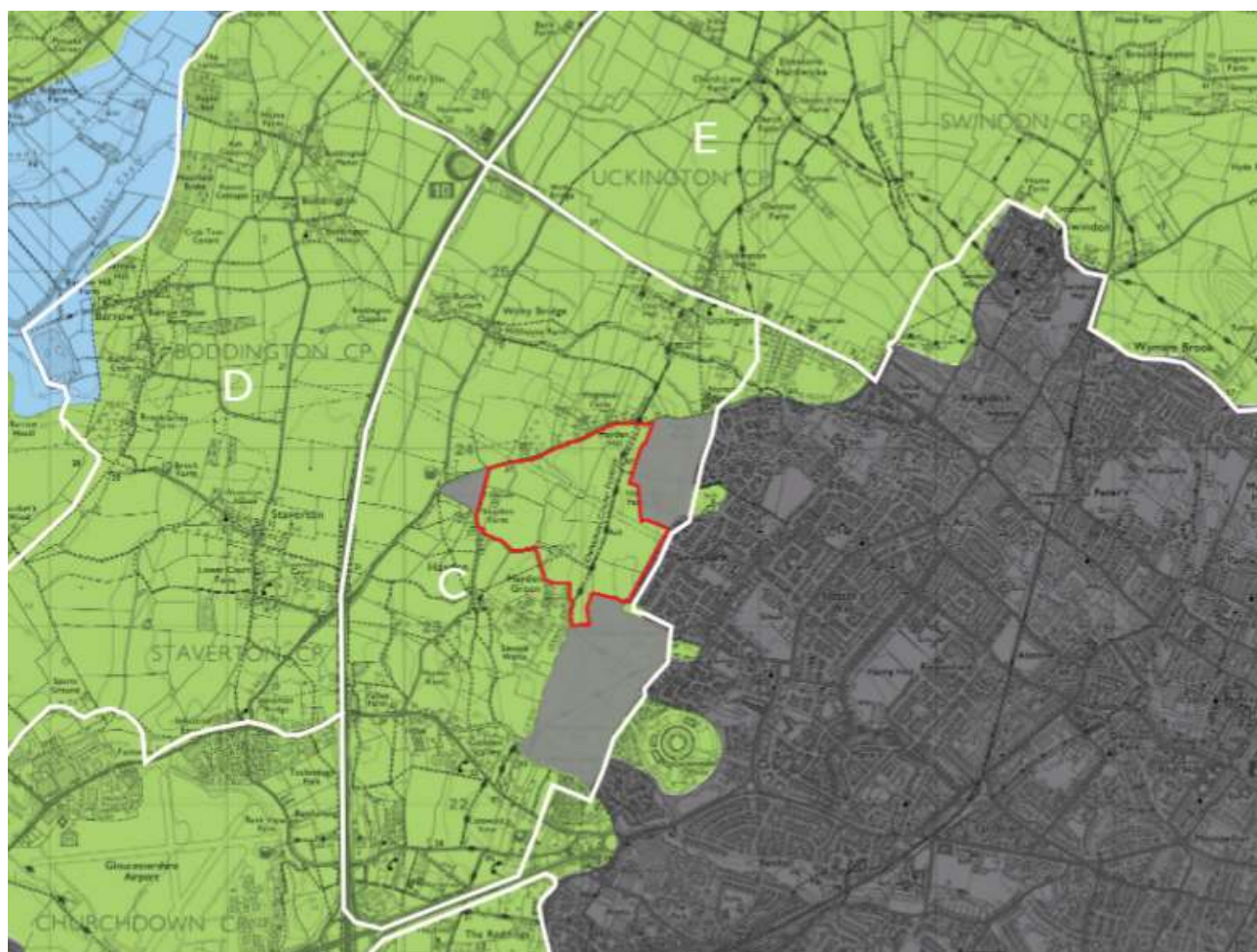
The application is for a maximum of 1100 new homes and 1,052sqm of Class E and 498sqm of Class F (of which 250sqm can be Class E(f) Nursery).

Address: Land To South of Old Gloucester Road Cheltenham , West Cheltenham (Golden Valley)



Flood map for planning





ESA Figure 31

LEGEND

Site Boundary

Wider Strategic Allocation

Gloucestershire Landscape Character Assessment

Urban

6B Vale of Gloucester - Settled Unwooded Vale

3C The Severn Hems - Floodplain Farmland

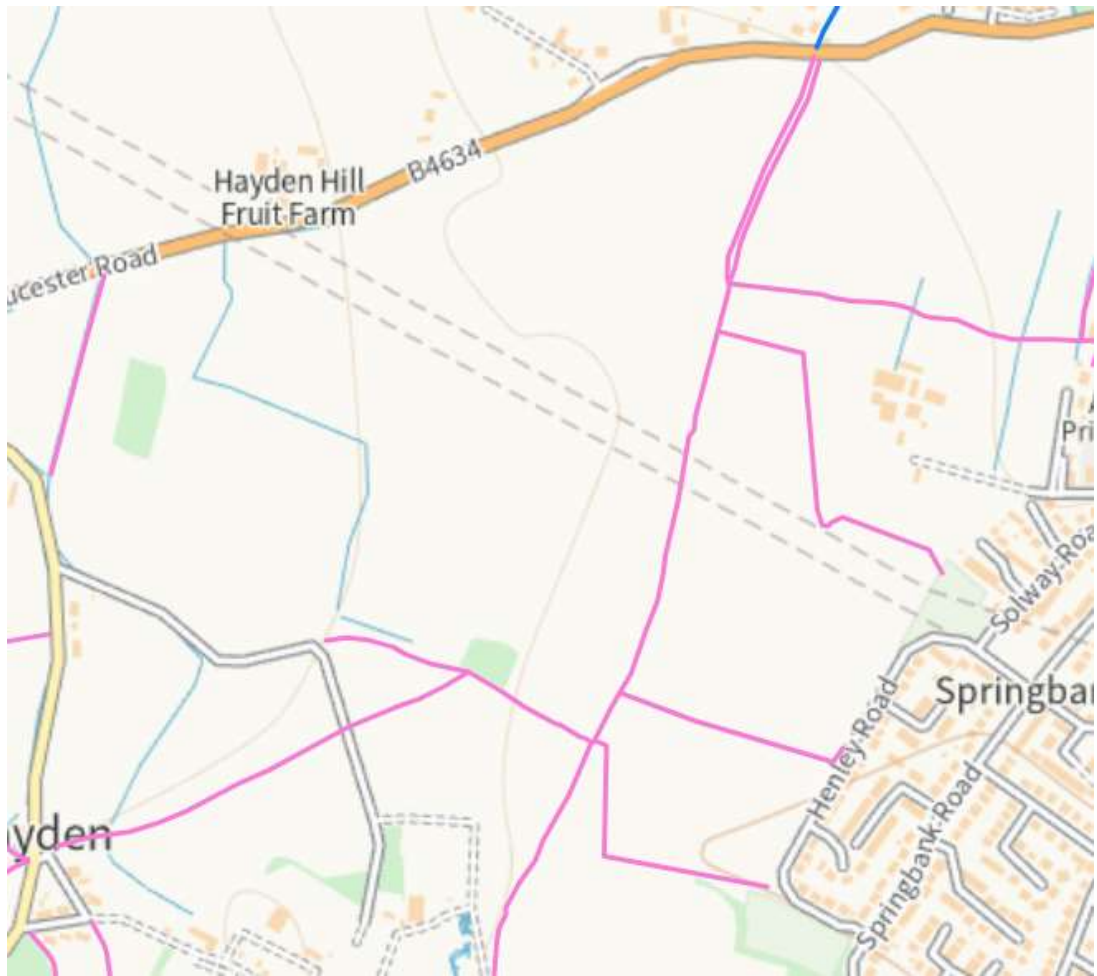
Cheltenham Landscape Character Assessment

Cheltenham Landscape Character Areas (taken from JCS Landscape Characterisation Assessment (2013))

C: West Cheltenham - Bamfurlong to Uckington

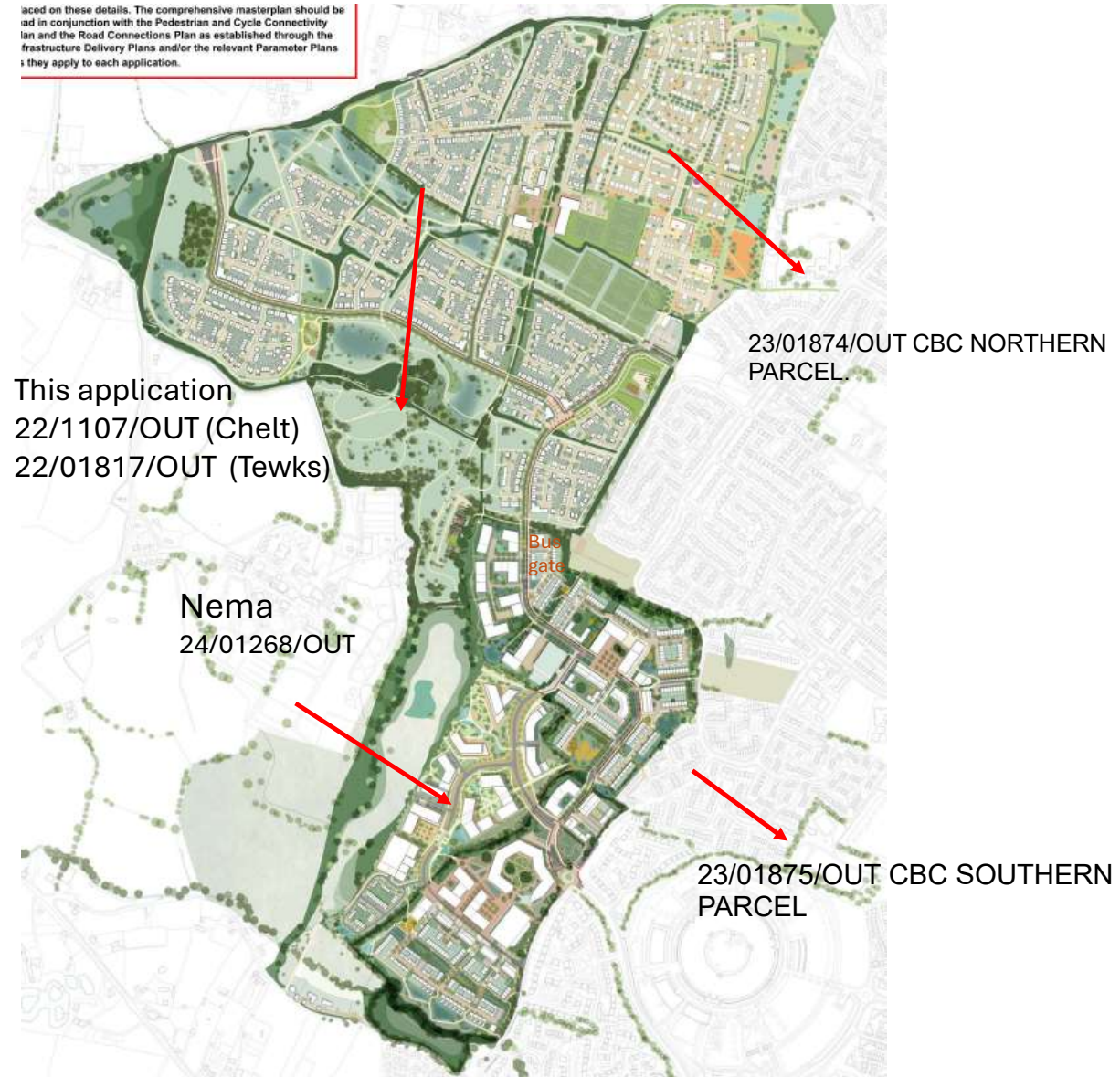
D: West of M5, Knightsbridge to Down Hatherley

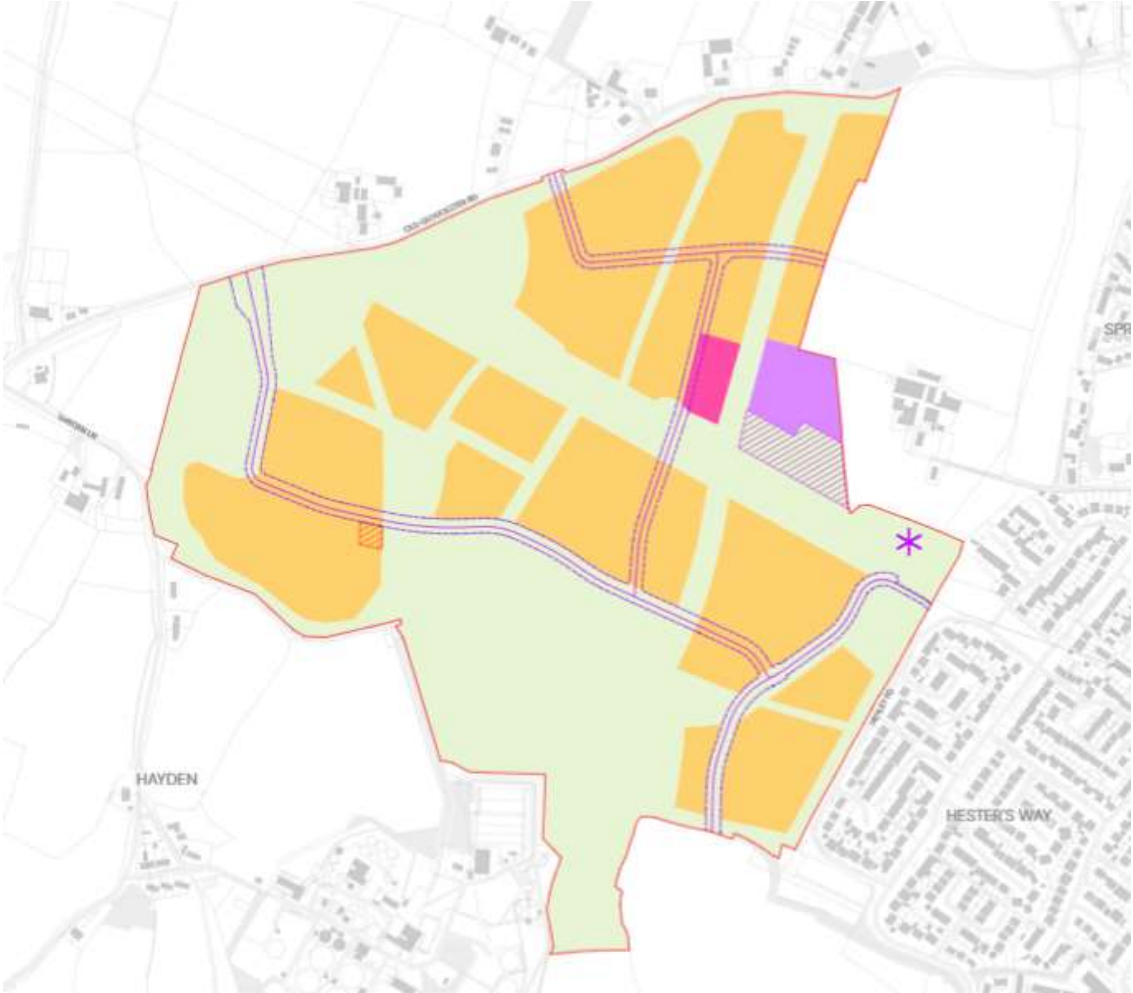
E: Swindon Village to Stoke Orchard





based on these details. The comprehensive masterplan should be read in conjunction with the Pedestrian and Cycle Connectivity Plan and the Road Connections Plan as established through the Infrastructure Delivery Plans and/or the relevant Parameter Plans as they apply to each application.

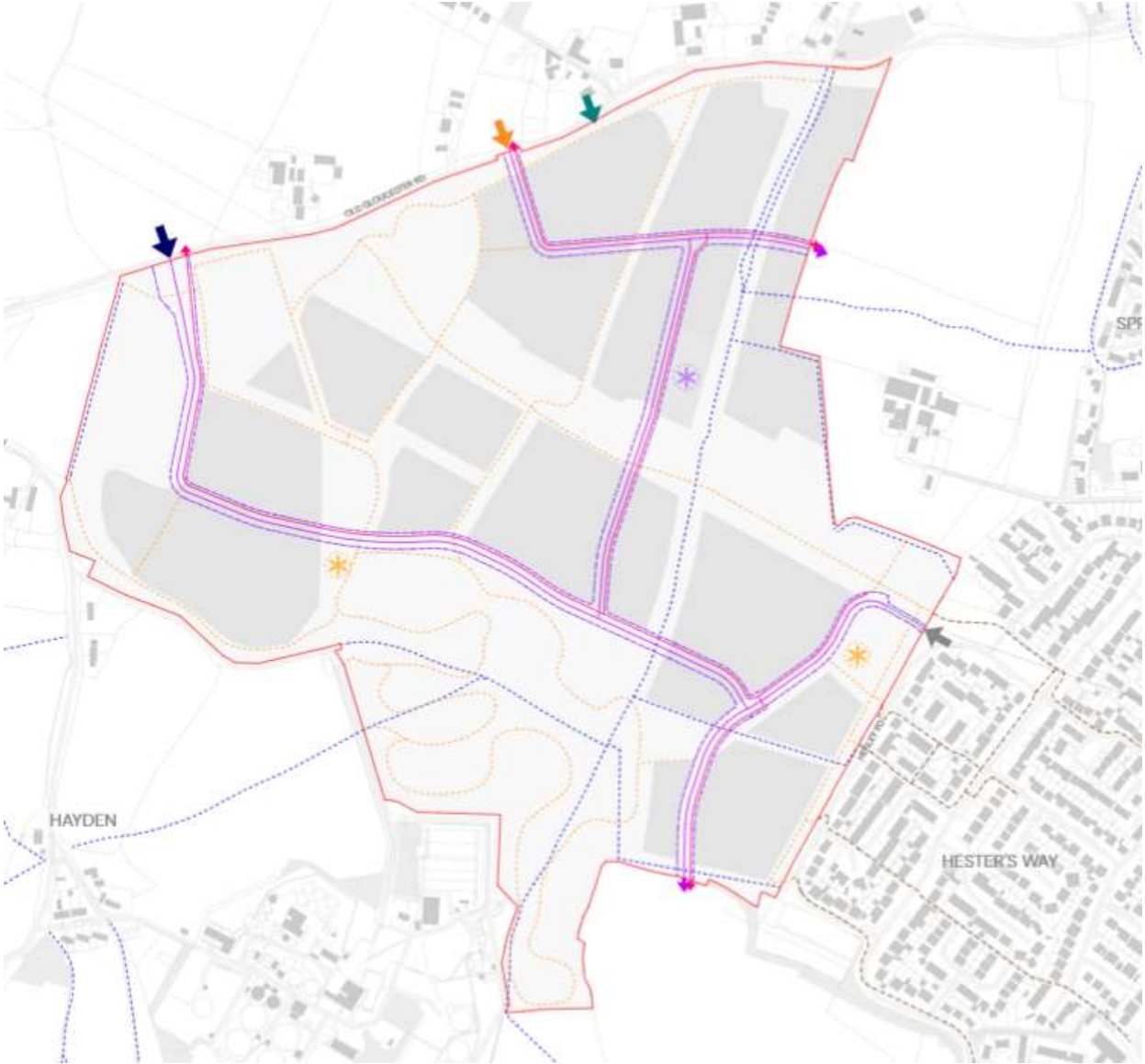














CHELTEMHAM

Illustrative Masterplan

Legend

Land Use

- Planning Application Site Boundary
- Residential (Character Area V2/3/4)
- Primary School
- Formal sports and additional school area provided in collaboration with the adjacent landowner (HBD/CBC)
- Mixed-use Area Including Community Hub
- Commercial Flexible Space
- Sports Pavilion and Associated Parking
- Play (HEAP)
- Play (LEAP)
- 0.5m Contours

Green Infrastructure

- Public Open Space
- Neighbourhood Amenity Space
- Allotments
- Key Green Corridors
- Key Dark Corridor for Bats
- Formal Playing Pitches
- Indicative Drainage Location

Movement

- Existing PRow
- Existing Pedestrian Route
- Main Street
- Primary Street
- Vehicular Primary Access Point
- Vehicular Secondary Access Point
- Vehicular (Public Transport and Emergency Only) Access Point
- Primary Off-road Strategic Cycleway
- Indicative Network of Footpaths/Cycleways (Road/Off-road)
- Indicative Location for Mobility Hub
- Indicative Location for Satellite Mobility Hub

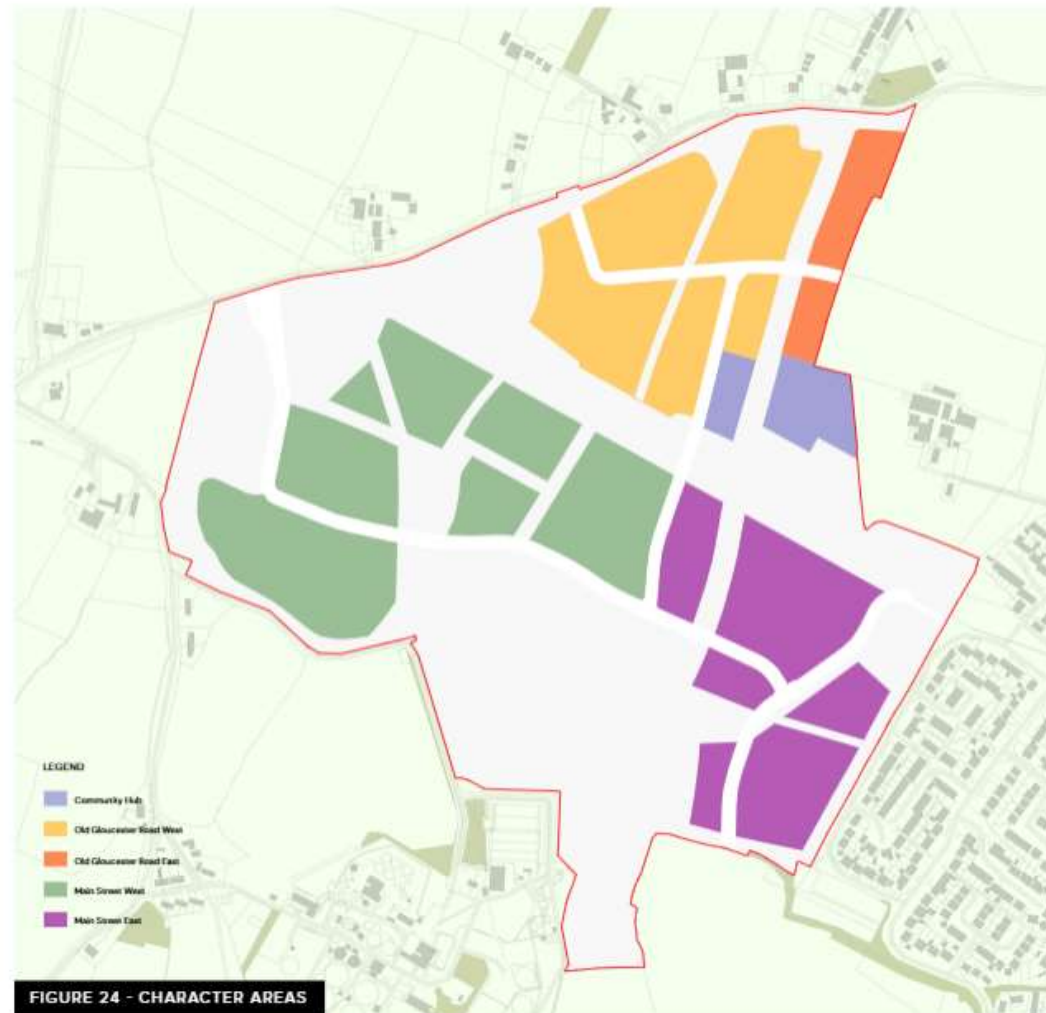
Character Areas

6.49. Two principal character areas are proposed in accordance with the GVSPD which are effectively north and south of the power line corridor. In addition, informed by the character analysis above and in response to recommendations provided by the Gloucestershire Design Review Panel, further sub-character areas are provided within each of the principal character areas, including a separate one for the Community Hub, with the Cheltenham Circular ridge-line providing an important threshold where development east has a closer relationship with the existing extent of Cheltenham and the nearby existing neighbourhoods of Springbank and Hoster's Way and land lying to the west of the ridge line having a more significant relationship with the rural areas beyond.

6.50. The character areas proposed are therefore as follows:

- 1) Community Hub
- 2a) Old Gloucester Road West Character Area
- 2b) Old Gloucester Road East Character Area
- 3a) Main Street West Character Area
- 3b) Main Street East Character Area

6.51. Descriptions of the character areas are provided below that set the narrative for specific placemaking components (e.g. streets and movement, character and scale, landscape and public realm, land uses and activities) that can be applied in future design codes and future detailed reserved matters proposals.





Indicative Section



Indicative Plan

Climate Change



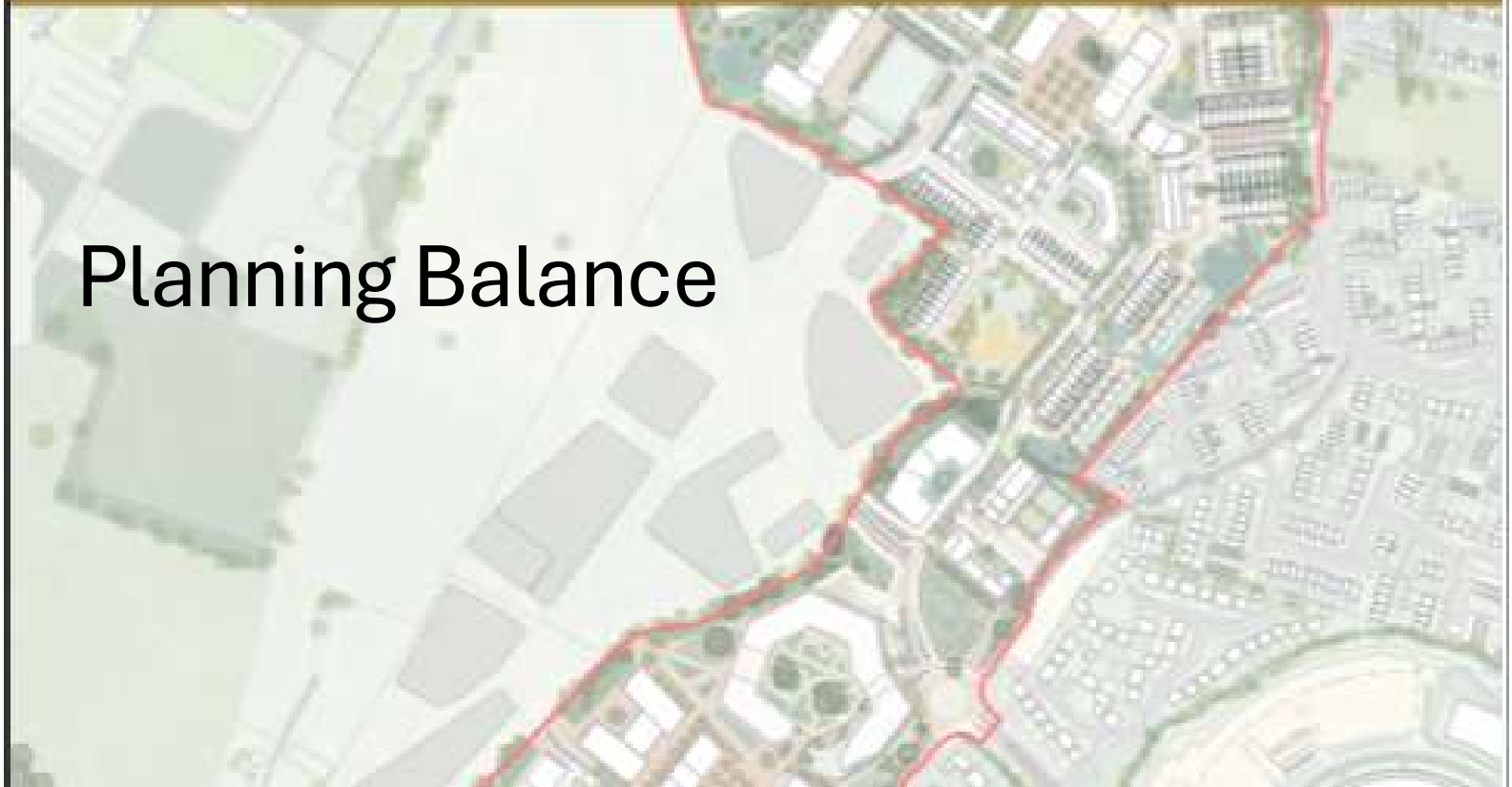
Key Issues & late representations received

- Policy Framework, Principle of Development & Cheltenham's Five Year Housing Land Supply
- The Golden Valley Supplementary Planning Document
- Economic Impact
- Design and Layout
- Biodiversity, Ecology and Green Infrastructure
- Landscape, Trees and Visual Impact
- Impact on Neighbouring Amenity
- Odour, Air Quality and Noise
- Sustainability
- Drainage/Flood Risk
- Transport
- Viability
- Housing Mix
- Section 106 Obligations

Affordable Housing and Viability

THE
GOLDEN VALLEY
DEVELOPMENT

Planning Balance



Conditions

Recommendation

To delegate authority to the Head of Planning to permit the application subject to:

A) the conditions as set out or substantially similar as may be agreed under delegated authority given to the Head of Planning(CBC)/Director of Growth (TBC); and

B) completion of a S106 obligation and/or other legal document to deliver the infrastructure and other mitigation, as set out in this Report at paragraphs 7.330-7.331, and for alterations to s106 heads of terms as may be agreed under delegated authority given to the Head of Planning (CBC)/Director of Growth (TBC) in consultation with the Chairman and Vice Chairman of the Planning Committee.

C) In the event that the S106 obligation and/or other legal document remains unsigned nine months after this resolution, that the application is reviewed by the Head of Planning (CBC)/Director of Growth (TBC) in consultation with the Chairman and Vice Chairman of the Planning Committee, and if no progress is being made delegated authority is given to the Head of Planning (CBC)/Director of Growth (TBC) to refuse the application in the absence of an agreed S106 Agreement.

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