

REPORT UPDATES

APPLICATION NO: 23/01874/OUT		OFFICER: Mr Chris Gomm	
DATE REGISTERED: 7th November 2023		DATE OF EXPIRY:	
DATE VALIDATED: 7th November 2023		DATE OF SITE VISIT: 10/10/2023	
WARD: Springbank		PARISH: None	
APPLICANT:	HBD Golden Valley Limited		
AGENT:	Hgh Consulting		
LOCATION:	Land at West Cheltenham, Northern Parcel, South of Old Gloucester Road, Cheltenham		
PROPOSAL:	Outline planning permission (with all matters reserved except for access) for a severable and phased development to provide new homes (Use Class C3) and non-residential floorspace comprising flexible commercial and community uses (Use Class E), as well as land for potential primary education (Use Class F1) and other associated infrastructure.		

Updates and Corrections to the Committee Report

- For the avoidance of doubt, the following is the SANG requirement for this (and the adjoining) application:
 - Northern Parcel (current application): on-site provision: **5.09ha**
off-site provision: **3.41ha**
 - Southern Parcel: on-site provision: **2.3ha**
off-site provision: **8.76ha**
- Report paragraph 7.230 incorrectly states that HBD provided a legal opinion arguing against the viability review. It was in fact St Modwen’s who submitted the legal opinion, as part of their planning application, rather than HBD. The source of the legal opinion is not material in any event as its conclusions are accepted, irrespective of the party which submitted it.
- For the avoidance of doubt, the application site falls within in a ‘medium density area’ where mainly residential uses are expected – as correctly referenced in Para 7.119 (the report incorrectly states otherwise elsewhere).

Condition 43

Notwithstanding the wording recommended for Condition 43 set out within the committee report, the precise wording and trigger points are yet to be resolved.

Condition 43, as drafted in the committee report, requires the specified highway works to be undertaken prior to the any occupation of any dwellings within Phase 2 of the development. The applicant favours an alternative trigger point of no more than 200 dwellings occupied in advance of highway works A-C and no more than 400 dwellings occupied in advance of the remainder of the highway works. CBC officers have an open mind on this point; the issue is currently the subject of discussion and as such is unresolved.

Accordingly, it is recommended that should committee resolve to grant permission, the final wording of Condition 43 be delegated to the Head of Planning (together with the other matters specified in the main report).

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