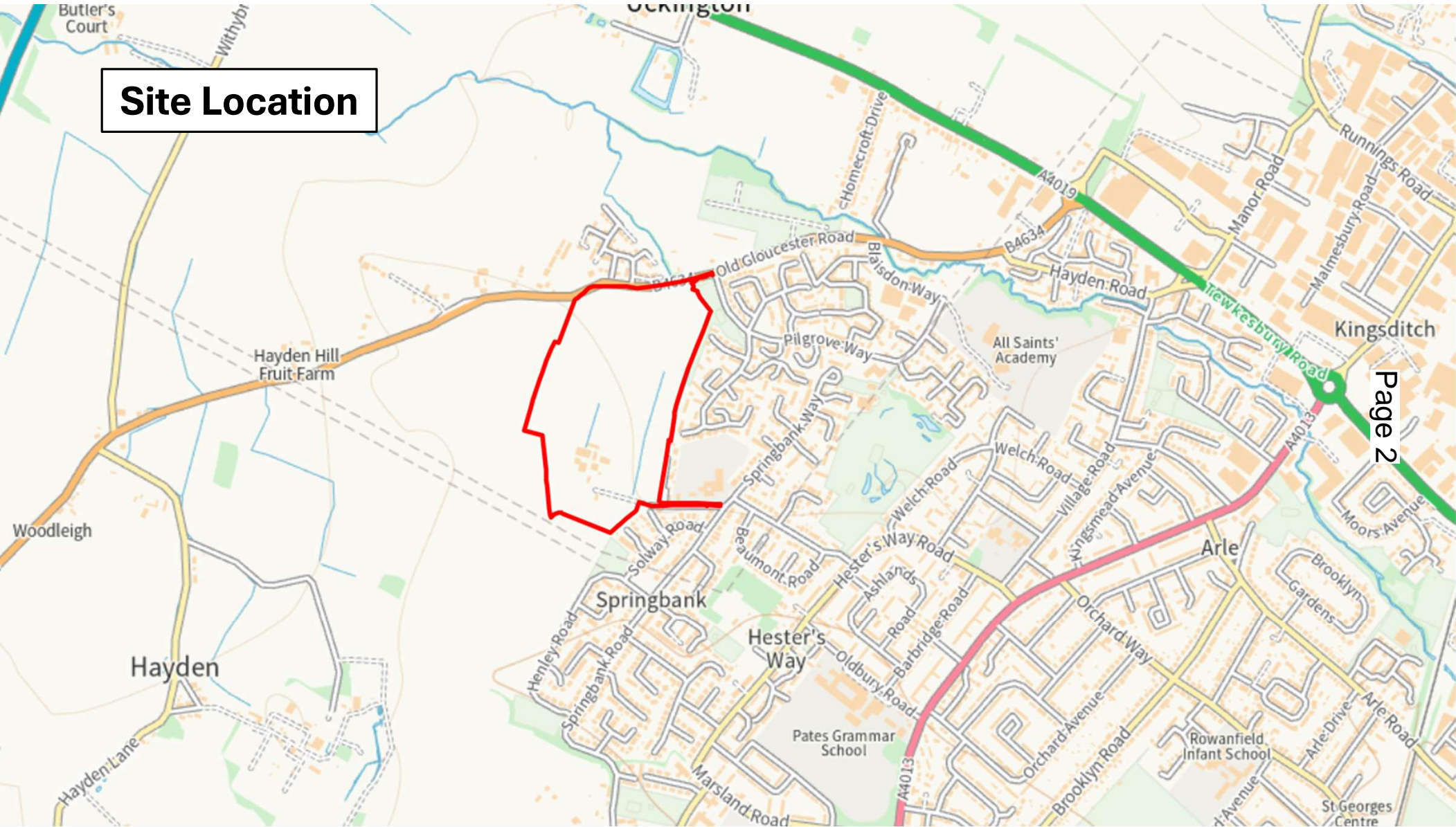


23/01874/OUT

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.

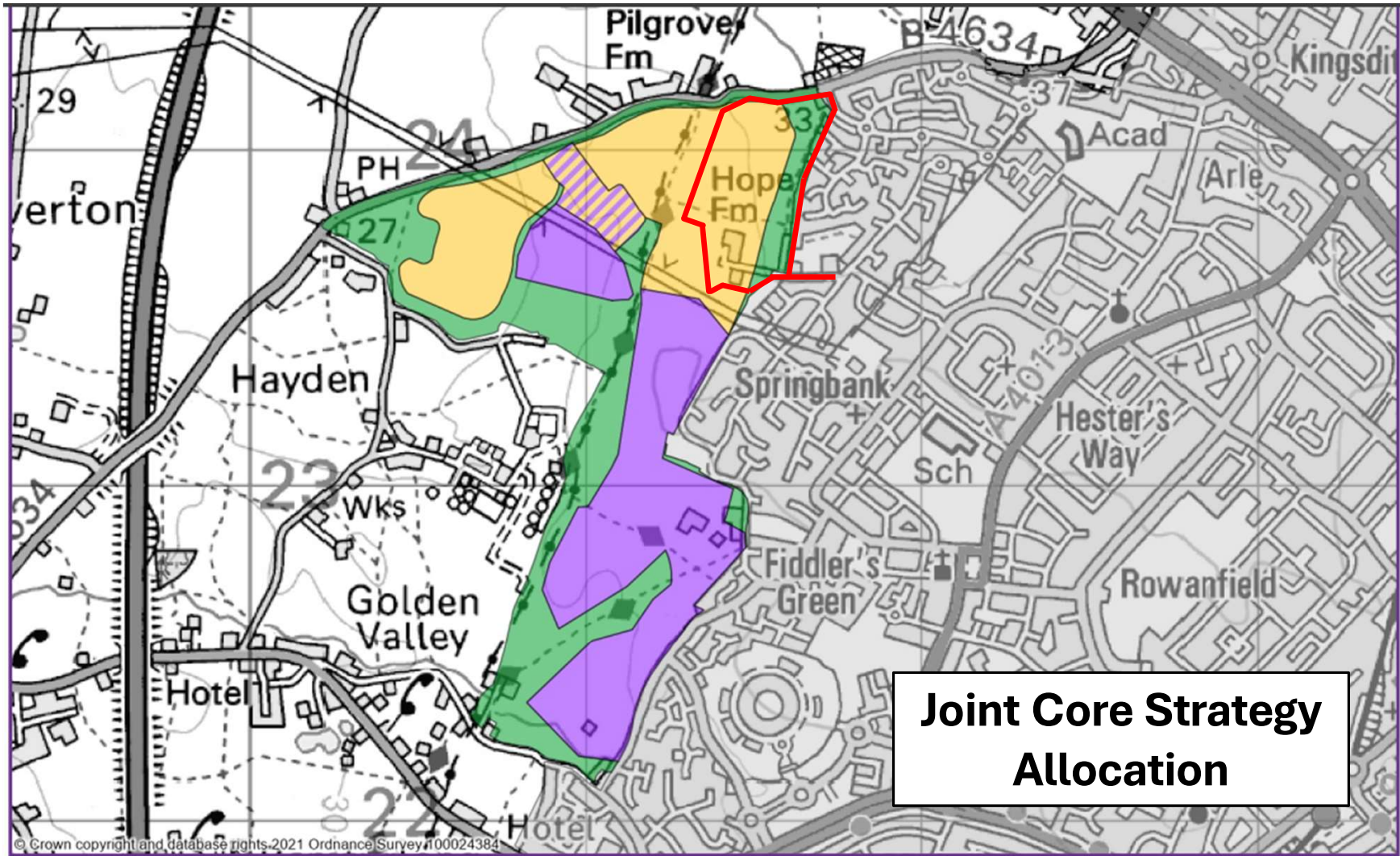
**Land at West Cheltenham/Golden Valley (Northern Parcel),
South of Old Gloucester Road, Cheltenham**

Site Location



Site Location







**Old Gloucester
Road**



**Old Gloucester
Road**



**Old Gloucester
Road**



**Old Gloucester
Road**



**Old Gloucester Road
– looking south**



**Hope Orchard –
looking north**



**Hope Orchard –
looking northwest**



**Hope Orchard –
looking north**



**Hope Orchard –
looking north**



**Hope Orchard –
looking west**

Hope Farm



Hope Cottage



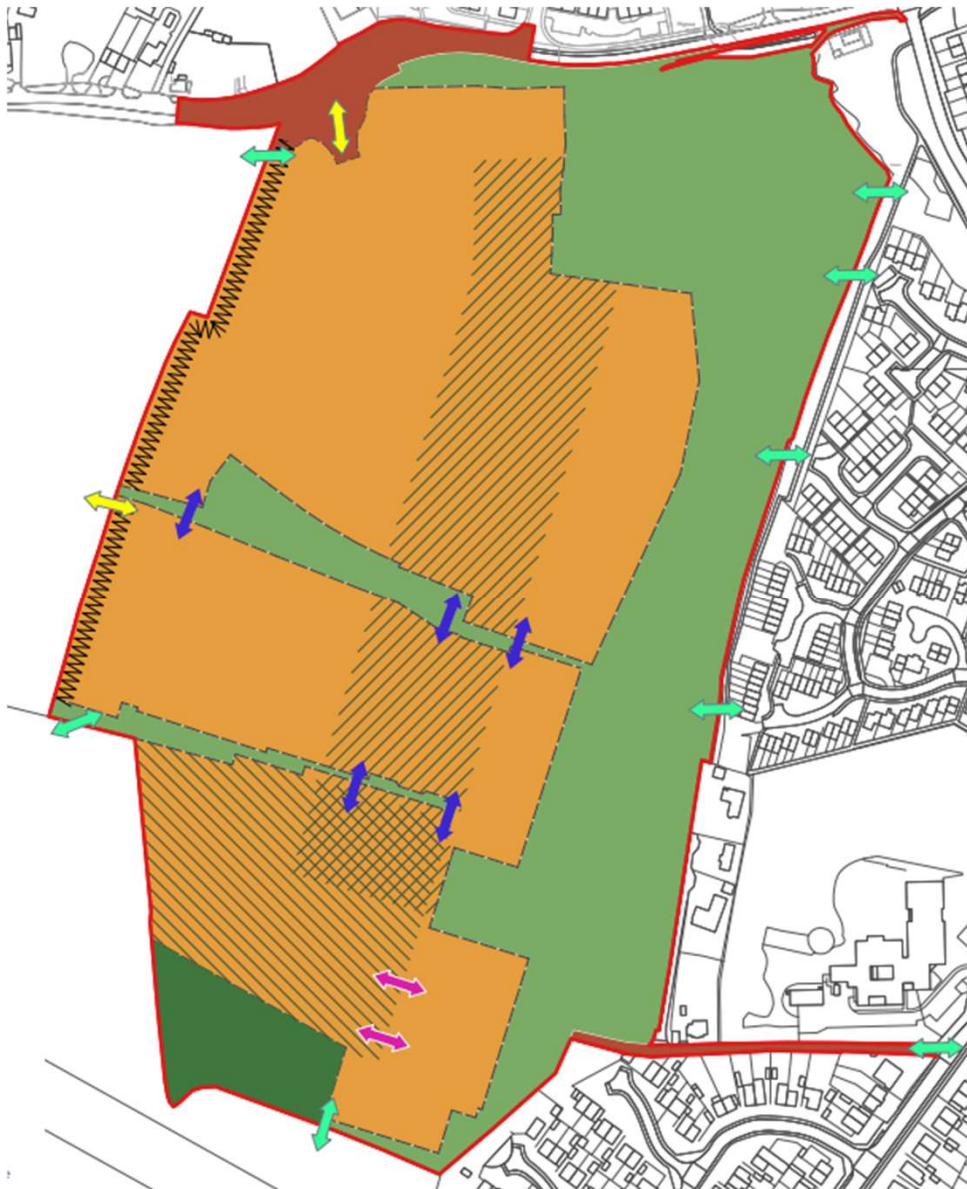














-  Proposed all modes access
-  Proposed pedestrian / cycle only access
-  Potential Focal areas
-  Residential Development
-  Primary School Site (1.9ha total including neighbouring site)
-  Potential Focal buildings
-  Potential mixed use building
-  Public Open Space including SUDS and Strategic Landscape areas
-  Potential strategic planting and ecological net gain areas
-  Existing hedges / trees / planting
-  Proposed trees / planting areas
-  Raingarden and swale
-  SUDS area
-  Play surface
-  Community productive garden/allotments
-  Habitat pond
-  Indicative arrangement for sports pitches (spans into neighbouring site)























Illustrative Master Plan

Parameters Plan



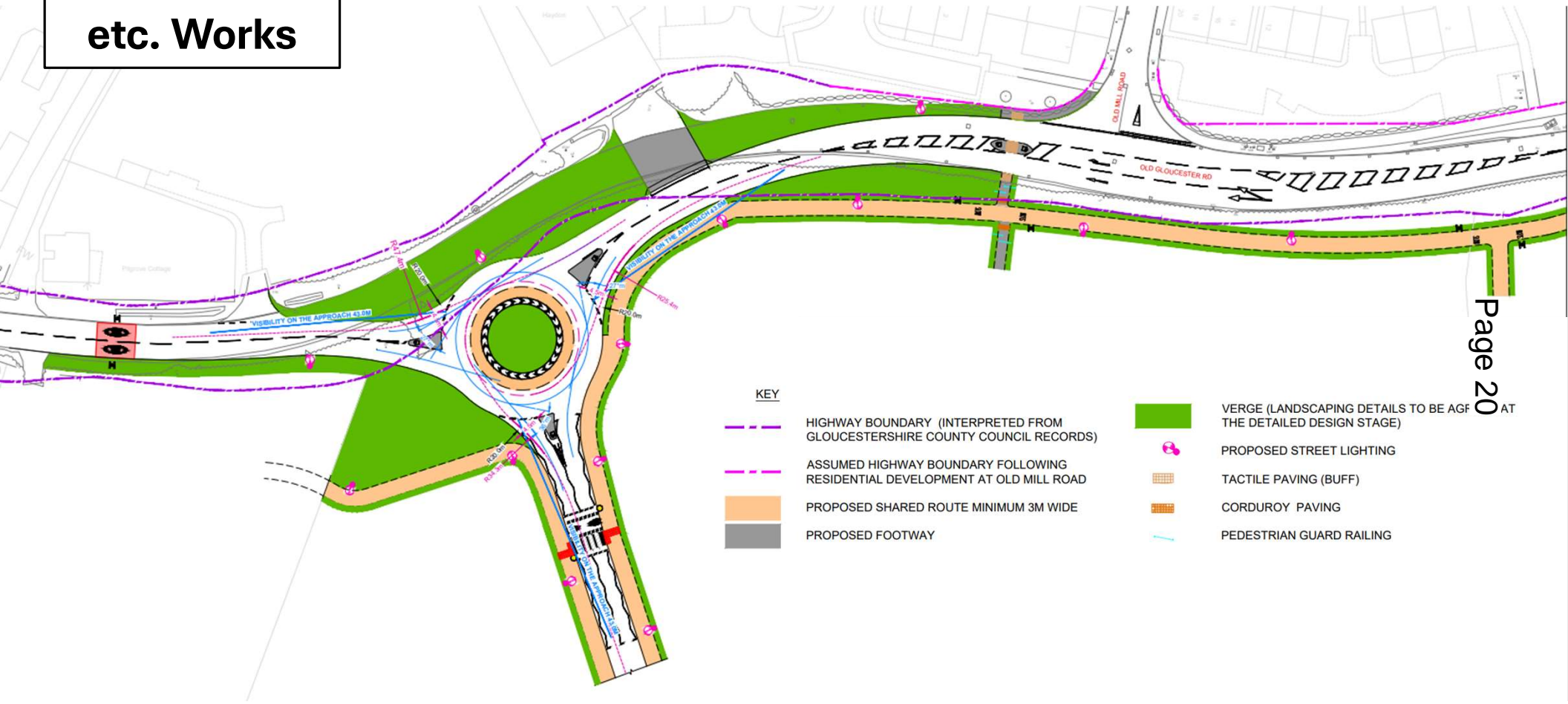
-  Land required for proposed access roads / footpaths / emergency access as applicable (0.72ha)
-  Gross residential development (class C3) including access roads and private drives and incidental open space (parks and gardens; children's play). Development up to three storey. (max building height 12m above surveyed height AOD)
Development Gross Area: **11.8ha** (dashed boundary).
Number of dwellings **Up to 443 dwellings**
Up to 500sqm footprint non-residential uses (class E)
-  4-storey buildings acceptable at key locations (max building height 16m above surveyed height AOD)
-  Flexible land within which Primary School (class F1) can be accommodated (max building height 12m above surveyed height AOD) which can revert to residential land should school not be required (1.9ha) (included within Development Gross Area Above)
-  Open space including parks and gardens, amenity green space, children's play/provision for young people, allotments, structural and tree planting and SUDS. Area includes scope for connecting roads between green corridors. (6.54ha)
-  Land for playing pitches (open space) to be provided as part of the wider Golden Valley provision (0.6ha)
-  Connectivity allowable between residential parcels for all modes / dedicated pedestrian / cycle. Location and quantum of crossings shown by the arrows is indicative and not intended to be fixed by this plan
-  Connectivity allowable between residential parcels and Primary School land. Location, type and quantum of access positions is indicative and not intended to be fixed by this plan
-  Indicative all modes connectivity as current in January 2026 and to be checked against the relevant adjacent proposals by others for co-ordination purposes on future detail design
-  indicative pedestrian access positions (not intended to be fixed by this plan) to the site to be captured within the proposals







- | | | | |
|---|---|---|--|
|  | Planning application boundary |  | Public Open Space including: SUDS; Strategic Landscape; informal paths (white) |
|  | Proposed all modes access |  | Indicative location of SUDS |
|  | Existing / proposed pedestrian / cycle only access |  | Indicative location of play surface |
|  | Indicative cycle route |  | Indicative location of community productive gardens/allotments |
|  | Indicative bus route |  | Indicative location of habitat pond |
|  | Indicative tertiary connections |  | Location for sports pitches (spans into neighbouring site) |
|  | Key building frontage |  | Indicative location of trees / planting areas |
|  | Residential development parcels |  | Primary school site (1.9ha total including neighbouring site) |
|  | Indicative location of focal buildings / apartments |  | Education zone |
|  | Zone for mixed use building | | |
|  | Indicative location of roads | | |
|  | Indicative location of footways | | |
|  | Indicative location of private drives | | |

**Regulatory
Plan
(Design Code)**

Roundabout etc. Works



KEY

-  HIGHWAY BOUNDARY (INTERPRETED FROM GLOUCESTERSHIRE COUNTY COUNCIL RECORDS)
-  ASSUMED HIGHWAY BOUNDARY FOLLOWING RESIDENTIAL DEVELOPMENT AT OLD MILL ROAD
-  PROPOSED SHARED ROUTE MINIMUM 3M WIDE
-  PROPOSED FOOTWAY

-  VERGE (LANDSCAPING DETAILS TO BE AGF AT THE DETAILED DESIGN STAGE)
-  PROPOSED STREET LIGHTING
-  TACTILE PAVING (BUFF)
-  CORDUROY PAVING
-  PEDESTRIAN GUARD RAILING

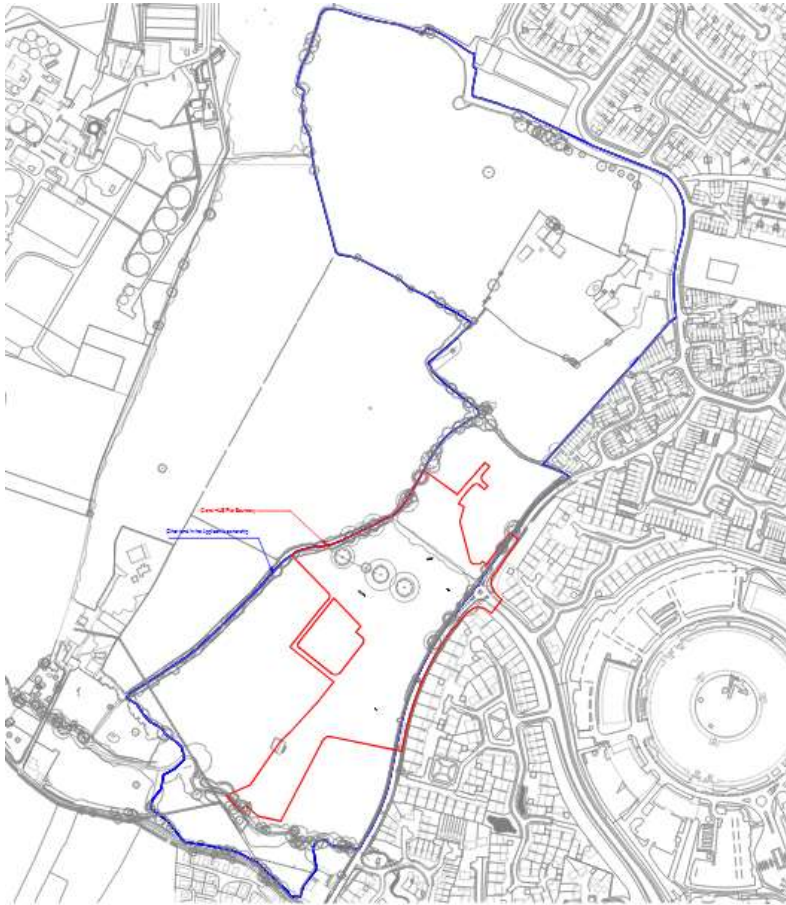
Land at West Cheltenham Southern Parcel

26/00001/REM

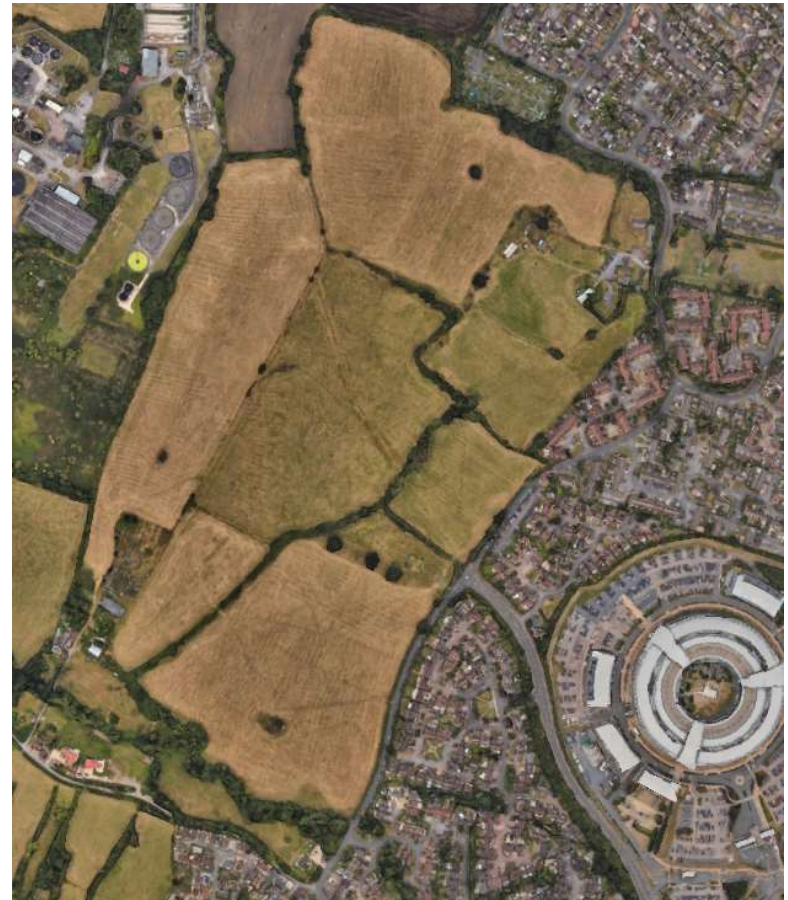
Application for the approval of Reserved Matters (layout, scale, appearance, landscaping and access) for Phase 1 of development pursuant to Outline Planning Permission 23/01875/OUT for an Innovation Centre with ancillary cafe and event spaces (Class E), a Mobility Hub (Sui Generis) with flexible retail (Class E) and community uses (Class F) on the ground and first floor, and all associated infrastructure and open spaces

Officer recommendation: Grant approval of reserved matters subject to conditions

Site location plan



Google earth image



Illustrative plan showing general location of Innovation Centre and Mobility Hub



Google street view image



Proposed elevations – Innovation Centre



South



West

Proposed elevations – Innovation Centre



North



East

Proposed plans – Innovation Centre

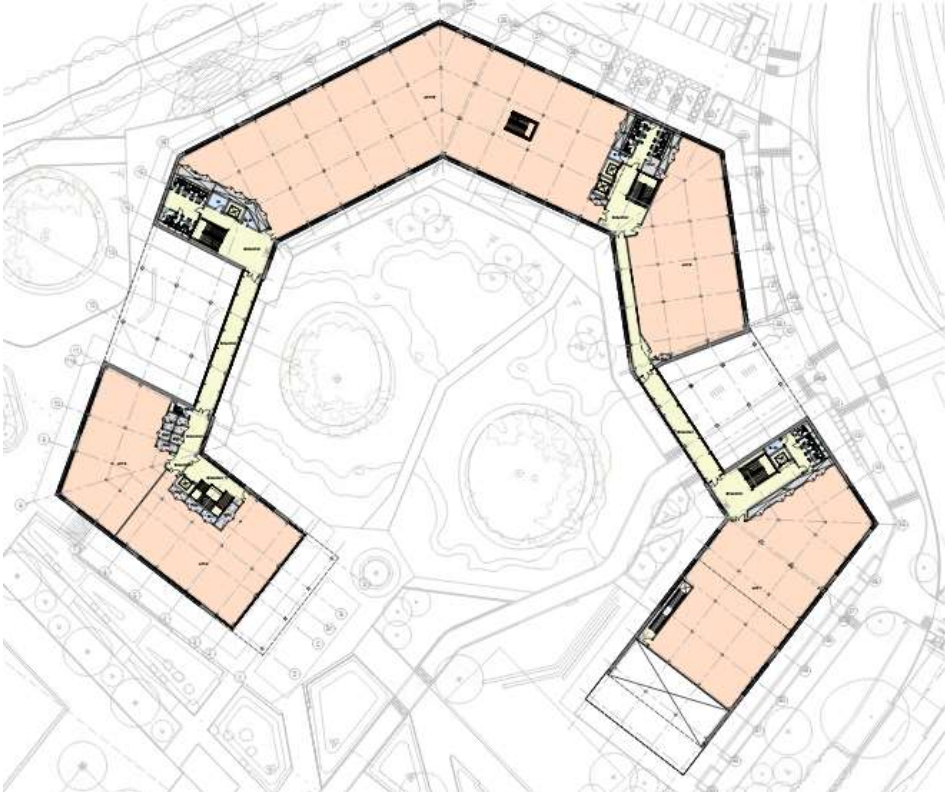


Site

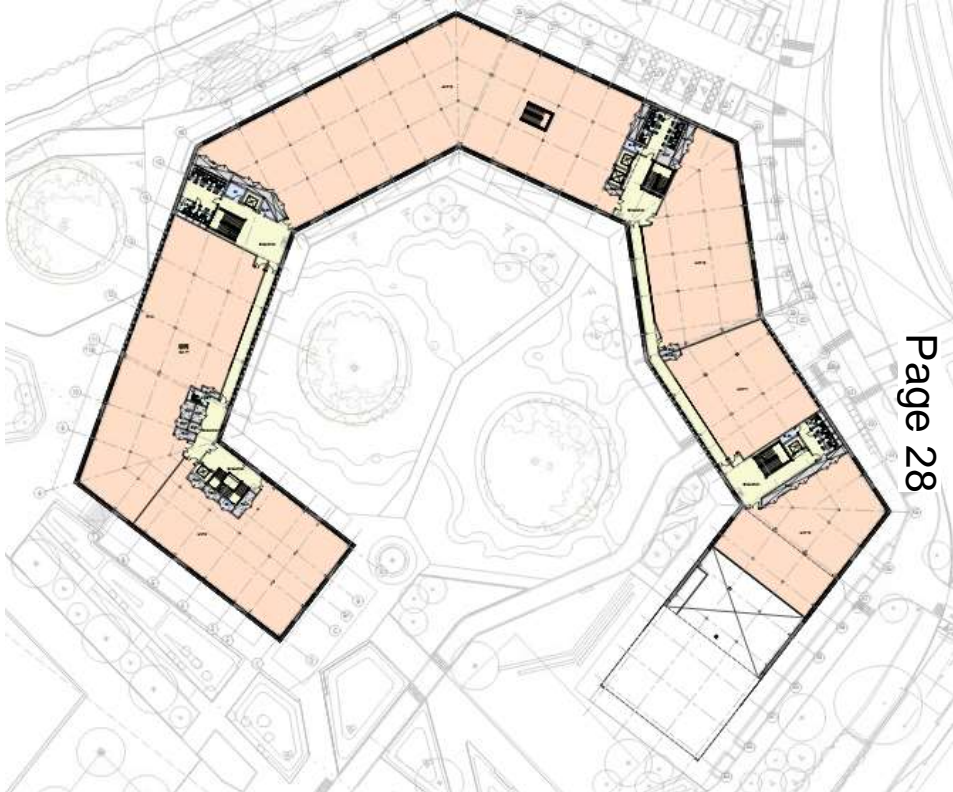


Level 0

Proposed plans – Innovation Centre



Level 1

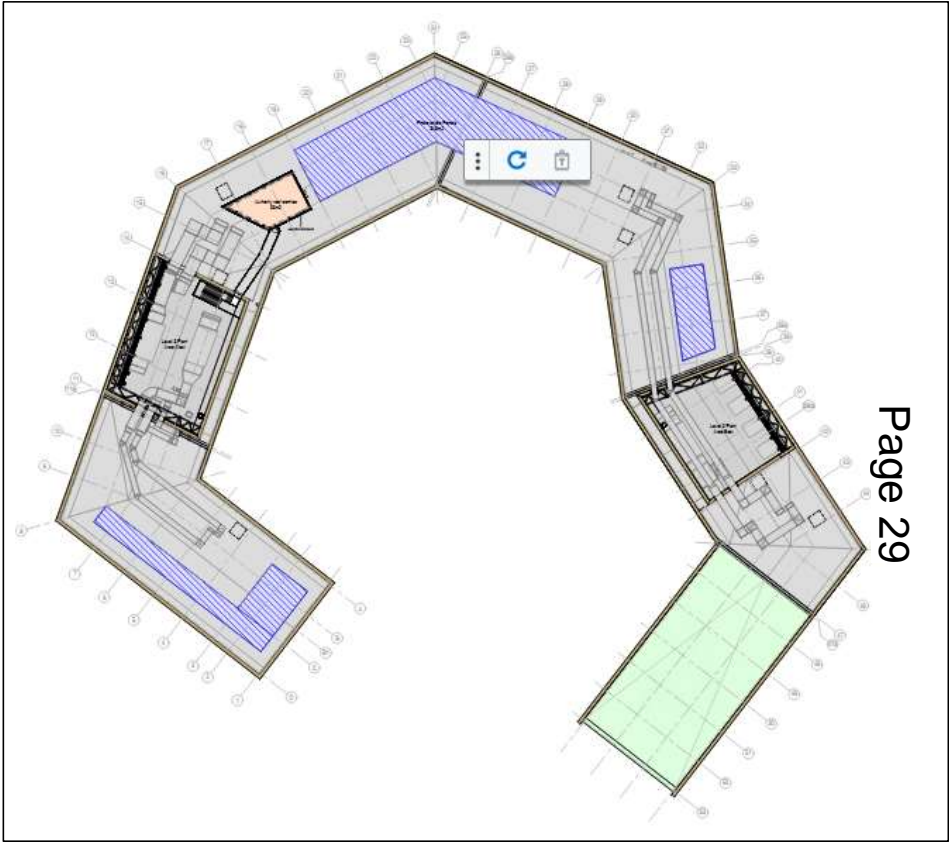


Level 2

Proposed plans – Innovation Centre



Level 3



Roof

Context elevations – Innovation Centre



Innovation DDM Context Chesham Innovation Centre Innovation DDM Context

Context Elevation AA



Innovation DDM Context Southern Mobility Hub Chesham Innovation Centre Innovation DDM Context

Context Elevation BB



Existing greenfield site (suitable for development) Chesham Innovation Centre Fishley Green Lane Existing Residential Area

Context Elevation CC



Innovation DDM Context Chesham Innovation Centre Southern Mobility Hub Innovation DDM Context

Context Elevation DD



Illustrative views – Innovation Centre



Page 31



26/00001/REM

Proposed elevations – Mobility Hub



North-east

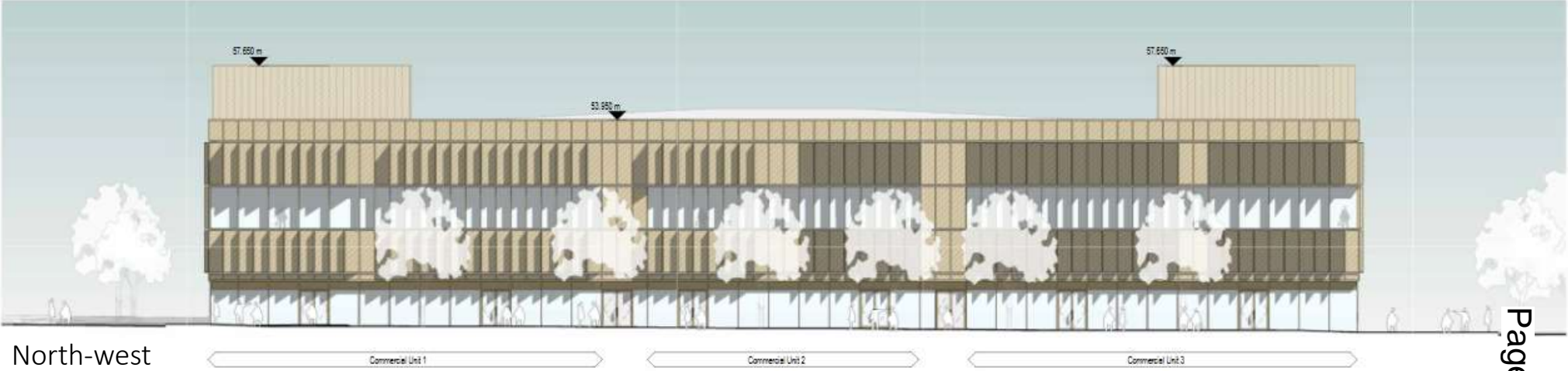
Car park Cycle facilities & Circulation Core Commercial Unit 1



South-west

Commercial Unit 3 Bin Store, Plant & Circulation Core Car park Car Park Entrance Car park

Proposed elevations – Mobility Hub

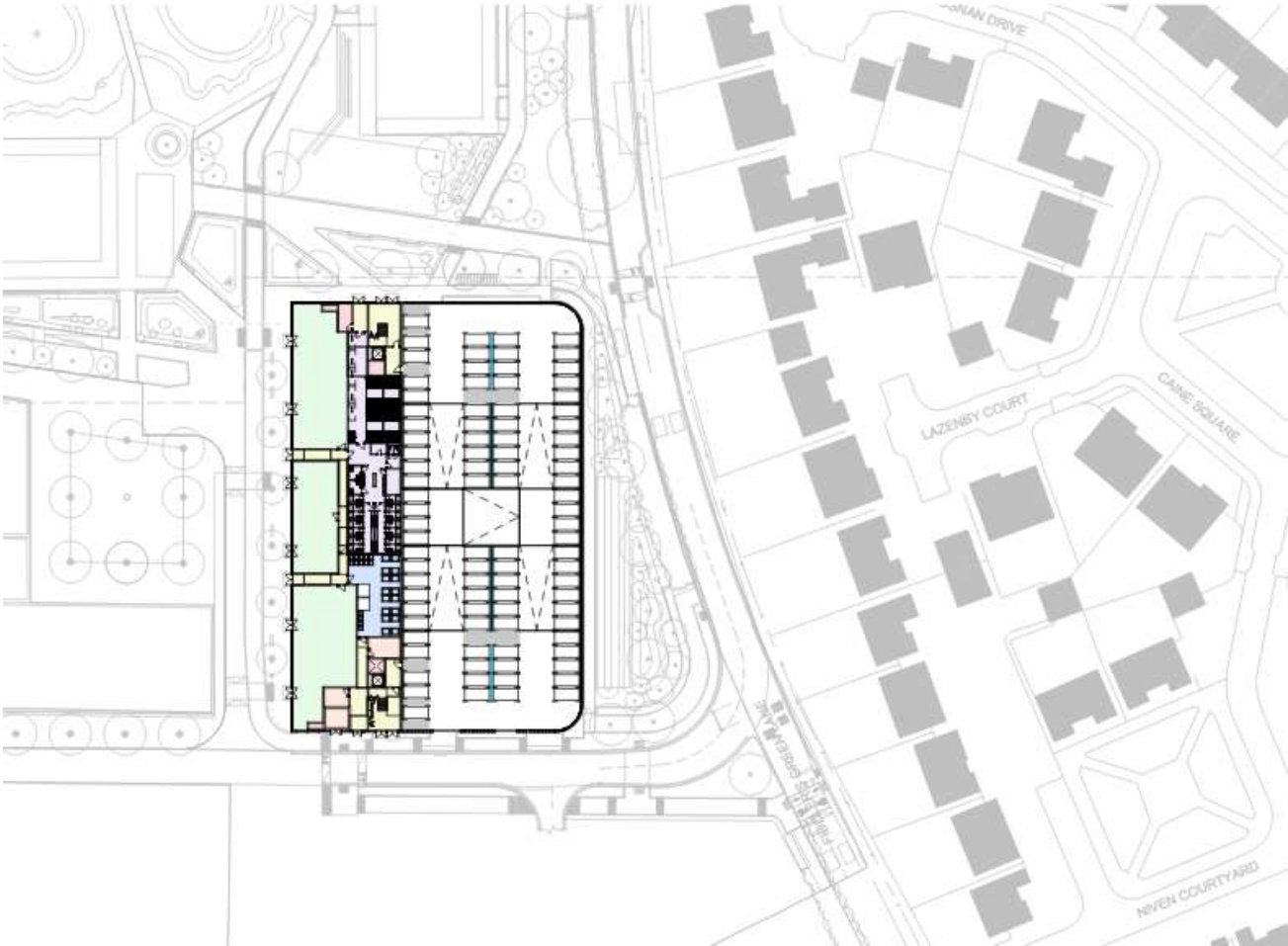


North-west



South-east

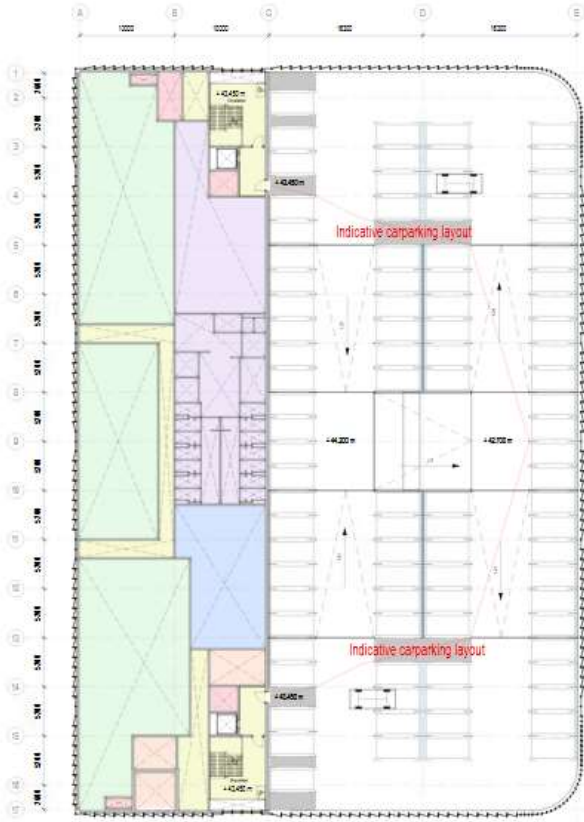
Site plan – Mobility Hub



Proposed plans – Mobility Hub

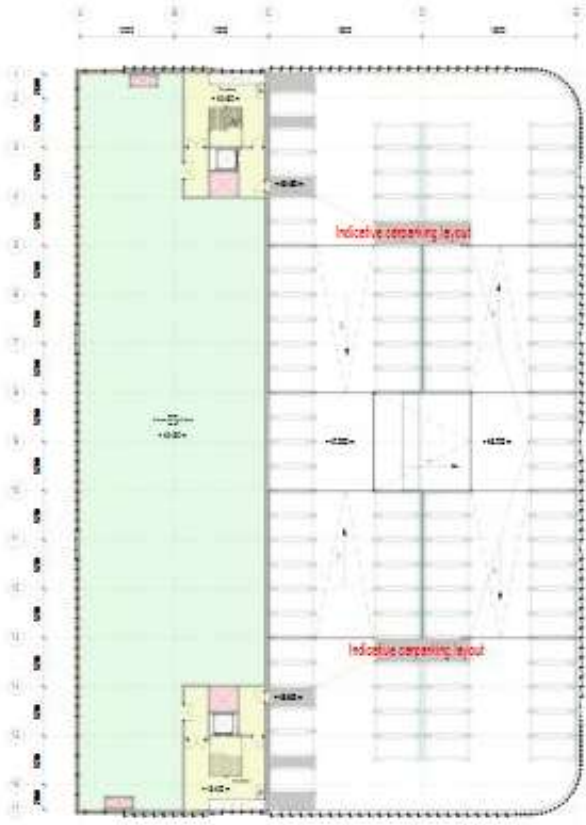


Level 00

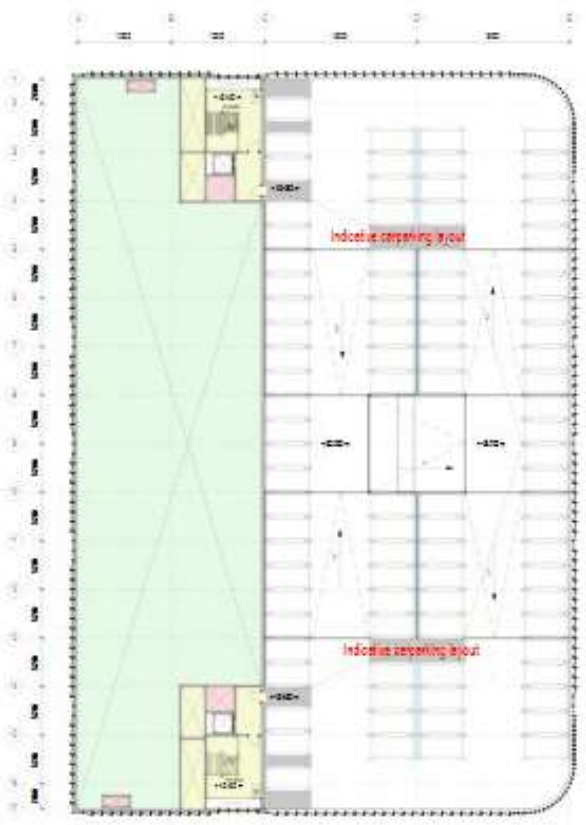


Level 01

Proposed plans – Mobility Hub



Level 02



Level 03

Context elevations – Mobility Hub



Context Elevation AA 1:500



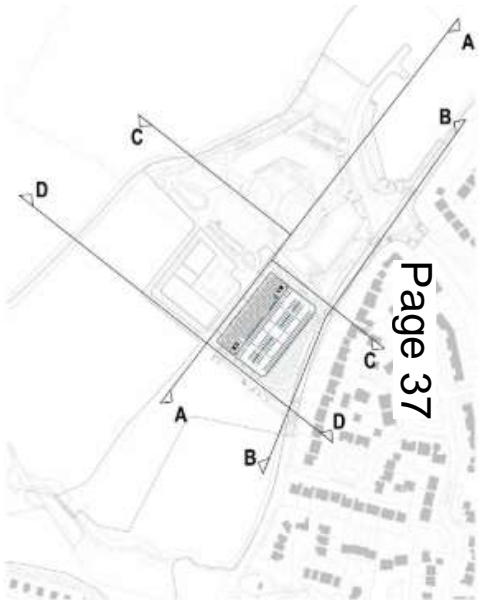
Context Elevation BB 1:500



Context Elevation CC 1:500

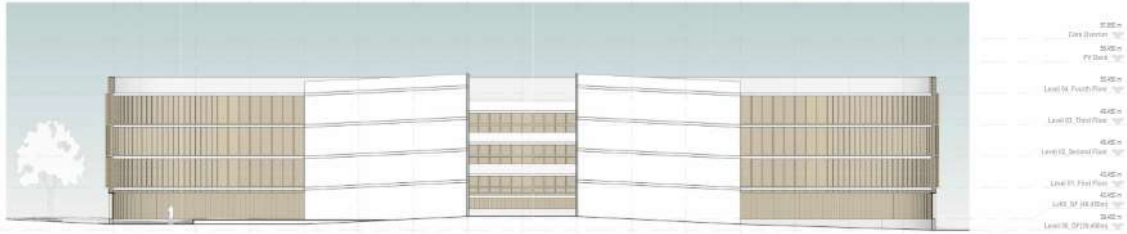


Context Elevation DD 1:500

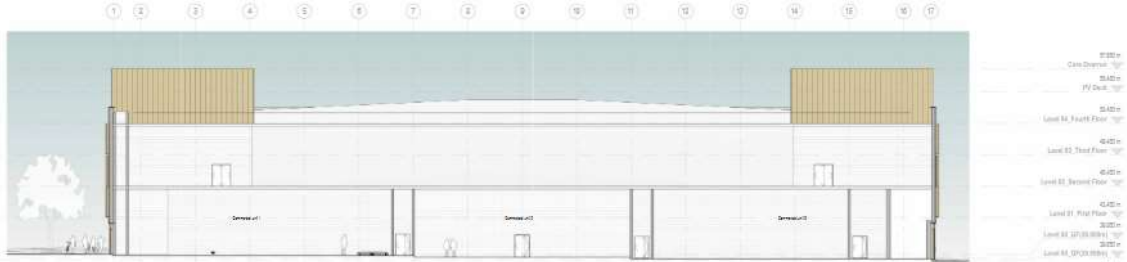


Page 37

Proposed sections – Mobility Hub



Section AA



Section BB



Section CC

Illustrative views – Mobility Hub



Proposed tree planting



Summary of officer recommendation

- The principle of development has been firmly established by the earlier grant of outline planning permission.
- The submitted details fully accord with the Tier 2 design code and parameter plans approved at outline stage and all information required by conditions imposed on the outline permission has been submitted, where appropriate.
- As the Innovation Centre and Mobility Hub will be the first buildings delivered on site, the quality and appearance of the buildings will set the tone for the remainder of the wider development. The phase 1 proposals are of a high design quality and will set the tone for the remainder of the development moving forwards.
- The delivery of the Innovation Centre is a critical part of the West Cheltenham Strategic Allocation and of national importance.
- The officer recommendation therefore is to grant approval of the reserved matters subject to conditions.

Suggested conditions

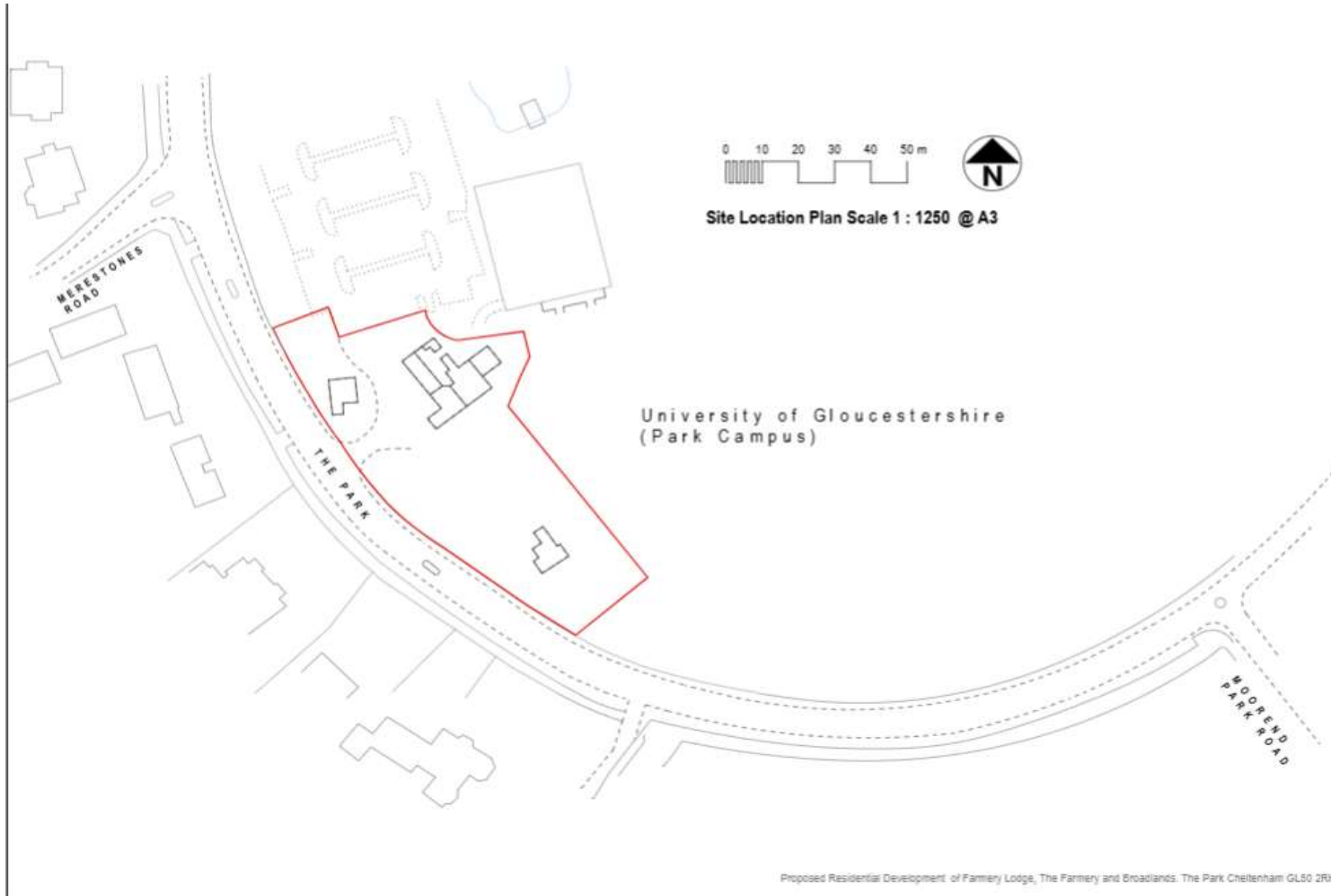
- Time limit
- Approved plans
- Revised Embodied Carbon Assessment - Mobility Hub
- Sample panel(s) - specific external material choices and finishes, including bricks, mortar mix colour, window and door frames, and cladding panels
- Construction of means of access – vehicles, pedestrians and cyclists
- Streets Management Plan (if access road to remain private)
- Visibility splays
- Pedestrian visibility splays
- Accordance with phase 1 Biodiversity Gain Plan
- Servicing hours (6am to 8pm)

25/01567/FUL – Broadlands Lodge, Farmery and Farmery Lodge - The Park

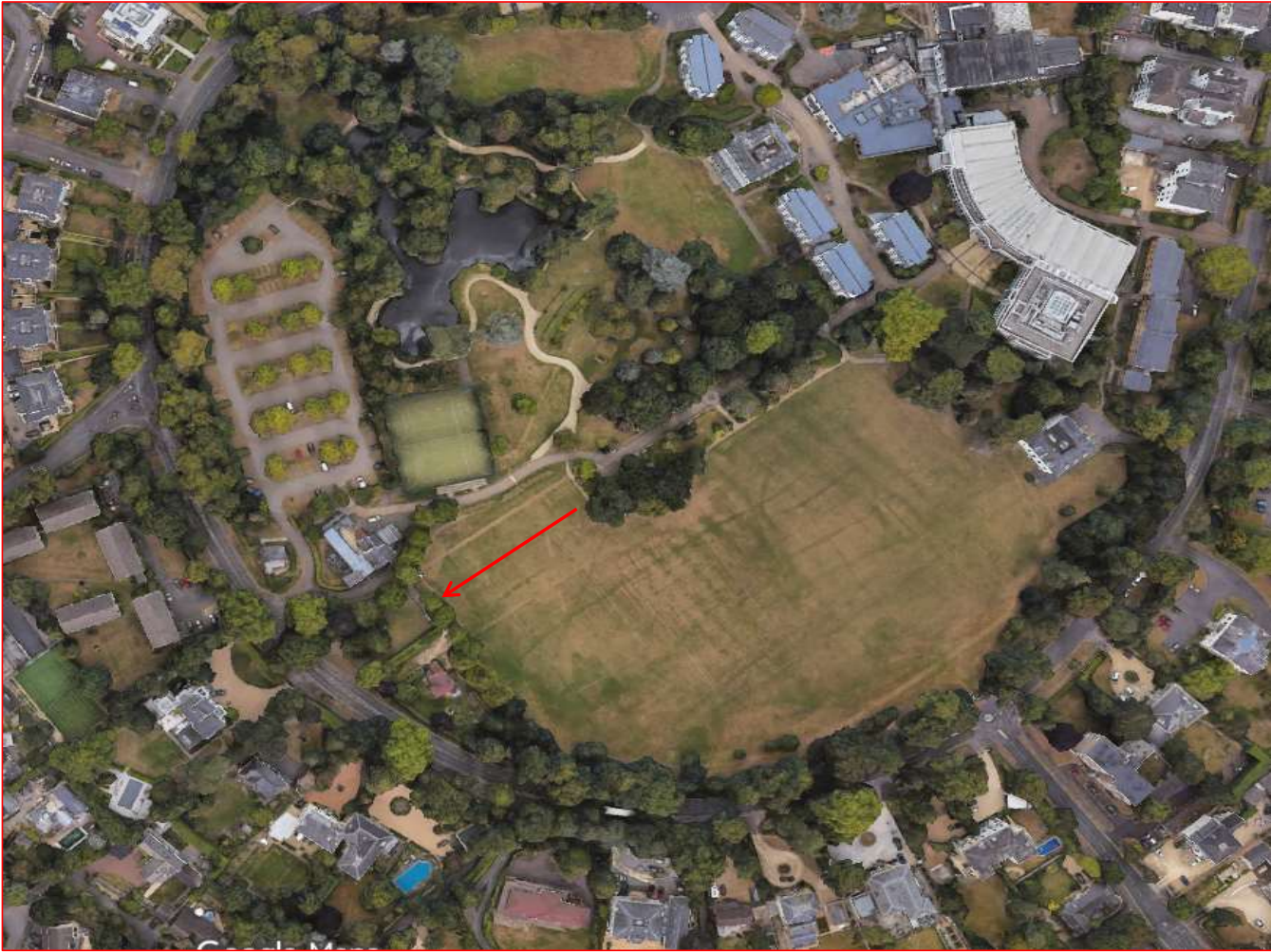
Proposed Development

Demolition of The Farmery buildings and erection of 2no. dwellings. Change of use of Broadlands Lodge and Farmery Lodge to residential with associated extensions, access and landscaping. Construction of new vehicular access to the university car park.

Committee determination – Councillors Chelin and Barrell



Site Location Plan



Site Location/Arial View



Site Photographs
Farmery and Farmery Lodge



Site Photographs
Broadlands Lodge and Open Space



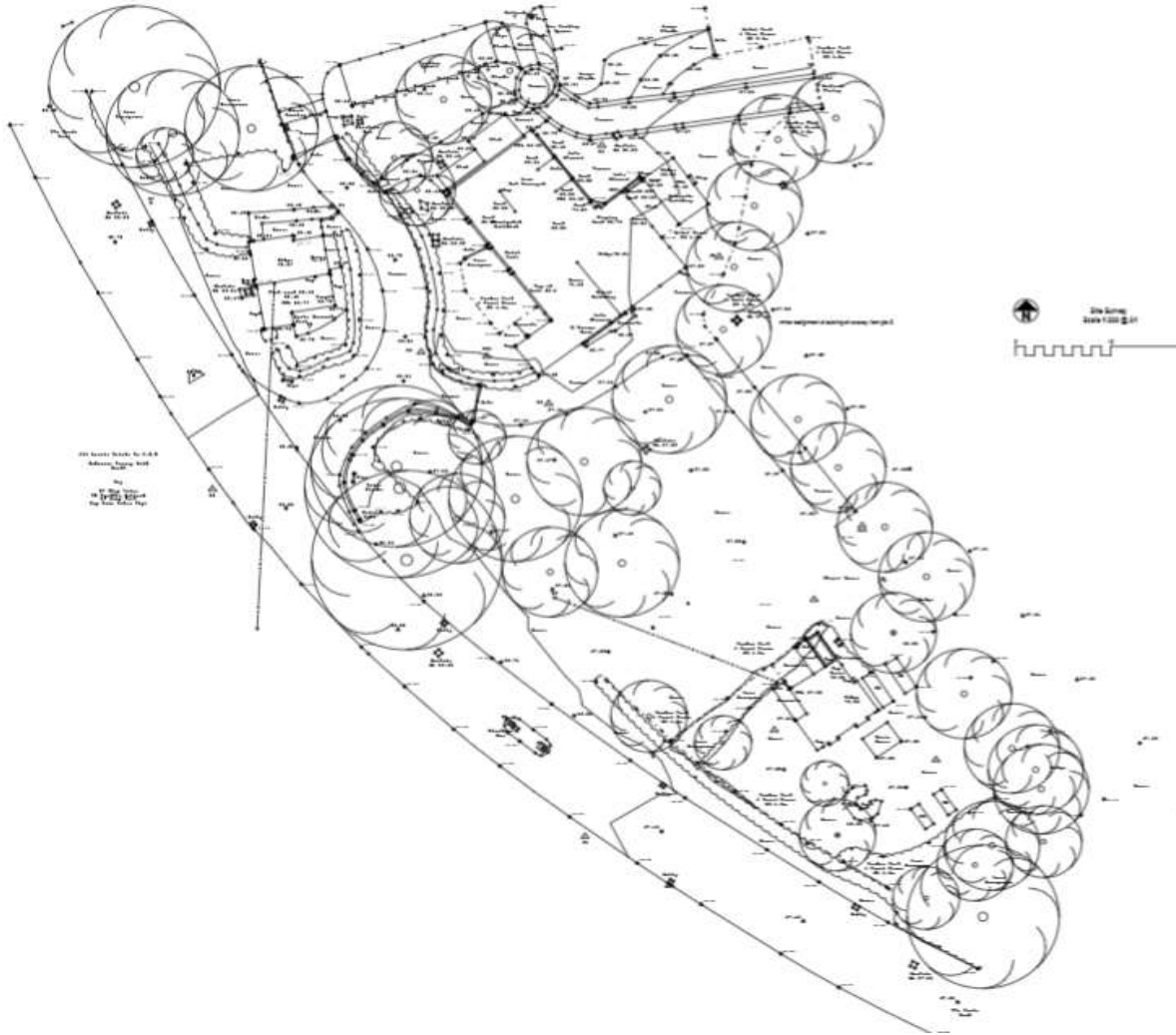
Surrounding Development
Opposite Broadlands Lodge



Surrounding Development
Opposite Open Space



Surrounding Development
Opposite Farmery Lodge



1000 Square Feet, No. 1, 2, 3, 4
Address: 1000 Square Feet
No. 1, 2, 3, 4
No. 1, 2, 3, 4



EXISTING SITE LAYOUT



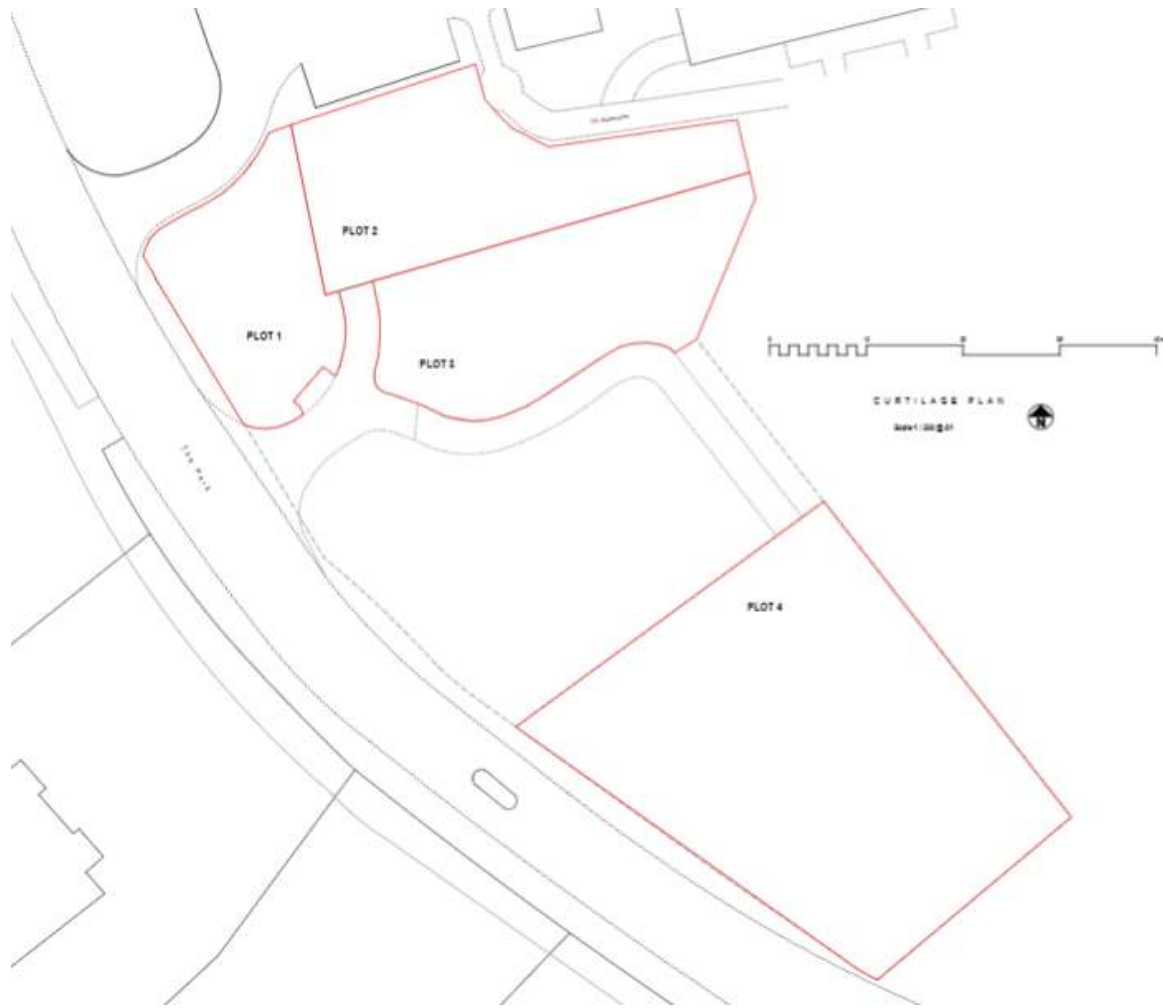
SUPERSEDED SITE LAYOUT



SITE LAYOUT



Landscaping Scheme



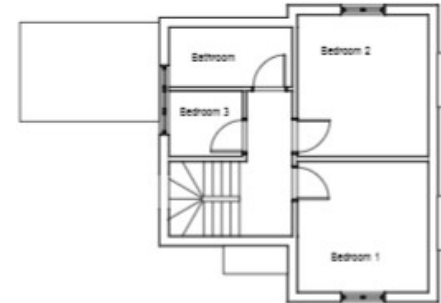
Proposed Residential Curtilages



South West



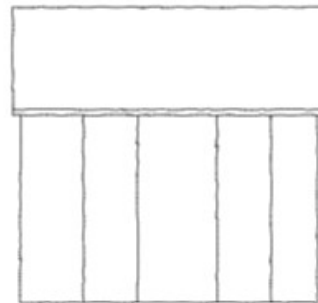
North East



First Floor



North West



South East



Ground Floor

Broadlands Lodge - Proposed Elevations and Floor Plans



West (Elevation to Road)



North



South



East

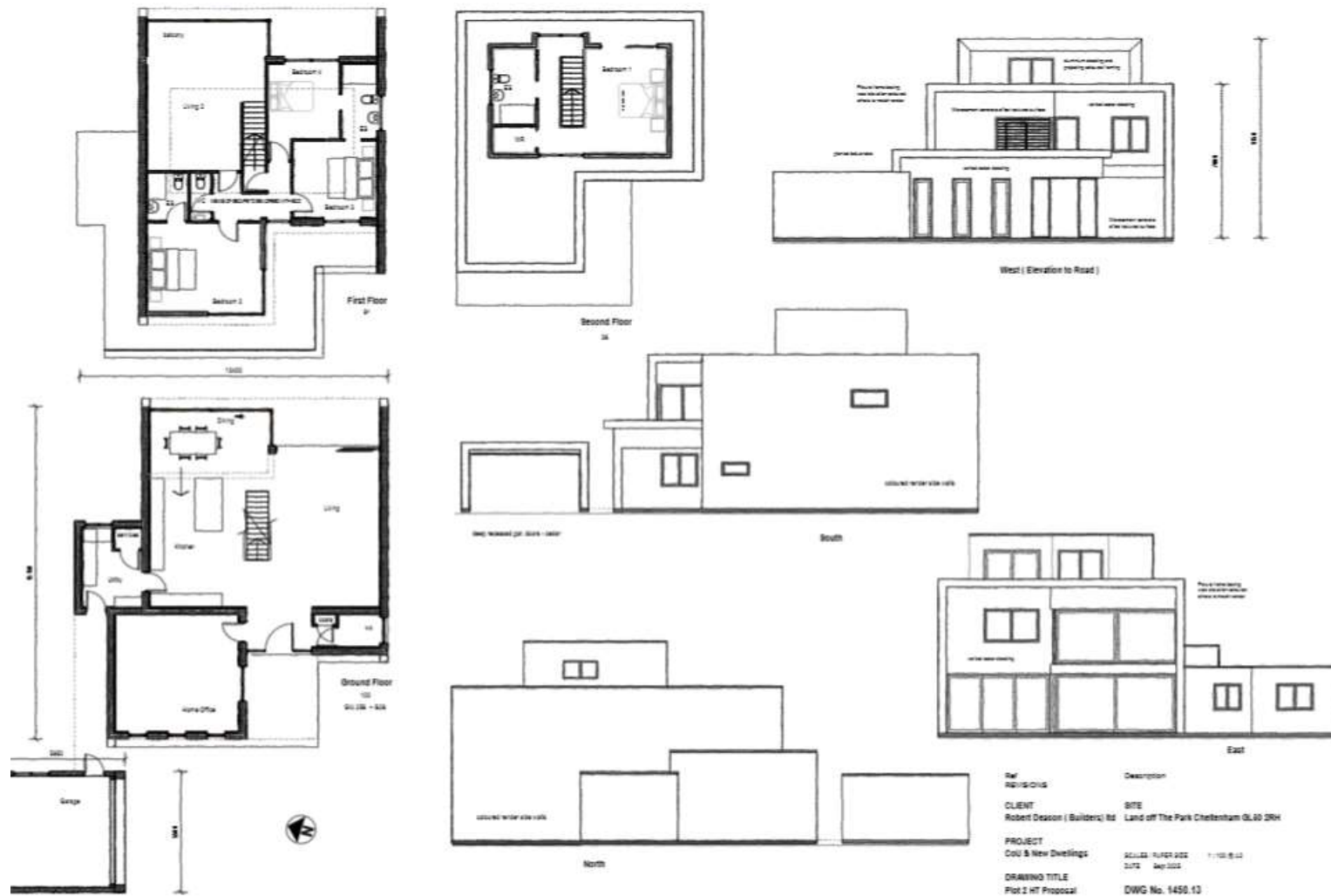


First Floor
29.7



Ground Floor
58.8

Farmery Lodge - Existing Elevations and Floor Plans



Ref	Description
REVISIONS	
CLIENT	Robert Deason (Builders) Ltd
PROJECT	COU & New Dwellings
DRAWING TITLE	Plot 2 HT Proposal
	DATE: 11/10/2024
	BY: [Signature]
	DWG No. 1450.13

Plot 2 - Proposed Elevations and Floor Plans -
SUPERSEDED



Plot 3 - Proposed Elevations and Floor Plans -
SUPERSEDED



Existing and Proposed Street Scene
SUPERSEDED



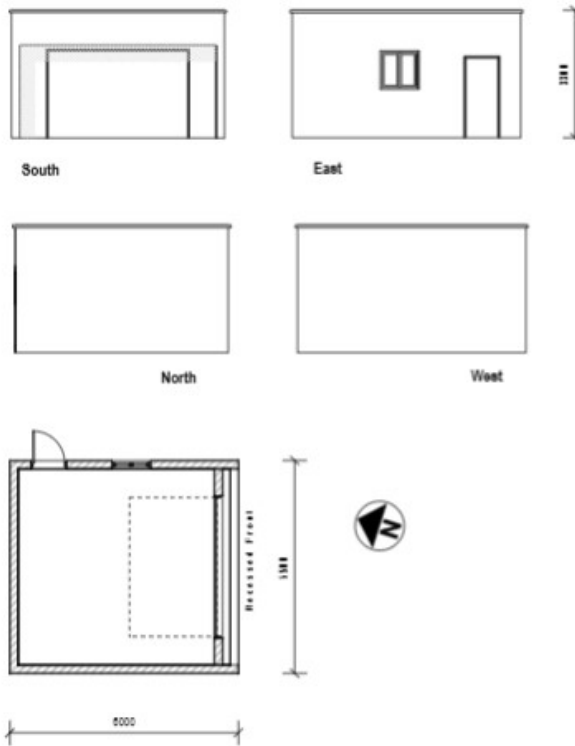
Plot 2 - Proposed Elevations and Floor Plans



Plot 3 - Proposed Elevations and Floor Plans

Materials

- Flat roof behind parapet
- Facing brick to match host dwelling
- Coloured aluminium garage door, colour to match host dwelling



Plot 3 - Proposed Garage Elevations and Floor Plan



Existing and Proposed Street Scene Elevation

Key Planning Matters

- **Principle of Development**

 - Policy SD10 of JCS

 - NPPF Paragraph 11(d)

 - Demolition of The Farmery

- **Design and Scale and Layout**

 - Architectural design and materials palette

 - Impact on amenities of neighbouring land users

- **Conservation and Heritage**

 - Impact on character and appearance of Conservation Area and setting of nearby listed buildings

- **Access/Traffic/Highway Safety**

- **Landscaping and Tree/Hedgerow Retention**

- **Ecology/BNG**

 - Ecological survey considerations - loss of habitat, fauna, flora and biodiversity net gain

- **Drainage and Flood risk**

Recommendation – Permit subject to s106/Unilateral Undertaking and Conditions

1. Facing and roofing materials – inc. window details
2. Landscape and Ecological Management Plan (LEMP) and Biodiversity Gain Plan
3. Detailed landscaping scheme inc. tree replacement
4. Ecological enhancement measures and compliance with GCN licence
5. Retention of and restricted use of retained open space areas outside of residential curtilages
6. Air Source Heat Pump installation – no gas served development
7. Obscure glazing, no additional openings to Farmery Lodge and permitted development rights removed

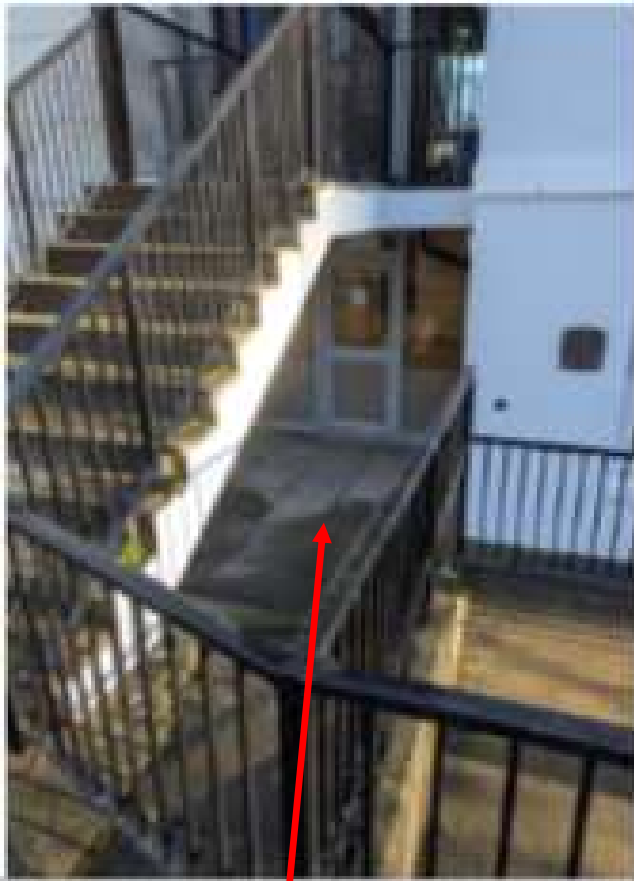
26/00240/FUL

Robert Harvey House

Proposal

Install demountable flood barriers in the 3x lower ground floor doorway porch areas





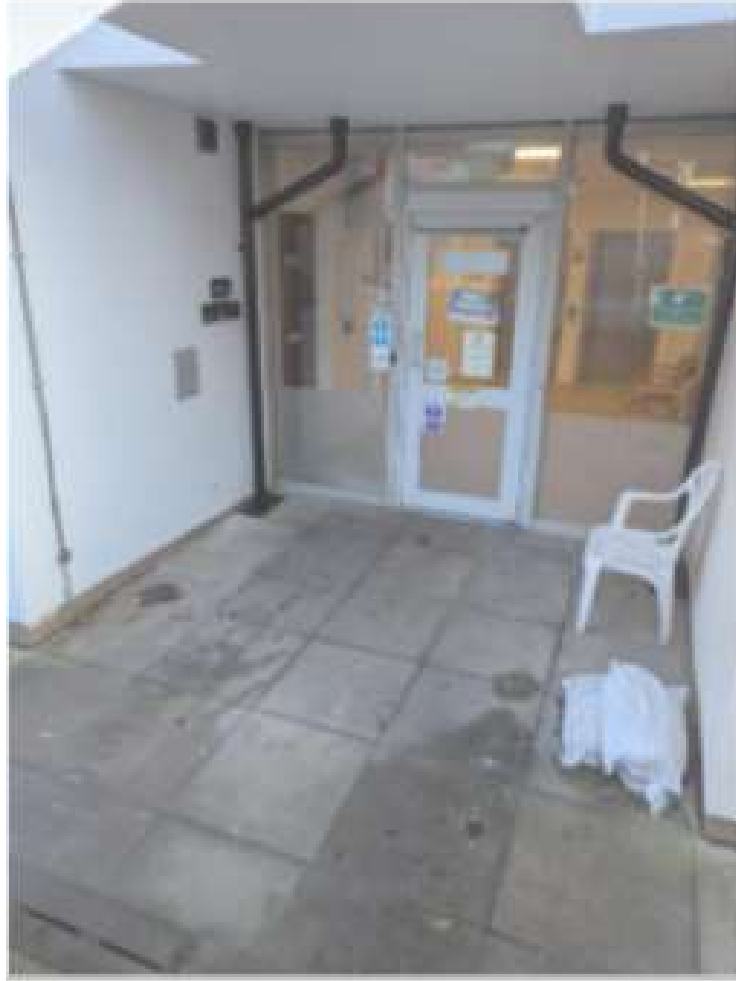
Northern entrance



Central entrance



Southern entrance



Existing view

Proposed- everyday use



Re-positioned guttering

Central concrete lintel and slot

Permanent slots

Proposed- during flooding



Demountable aluminium barriers

Key planning considerations

- Design
- Access
- Impact on conservation area
- Impact on neighbouring amenity
- Sustainability and climate change

Recommendation – Permit subject to conditions

- Time
- Approved drawings

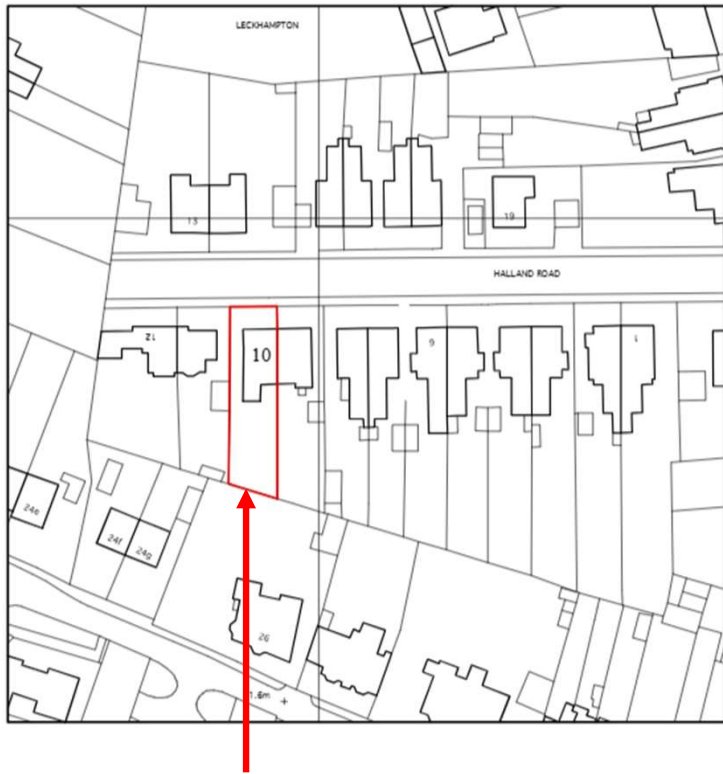
26/00257/FUL– 10 Halland Road

Proposed works:

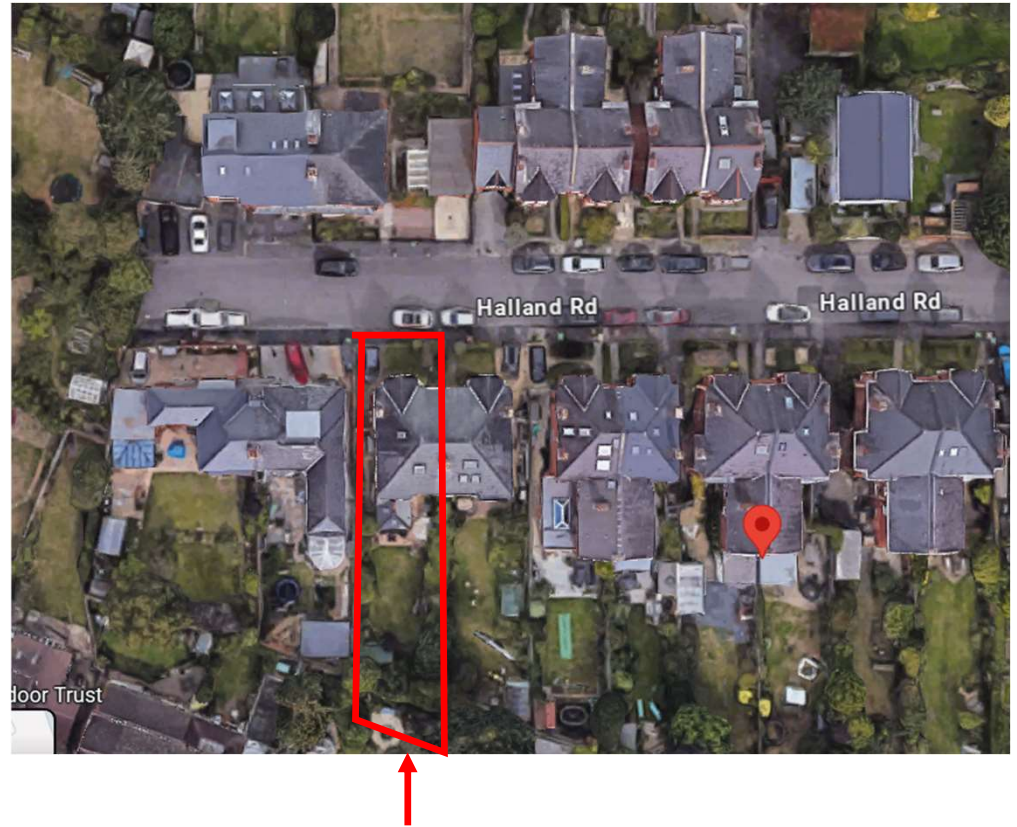
Rear and side single storey extension, new gable end to attic and 2no. dormers.

The application is at planning committee at the request of Councillor Horwood who raises concerns regarding the impact on the conservation area.

Site Location Plan



Application site



Application site



Application site



Application site

Site Photos

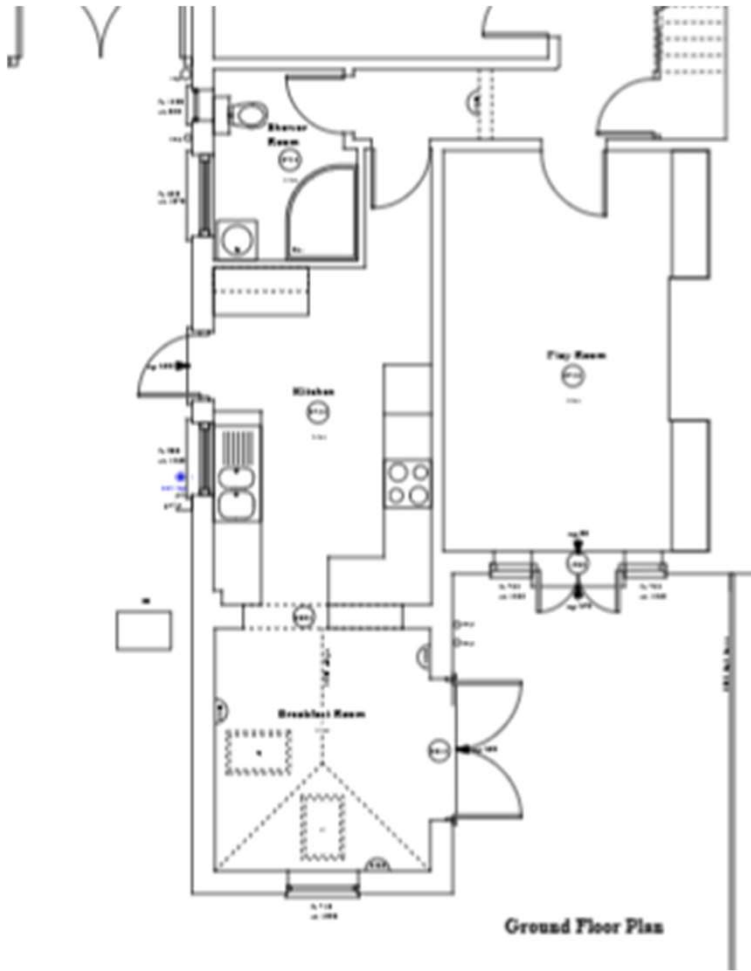


Application site

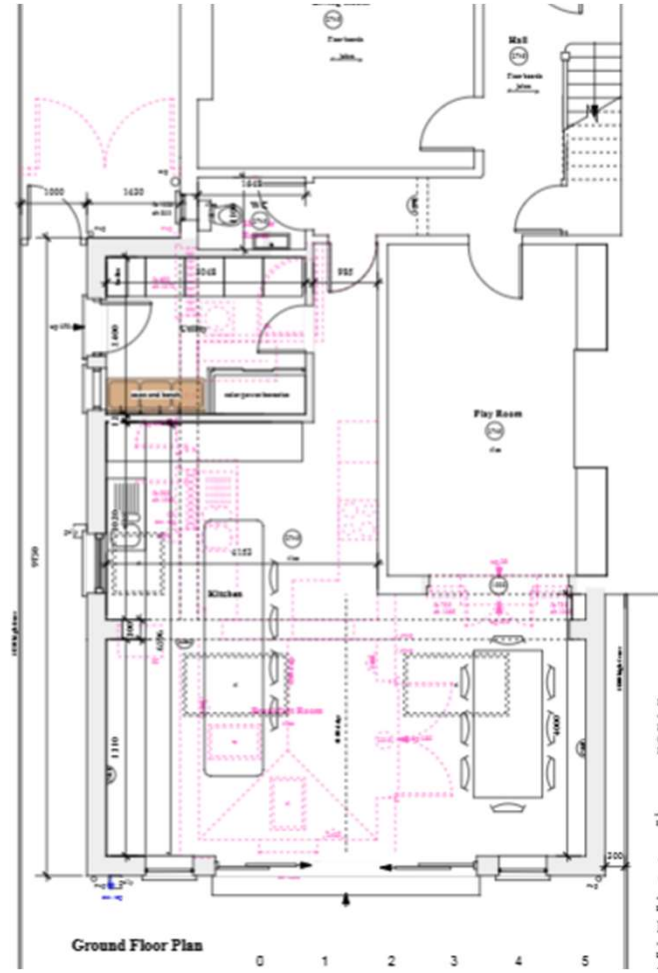


Application site

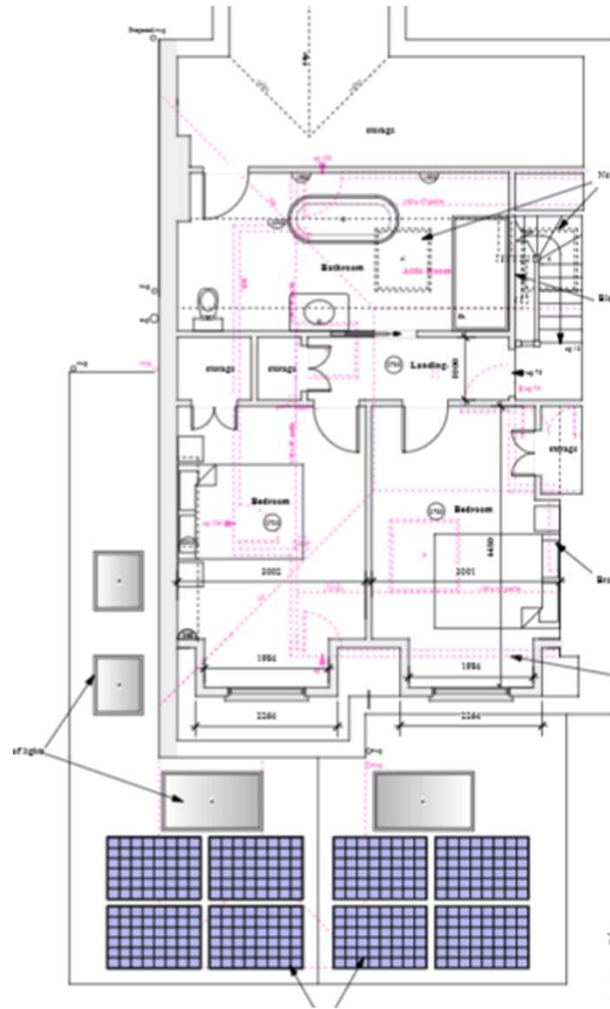
Site Photos



Existing GF Plan



Proposed GF Plan

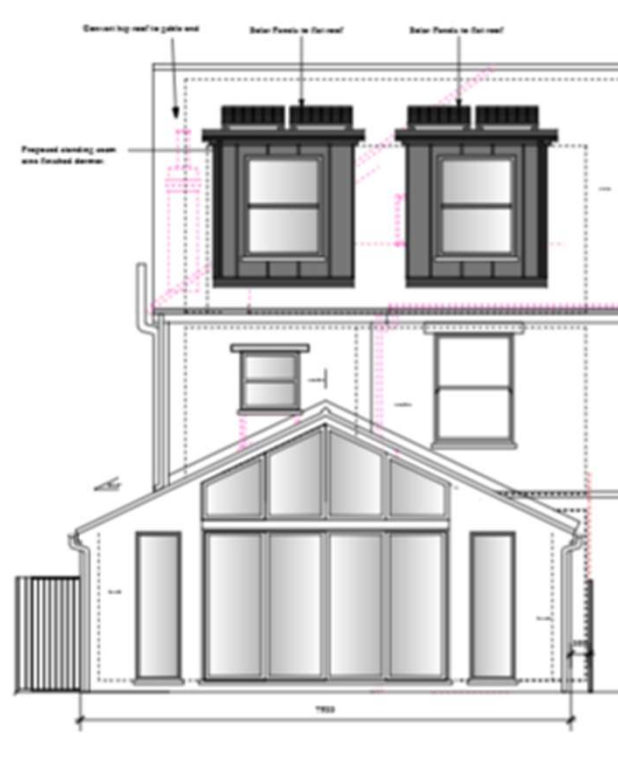


Proposed Attic Plan

SURVEY



Existing rear elevation



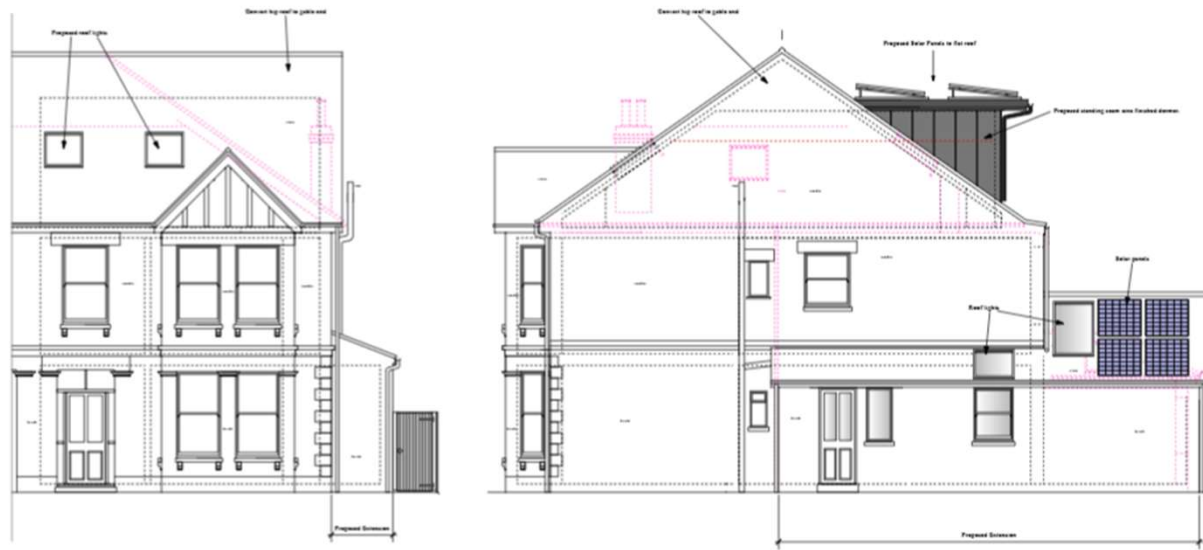
Rear Elevation

Proposed rear elevation

Existing front and side elevation



Proposed front and side elevation



Key Planning Matters

- Design
- Impact on the conservation area
- Impact on neighbouring amenity
- Sustainability and climate change

Recommendation – Permit subject to conditions

Conditions:

- Time
- Approved Plans
- Facing materials of extension to match existing
- Roof tiles for hip to gable to match existing
- Dormer cladding details to be submitted