

Cheltenham Borough Council Planning Committee

Meeting date: 19 February 2026

Meeting time: 6.00 pm

Meeting venue: Council Chamber - Municipal Offices

Membership:

Councillor Frank Allen (Vice-Chair), Councillor Glenn Andrews, Councillor Adrian Bamford, Councillor Garth Barnes (Chair), Councillor Barbara Clark, Councillor Jan Foster, Councillor Iain Dobie, Councillor Tony Oliver, Councillor Dr Steve Steinhardt, Councillor Simon Wheeler and Councillor Suzanne Williams

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Contact: democraticservices@cheltenham.gov.uk

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Agenda

1 Apologies

2 Declarations of Interest

3 Declarations of independent site visits

4 Minutes of the last meeting (Pages 3 - 6)

To approve the minutes of the meeting held on 22 January 2026.

5 Public Questions

6 Planning Applications

6a 25/00837/FUL Land Off Shelley Road, Cheltenham, GL51 7DT (Pages 7 - 66)

[Planning Application Documents](#)

6b 25/01931/FUL Hatherley Park, Hatherley Court Road, GL51 3AL (Pages 67 - 84)

[Planning Application Documents](#)

7 Appeal Update (Pages 85 - 114)

8 Any other items the Chairman determines urgent and requires a decision



Cheltenham Borough Council Planning Committee Minutes

Meeting date: 22 January 2026

Meeting time: 6.00 pm - 6.16 pm

In attendance:

Councillors:

Frank Allen (Vice-Chair), Glenn Andrews, Adrian Bamford, Garth Barnes (Chair), Barbara Clark, Jan Foster, Iain Dobie, Tony Oliver, Dr Steve Steinhardt and Suzanne Williams

Also in attendance:

Chris Gomm (Head of Planning), Lucy White (Principal Planning Officer), Simon Aley (Locum Senior Planning Solicitor) and Peter Ashby (Senior Conservation Officer)

1 Apologies

There were apologies received from Councillor Wheeler – there was not a substitute.

2 Declarations of Interest

There were declarations of interest declared by Councillors Andrews and Clark due to them both being on the board of the Cheltenham Trust. They stated that they would leave the meeting for the first item.

Councillor Williams stated that item 6b is in her ward. This was not seen to be a problem in determining the application.

3 Declarations of independent site visits

Councillor Bamford stated that he visited the site at 6b.

4 Minutes of the last meeting

The minutes of the meeting held on the 18th December were approved unanimously.

5 Public Questions

There were no public questions.

6 Planning Applications

7 25/01795/LBC - Pittville Pump Room, East Approach Drive, Cheltenham, GL52 3JE

Councillors Andrews and Clark left the Chamber.

The Conservation Officer introduced the report as published.

The Chair gave recognition for the changes that Councillor Clark had requested in her capacity as board member.

There were no Member questions.

There was no Member debate.

The Chair went to the vote :

Unanimous – for.

8 25/01826/FUL - 45 Springbank Way, Cheltenham, GL51 0LH

Councillors Clark and Andrews returned to the Chamber.

The Planning Officer introduced the report as published.

There were no Member questions.

There was no Member debate.

The matter then went to the vote:

Unanimous to grant.

9 Appeal Update

The appeals were noted for information.

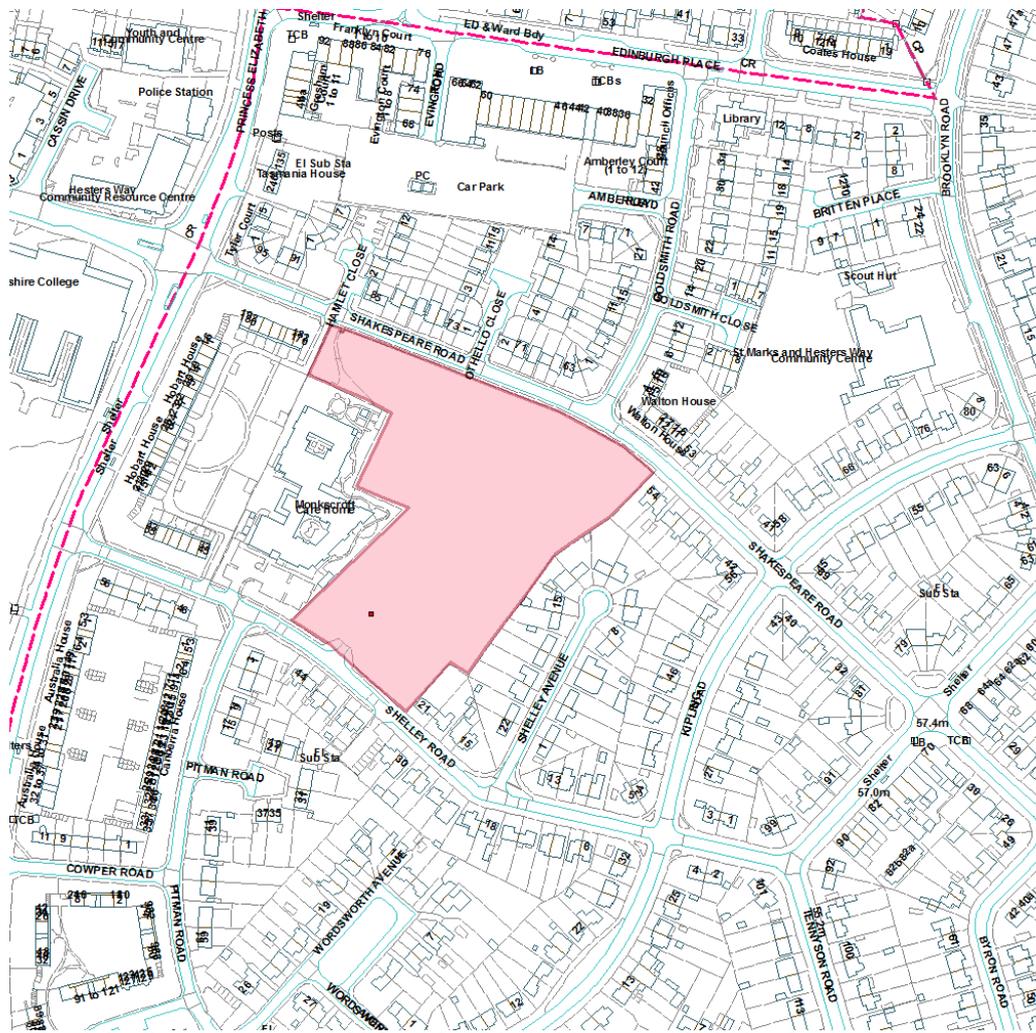
10 Any other items the Chairman determines urgent and requires a decision

There were none.

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APPLICATION NO: 25/00837/FUL		OFFICER: Michelle Payne
DATE REGISTERED: 28th May 2025		DATE OF EXPIRY: 27th August 2025 (extension of time agreed until 20th February 2026)
DATE VALIDATED: 28th May 2025		DATE OF SITE VISIT:
WARD: St Marks		PARISH:
APPLICANT:	Cheltenham Borough Council	
AGENT:	Grass Roots Planning Ltd	
LOCATION:	Land Off Shelley Road Cheltenham	
PROPOSAL:	Development of 70 dwellings, public open space, drainage, access and all other ancillary works.	

RECOMMENDATION: Permit subject to conditions and s106 agreement



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site comprises an approximately 1.8 hectare parcel of land that is irregular in shape and extends through from Shelley Road to the south, to Shakespeare Road to the north. The site is located within the Principal Urban Area and adjacent to, but outside of, 'The Poets' Conservation Area. The site is not publicly accessible and is enclosed along the street frontages by palisade fencing.
- 1.2 The site is allocated for housing in the Cheltenham Plan (Policy HD2) and comprises the majority of the former Monkscroft primary school site which has been cleared of all buildings and structures; however, there are a number of trees that remain within the site.
- 1.3 The site is bound by Monkscroft Care Centre and residential properties on Princess Elizabeth Way to the west and residential properties in Shakespeare Road, Shelley Avenue, and Shelley Road to the north, east and south. There are a number of mature trees and hedges along the site boundaries.
- 1.4 The site falls within Flood Zone 1 and is at low risk from surface water.
- 1.5 The application seeks full planning permission for a new residential development comprising the erection of 70 dwellings together with the provision of public open space, drainage, access and other associated works. The applicant is proposing to deliver a 100% affordable housing scheme comprising 21no. shared ownership homes (30%), and 49no. homes for social rent (70%).
- 1.6 In addition to the drawings, the application has been accompanied by a number of detailed reports and statements some of which have been revised/addended during the course of the application; all of the documents have been available to view on the Council's website (and marked superseded where appropriate).
- 1.7 The application is before the planning committee as Cheltenham Borough Council are the applicant and landowner.
- 1.8 Revised plans have been submitted during the course of the application, and these are addressed in the report below.
- 1.9 Members will have the opportunity to visit the site on planning view.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Land Allocated for Housing
Airport safeguarding over 10m
Principal Urban Area
Conservation Area (Adjacent to)

Relevant Planning History:

01/00370/OUT

REFUSED

7th September 2001

Residential development

19/01190/OUT

DISPOSED

9th February 2021

Outline application for erection of 60 dwellings including access (with all other matters reserved) on site of former Monkscroft Primary School

24/00739/PREAPP

CLOSED

4th March 2025

Proposed residential development for circa 70-75 dwellings, public open space, drainage, access from Shakespeare Road and Shelley Road, and ancillary works.

3. POLICIES AND GUIDANCE

National Planning Policy Framework 2024 (NPPF)

Section 2 Achieving sustainable development
Section 3 Plan-making
Section 4 Decision-making
Section 5 Delivering a sufficient supply of homes
Section 8 Promoting healthy and safe communities
Section 9 Promoting sustainable transport
Section 11 Making effective use of land
Section 12 Achieving well-designed places
Section 14 Meeting the challenge of climate change, flooding and coastal change
Section 15 Conserving and enhancing the natural environment
Section 16 Conserving and enhancing the historic environment

Adopted Cheltenham Plan 2020 (CP) Policies

D1 Design
D3 Private Green Space
H1 Land Allocated for Housing Development
HD2 Former Monkscroft Primary School
SL1 Safe and Sustainable Living
GI2 Protection and replacement of trees
GI3 Trees and Development
CI1 Securing community infrastructure benefits
CI2 Sports and open space provision in new residential development

Adopted Joint Core Strategy 2017 (JCS) Policies

SP1 The Need for New Development
SP2 Distribution of New Development
SD3 Sustainable Design and Construction
SD4 Design Requirements
SD8 Historic Environment
SD9 Biodiversity and Geodiversity
SD10 Residential Development
SD11 Housing Mix and Standards
SD12 Affordable Housing
SD14 Health and Environmental Quality
INF1 Transport Network
INF2 Flood Risk Management
INF3 Green Infrastructure
INF4 Social and Community Infrastructure
INF5 Renewable Energy/Low Carbon Energy Development
INF6 Infrastructure Delivery
INF7 Developer Contributions

Supplementary Planning Guidance/Documents

The Poets Conservation Area Character Appraisal and Management Plan (2009)
Development on Garden Land and Infill Sites in Cheltenham (2009)
Cheltenham Climate Change (2022)

4. CONSULTATIONS

See consultations appendix at end of report

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Letters of notification were sent 58 neighbouring properties, four site notices were posted, and an advert published in the Gloucestershire Echo.
- 5.2 Eight representations have been received in response to the publicity; seven of which are in objection. In addition, a petition signed by 36 residents, relatives and staff of the neighbouring care home has been submitted. The comments have been circulated in full to members, but the objections are summarised below:
- Accept that dwellings are needed but this is overdevelopment that will result in a large increase of traffic
 - Shakespeare Road and Shelley Road are narrow and already busy and used for on road car parking
 - Population density will negatively impact on amenity
 - Noise pollution will increase significantly impacting on quality of life
 - The development will destroy wildlife habitats and result in a loss of green space
 - The character and appearance of the Poets estate must be preserved
 - How will impact on neighbouring properties and privacy be managed
 - The number of houses will lead to increased strain on local services/infrastructure
 - Density of housing should be reduced to 20 dwellings
 - The development will lead to more anti-social behaviour
 - The development will devalue a lot of the existing properties
 - The height of the flats will lead to a loss of privacy to existing properties
 - The impact on the residents in the care home should be seriously considered
 - The three storey buildings are not-in-keeping with the surrounding area
 - Why is the existing access to Shelley Road not being used
 - There is inadequate parking provision proposed
 - An earlier application for 60 houses in 2019 didn't receive any comments of support and that was for fewer homes
 - A park or public space would be better for the area
- 5.3 In addition to the objections, one letter in full support of the development has been received on behalf of Pulham's Coaches.

6. OFFICER COMMENTS

6.1 Determining issues

6.1.1 The key considerations in determining this application are:

- the principle of development in terms of the proposed residential use;
- design and layout;
- sustainability and climate change;
- impact on the historic environment;
- access, parking and highway impacts;
- impact on the amenity of neighbouring land users;
- drainage and flooding;
- trees and landscaping;
- ecology and biodiversity net gain; and
- s106 obligations.

6.2 Policy background / Principle of development

6.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for development must be determined in accordance with the development plan, unless material considerations indicate otherwise. This is reiterated in NPPF paragraph 48.

6.2.2 For Cheltenham, the development plan comprises the saved policies of the Cheltenham Borough Local Plan Second Review 2006 (CBLP), adopted policies of the Cheltenham Plan 2020 (CP) and adopted policies of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2017 (JCS). Material considerations include the National Planning Policy Framework 2024 (NPPF), and Planning Practice Guidance (PPG).

6.2.3 Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development which in decision-taking means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i) *the application of policies in [the] Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the] Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

6.2.4 It should be noted that paragraph 11d) was explicitly updated in the latest revision to the NPPF to direct developments to sustainable locations, make an effective use of land, and ensure the provision of affordable homes.

6.2.5 In Cheltenham, the housing policies (those most relevant to this application) are out-of-date as the Council is currently unable to demonstrate a five-year supply of deliverable housing sites (the latest published figure in September 2025 being just 2.69 years), and the 'tilted balance' in favour of granting permission is therefore engaged.

6.2.6 Despite the housing policies being out-of-date, JCS policy SD10 advises that "*Housing development will be permitted at sites allocated for housing through the development plan, including Strategic Allocations and allocations in district and neighbourhood plans*"; and as previously noted, this site is allocated for housing development (CP policy HD2) for approximately 60 dwellings.

6.2.7 The proposed development would result in the welcome provision of an additional 70no. residential units, proposed as 100% affordable housing, and make a valuable contribution to the borough's housing stock, helping to alleviate the acute shortfall. This is a matter that carries significant weight in the determination of this application.

6.2.8 Moreover, throughout the NPPF, emphasis is given to new development optimising the potential of the site; and policy SD10 also requires new residential development proposals to "*seek to achieve the maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.*"

6.2.9 As such, officers are satisfied that the general principle of developing the site for residential purposes in this location is acceptable. The site is sustainably located within a predominantly residential area and is allocated for housing. However, as per above-referenced NPPF paragraph 11(d) it is still necessary to assess whether policies within the NPPF that protect areas or assets of particular importance provide a strong reason for refusing the development proposed, or the adverse impacts of supporting the proposals would significantly and demonstrably outweigh the benefits, when assessed against NPPF policies taken as a whole.

6.3 Design and layout

6.3.1 Chapter 12 of the NPPF places great emphasis on the importance of design in decision making, and states at paragraph 131 that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.

6.3.2 Paragraph 135 of the NPPF requires decisions on planning applications to ensure that new developments *“will function well and add to the overall quality of the area...; are visually attractive...; are sympathetic to local character...including the surrounding built environment...whilst not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place...; optimise the potential of the site...; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”*.

6.3.3 Local design requirements are set out in CP policy D1 and JCS policy SD4, with all new development required to adequately reflect principles of urban and architectural design, to complement and respect neighbouring development and the character of the locality, and to avoid causing harm to the architectural integrity of the building or group of buildings, or the unacceptable erosion of open space around the existing building.

6.3.4 Additional guidance of some relevance to this application can be found in the Council’s SPD relating to development on garden land and infill sites, which sets out that various elements combine to create the character of an area and include grain, type of building, location of buildings within the block or street, plot widths and building lines. The SPD at paragraph 3.5 goes on to state that:

Responding to character is not simply about copying or replicating what already exists in an area. It is not merely about preservation of what is important about a place but must also allow a place to evolve in a manner which is appropriate in the context of the place, seeking always to enhance a place. Change in itself is not considered a bad thing automatically, but change that results in harm to the character or amenity of an area will normally be unacceptable.

6.3.5 The Design and Access Statement (DAS) which accompanies the application sets out how the layout evolved during the design process, and how the site layout responds to the constraints of the site. As part of the development of the site, the proposals seek to provide improved connections between Shelley Road and Shakespeare Road, and access to public green open space; provide for sustainable drainage (SuDS) making use of the change in level across the site with an aquatic pond and wetland areas to the southwest; and enhance natural habitats on site.

6.3.6 Notwithstanding pre-application discussions, there were concerns raised at pre-application stage that had not been suitably addressed in the formal application submission, and further revisions have therefore been secured during the application process. Of particular concern was the rear pathways/alleyways serving plots H13-23, which was also flagged as a concern by the Designing Out Crime Officer, who suggested that where rear

accesses were required, they should only serve 2 or 3 properties. This element of the scheme has therefore been significantly improved during the course of the application. Although a number of the rear access pathways would continue to serve up to 4 dwellings; the rear access arrangements are now, on balance, supported.

6.3.7 Other improvements to the scheme include, but are not limited to, the provision of boundary walls facing the public realm in lieu of timber fences to provide a more robust solution over the long term and a more attractive streetscape; softening of parking areas through planting; and revisions to end elevations where they would face onto public spaces to include new window openings and architectural detailing to improve the street scene and provide overlooking and passive surveillance of public spaces.

6.3.8 The buildings proposed across the site are two or three storeys in height, and comprise 24no. one-bedroom apartments, 24no. two-bedroom houses, 19no. three-bedroom houses, 2no. four-bedroom houses, and 1no. five-bedroom house. The apartment blocks are located in the south-western and north-eastern corners of the site and have flat roofs, whilst the houses which are largely terraced have pitched roofs.

6.3.9 Architecturally, the Urban Design Officer (UDO) considers the proposals to be of a high standard, achieving a simple, restrained contemporary aesthetic of a scale and mass that should sensitively respond to the surrounding context in both urban grain and form. They also find that the built form provides a good level of continuous frontage across the layout, which generates good enclosure and edges to the public realm. In addition, they consider the elevations and proposed materials to be of a high quality, and that the bespoke design unique to this site would positively enhance the development's character and identity over time, whilst the gable-fronted terraces would add a strong sense of identity and character to the development.

6.3.10 Externally, a simple palette of materials is proposed across the site, primarily comprising light-coloured bricks, with a change in tone at ground floor on the taller buildings, and tiled roofs. Additional interest to the street scene and facades would be provided by brick detailing above windows, feature panels, and door canopies. Officers are satisfied that such a simple palette of materials would ensure that overall, the development would have a coherent appearance and create a character and identity of its own, whilst responding to nearby developments.

6.3.11 Vehicular access to the site would be provided via a relocated access on Shelley Road and a new access point on Shakespeare Road, with vehicular, pedestrian and cycle linkage provided north to south through the site. The UDO considers this to be *"a particularly strong aspect of this scheme as it will increase connectivity across the local area and permeability across the site itself too. The connection across the site is clear and direct, and designed with continuous frontage along its length which will contribute to making it feel safe and attractive to use for all users."*

6.3.12 High quality landscaping is proposed throughout the site, including the planting of 75no. new trees which would help to soften the development. The layout also provides for large areas of public green space, and to the south incorporates a community growing area, informal play equipment including trim trail, benches for rest and recreation, and an active travel route. It is hoped that the opening up of the site would have a positive impact and create an inclusive public space of benefit to all members of the local community.

6.3.14 SuDS infrastructure would be incorporated to include drainage swales to the north, and an attention pond to south of the site.

6.4 Sustainability and climate change

6.4.1 In addition to the afore-mentioned design policies, JCS policy SD3 requires new development to be designed and constructed to maximise the principles of sustainability; with development proposals required to “*demonstrate how they contribute to the aims of sustainability*” and “*be adaptable to climate change in respect of the design, layout, siting, orientation...*”

6.4.2 The policy also requires major applications to be accompanied by an Energy Statement that indicates the methods used to calculate predicted annual energy demand and association annual Carbon Dioxide (CO₂) emissions.

6.4.3 JCS paragraph 4.4.11 goes on to advise that:

Before considering the use of renewable energy technologies the design of a development should first identify measures to reduce overall energy demand. This can include choice of building fabric and construction techniques, optimising solar gain, natural lighting and ventilation to reduce the need for space heating and/or cooling and lighting. Secondly, the design should include measures to use energy more efficiently such as increasing levels of insulation in walls, floors and roofs and improved airtightness.

6.4.4 The adopted Cheltenham Climate Change SPD also provides guidance on how applicants can successfully integrate a best-practice approach towards climate change and biodiversity into all new development proposals.

6.4.5 The policy and SPD reflects advice within the NPPF at paragraph 161 which states that:

The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

6.4.6 NPPF paragraph 164b) goes on to state that new development should be planned for in ways that “*can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards*”.

6.4.7 The Energy Strategy Report (ESR) that accompanies the application sets out that the development would incorporate a series of energy and low/zero carbon measures to meet and exceed current Building Regulations requirements. Air source heat pumps (ASHPs) and solar photovoltaic (PV) arrays have been chosen as the preferred technology across the development.

6.4.8 The ESR has been updated during the course of the application and adequately responds to climate change matters; it is sufficient to demonstrate general compliance with policy SD3, the SPD, and the NPPF.

6.5 Impact on historic environment

6.5.1 JCS policy SD8 requires both designated and undesignated heritage assets and their settings to be conserved and enhanced as appropriate to their significance and is consistent with paragraph 210 of the NPPF. Additionally, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires special attention to be paid to the

desirability of preserving or enhancing the character or appearance of a conservation area in determining planning applications. CP policy HE2 (National and Local Archaeological Remains of Importance) is also relevant.

6.5.2 As previously noted in the introduction, the application site is located outside of, but adjacent to, 'The Poets' Conservation Area (CA) which comprises a carefully planned and laid-out residential suburb constructed in the years immediately after the First World War. The CA character appraisal identifies that the houses have good group value and a distinctive identity; are set in well-spaced plots which creates a unifying rhythm along the street and a fine urban grain; and there is a strong influence of the Arts and Crafts movement in the architecture of the houses. Roads within the area are generally tree-lined with the trees forming a distinctive visual characteristic of the area. The Townscape Analysis Map within the character appraisal identifies key views/vistas, none of which look directly towards the application site.

6.5.3 The NPPF at paragraph 207 sets out that in determining proposals affecting heritage assets, applicants should be required to describe the significance of any heritage assets affected, including any contribution made by their setting, with the heritage assets assessed using appropriate expertise where necessary. Paragraph 207 also requires developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation where a site includes, or has the potential to include, heritage assets of archaeological interest.

6.5.4 With regard to the adjacent CA, the application is suitably accompanied by a detailed Heritage Statement (HS) which considers The Poets CA to be a heritage asset of medium significance. The HS goes on to conclude that the proposals will provide a well-considered development in the setting of the CA, potentially resulting in a "*Low Beneficial impact to the setting and heritage significance of the Poets CA, as it will maintain the existing suburban setting of the CA*". Officers concur with the findings of the HS and are therefore satisfied that the general character and appearance of the conservation area and its setting would be preserved.

6.5.5 From an archaeological perspective, the application is accompanied by a Written Scheme of Investigation for Archaeological Mitigation (WSI). Archaeological investigations carried out on site as part of a previous planning application having established the presence of archaeological remains of a Romano-British settlement with residual prehistoric material indicating a possible earlier phase of activity at the site.

6.5.6 The County Archaeologist, having reviewed the WSI, initially advised that it did not fully mitigate for all the significant archaeological remains which have been identified from the previous investigations, and sought an amendment to the WSI. The amended WSI now proposes an appropriate programme of archaeological work, the implementation of which could be secured by condition.

6.5.7 The proposed development is therefore considered to be acceptable on heritage grounds.

6.6 Access, parking and highway impacts

6.6.1 JCS policy INF1 requires all development proposals to provide safe and efficient access to the highway network for all transport modes; and provide connections where appropriate, to existing walking, cycling and passenger transport networks to ensure that credible travel choices are provided by sustainable modes. The policy states that planning permission will only be granted where the impacts of the development are not considered to be severe and requires developers to assess the impact of proposals through a Transport Assessment. The policy generally reflects the advice set out within section 9 of the NPPF.

6.6.2 The access, parking and highway safety impacts associated with the proposed development have been assessed by the Highways Development Management Team (HDM) at the County Council, as the Highway Authority acting in its role as statutory consultee.

6.6.3 Having reviewed the Transport Assessment (TA) that accompanies the application and the detailed proposals, HDM raise no objection. HDM are satisfied that the predicted traffic generation and distribution in the TA is a reasonable assumption about the likely impact of that traffic on the local highway network. Furthermore, whilst HDM acknowledge that there is a known accident issue at the Tennyson Road/A40 junction, they are satisfied that the likely traffic flow through the junction at peak times is not likely *“to have a severe impact on capacity or result in an unacceptable reduction in highway safety.”*

6.6.4 HDM also recognise the site’s sustainable location *“with reasonable opportunities to walk cycle and use public transport to reach local services and employment opportunities.”*

6.6.5 In addition, although car parking levels are slightly below MfGS standards, HDM are satisfied that the proposed car parking provision accords with the available census data around the likely levels of car ownership in the area.

6.6.6 A Residential Travel Plan has been submitted and agreed; the monitoring of which would be secured in a s106 agreement.

6.6.7 On balance, the proposed development is therefore considered to be acceptable on highway grounds.

6.7 Impact on the amenity of neighbouring land users

6.7.1 CP policy SL1 states that development will only be permitted where it will not cause unacceptable harm to the amenity of adjoining land users and living conditions in the locality. CP paragraph 14.4 advising that:

In assessing the impacts of a development including any potential harm, the Council will have regard to matters including loss of daylight; loss of outlook; loss of privacy; and potential disturbance from noise, smells, dust, fumes, vibration, glare from artificial lighting, hours of operation, and traffic / travel patterns.

6.7.2 JCS policy SD14 reiterates this advice and also seeks to ensure high quality developments that *“protect and seek to improve environmental quality”*. In addition, NPPF paragraph 135f) also highlights the need to ensure that developments achieve a high standard of amenity for both existing and future users.

Privacy, outlook and daylight

6.7.3 Almost all development will have some impact on neighbouring land users. In this case, given the scale and massing of the proposed development, and its relationship with nearby residential neighbours, officers are satisfied that the proposed development would not result in any unacceptable level of harm in terms of privacy, outlook or daylight.

6.7.4 With regard to privacy, all upper floor windows are set a sufficient distance from the site boundaries to ensure that no unacceptable overlooking of neighbouring properties would occur. Moreover, in terms of outlook, whilst views of the proposed development would clearly be available from neighbouring properties and gardens, there are no concerns that the development would appear particularly overbearing, and certainly not to the point that permission could be refused on amenity grounds. Similarly, officers are satisfied that no significant loss of daylight would occur, nor overshadowing of existing residential gardens.

Noise

6.7.5 From a noise perspective, the application is accompanied by a Noise Report which considers the impacts on future occupiers of the development, and a noise assessment for the proposed air source heat pumps. The reports have been reviewed by the Environmental Health team (EH) who raise no objection.

6.7.6 Additionally, given the scale of development proposed, it is not considered that noise levels from future occupiers of the site would be detrimental to the enjoyment of the existing residential neighbours.

6.7.7 Some noise and disturbance during the construction phase of the development is inevitable and to be expected; however, this is not a reason to refuse development proposals. That said, to ensure that the impacts of the construction phase are suitably mitigated, a condition is suggested which requires the submission of a Construction Management Plan to ensure that suitable provision is made for the parking of site operatives, storage of plant and construction materials, abnormal loads or unusually large vehicles and the control of dust and other air-borne pollutants, noise, etc. The developer will need to adhere to the accepted hours of work set out by EH which are 7:30am to 6pm Monday to Friday, and 8am to 1pm on Saturdays, with no working on Sundays and/or Bank Holidays.

Air quality

6.7.8 The application is also accompanied by an Air Quality Assessment (AQA) which identifies a medium risk for dust soiling and low risk for health effects during the construction phase. Mitigation measures for the construction phase are therefore sought by condition.

6.7.9 During the operational phase, the AQA concludes *“that the proposed would not have a significant effect on local air quality and that air quality at the proposed development would be suitable for residential use”*.

6.7.10 Overall, on balance, the proposed development is therefore considered to be acceptable on amenity grounds, and officers are satisfied that the development will achieve a suitably high standard of amenity for future occupiers, and existing residential neighbours.

6.8 Drainage and flooding

6.8.1 JCS plan policy INF2 advises that development proposals must avoid areas at risk of flooding and must not increase the level of risk to the safety of occupiers of a site, the local community or the wider environment either on the site or elsewhere. Additionally, where possible, the policy requires new development to contribute to a reduction in existing flood risk; and to incorporate Sustainable Drainage Systems (SuDS) where appropriate.

6.8.2 The policy is consistent with NPPF paragraph 181 which states that when determining planning applications, the local planning authority should ensure that flood risk is not increased elsewhere.

6.8.3 In this regard, the application has been accompanied by a Flood Risk Assessment and Drainage Design Philosophy which have been reviewed by the County Council as the Lead Local Flood Authority (LLFA) who are a statutory consultee for surface water flood risk and management.

6.8.4 Additional/updated information has been submitted during the course of the application in response to LLFA recommendations, and the LLFA now raise no objection; subject to the inclusion of conditions. Having reviewed the application again, the LLFA have confirmed in writing that the suggested pre-commencement condition in relation to a SuDS

strategy is not required; however, the other conditions relating to measures to control the risk of flooding during construction, and future maintenance of the SuDS are required.

6.8.5 Severn Trent have also confirmed they do not object to the drainage proposals; the incorrect manhole was initially identified.

6.8.6 Officers are therefore satisfied that the proposed development is acceptable in relation to flooding and drainage and is compliant with JCS policy INF2 and the relevant paragraphs of the NPPF.

6.9 Trees and landscaping

6.9.1 CP policies GI2 and GI3 seek to resist the unnecessary felling of trees, and ensure the planting of new and replacement trees, where practicable. JCS policy INF3 also highlights the need for new development to contribute positively towards green infrastructure and protect existing green infrastructure. In addition, NPPF paragraph 136 highlights the importance of trees and sets out a requirement to ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in new developments.

6.9.2 The application proposes the removal of 30no. trees, comprising 2no. Category 'B' trees, 26no. Category 'C' trees and 2no. Category 'U' trees; 3no. of which are located within the public highway. The tree removal proposals have been reviewed by the Trees Section (TS) who initially objected to their removal, albeit recognising that the relative importance of these trees would need to be considered in the overall planning balance.

6.9.3 The TS also sought additional detail in relation to the species and sizes of new trees to be planted but was unable to endorse the initial iteration of the landscape plans. However, following revisions to the landscaping scheme, in their most recent response, the TS welcomes the changes to the updated planting schedule.

6.9.4 The additional detail sought in relation to the management of the swales and tree planting aftercare, together with access facilitation works and structural management tree pruning proposals, could be suitably secured by condition.

6.9.5 On balance, therefore, officers are satisfied that the proposed landscaping scheme as revised is acceptable. Across the site, a total of 75no. new trees are proposed.

6.10 Ecology and biodiversity net gain

6.10.1 JCS policy SD9 seeks to ensure that all development, wherever possible, makes a positive contribution to biodiversity and geodiversity, and that important habitats and species are protected. Where developers are unable to avoid harm to biodiversity, mitigation measures should be incorporated into the design of the development. The policy reflects the advice set out within the NPPF at paragraph 187.

6.10.2 A minimum biodiversity net gain (BNG) of 10% is now a statutory requirement for major developments, and the mandatory BNG condition is applicable to this development.

6.10.3 In relation to these matters, the application has been reviewed by Wild Service (WS), as the Council's Consultant Ecologist.

Protected species

6.10.4 The Ecological Impact Assessment (EclA) that accompanies the application sets out that the site was surveyed by Focus Environmental Consultants in February 2025 and has previously been surveyed on numerous occasions by Wharton Natural Infrastructure Consultants between 2022 and 2025. Monitoring of a potential badger sett entrance on the

eastern site boundary was carried out by Wharton for 21 days in April and May 2024, with no evidence of badger use recorded. However, given that monitoring was carried out nearly two years ago, a condition is recommended that requires an updated walkover survey of the site to be undertaken prior to the commencement of development, and an update to the EclA submitted for approval. The updated EclA shall confirm (or otherwise) whether there has been a significant change to the site since the most recent surveys in 2024 and whether further surveys for protected, priority or locally notable species or habitats are required. In particular the update shall confirm the status of the site with regards to the inactive badger sett.

6.10.5 No trees on site were found to have potential bat roosting features, and WS acknowledge that a sensitive lighting scheme is proposed to avoid impacts on foraging and commuting bats.

6.10.6 WS also comment:

- *There are no waterbodies within 250m of the site, and great crested newts are presumed to be likely absent.*
- *The grassland, scrub and brash piles provide suitable habitat for reptiles to forage and shelter, but it is considered unlikely that the site supports important populations due to its isolated urban location and the small size of the suitable habitat areas. Precautionary measures have been recommended, which include an ecologist checking areas of dense vegetation prior to clearance and dismantling brash piles by hand.*
- *Suitable bird nesting habitat is present within the scrub and trees. The grassland is considered to have low suitability for ground nesting due to the current levels of disturbance, small size of the suitable habitat and high risk of predation.*
- *No impacts on hazel dormouse are anticipated due to the lack of suitable habitat on-site and isolation from areas of suitable habitat.*

6.10.7 Subject to the updated walkover survey and EclA, officers are therefore satisfied that no undue harm would be caused to protected species.

6.10.8 Proposed ecological enhancements to the site include bird boxes (including sparrow terraces), bat boxes, hedgehog shelters, hedgehog highways; further details of which could be secured by condition. Additional landscaping of value to wildlife includes the creation of SuDS and an attenuation pond.

Biodiversity net gain (BNG)

6.10.9 As previously noted, the mandatory biodiversity (net) gain (BNG) condition applies to this development and therefore a Biodiversity Gain Plan will be required to be submitted and agreed prior to commencement of any works. The Biodiversity Metric and BNG Assessment show that the proposals would deliver a -0.85 net loss in habitat units, which equates to -10.25%. There would be a 0.02 gain in hedgerow units, which equates to a 93% net gain. Off-site offsetting would be required to deliver a 10 net gain in habitat units, and the applicant would be required to purchase off-site habitats from an off-site provider, which would be detailed within the Biodiversity Gain Plan.

6.10.10 The BNG Assessment and Biodiversity Metric have been updated during the course of the application in response to the Ecologist's comments and includes a Post Development Habitat Plan which clearly shows the areas of enhanced and proposed habitats and hedgerows. The Ecologist also considers the updated metric, which includes proposed and enhanced areas of other neutral grassland that are targeting a 'moderate'

condition, to be realistic and achievable. The proposed on-site habitat enhancement/creation measures which include areas of other neutral grassland, native scrub planting, native tree planting, native hedgerow planting and SUDs ponds, are considered to be significant enhancements.

Cotswold Beechwoods Special Area of Conservation (SAC)

6.10.11 The site is c. 7.75km to the north of the Cotswold Beechwoods SAC and within a zone of influence as set out in the Cotswold Beechwoods SAC Recreation Mitigation Strategy (May 2022) for recreational pressure for the Cotswold Beechwoods SAC, which is afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended).

6.10.12 CP policy BG1 relates to recreational pressures on the Cotswold Beechwoods SAC. It states that development will not be permitted where it would be likely to lead directly or indirectly to an adverse effect upon the integrity of the European Site Network and the effects cannot be mitigated. All development within the borough that leads to a net increase in dwellings will be required to mitigate any adverse effects.

6.10.13 Without appropriate mitigation, the proposed development would be likely to have a significant effect on the Cotswold Beechwoods SAC (either alone or in combination with other development) through increased recreational pressure, as a result.

6.10.14 In this case, a financial contribution is sought in accordance with the above-mentioned mitigation strategy, at a rate of £673 per dwelling (**£47,110.00**).

6.10.15 The submitted HRA Informative Report has been updated to include a commitment to providing the financial contribution to the strategic mitigation strategy, and the HRA has been adopted by the council.

6.11 Affordable housing

6.11.1 Paragraph 61 of the NPPF states that to support the government's objective of significantly boosting the supply of homes, it is important that the needs of groups with specific housing requirements be addressed. Within this context, paragraph 63 goes on to state that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

6.11.2 In Cheltenham, outside of Strategic Allocation sites, JCS policy SD12 seeks the provision of a minimum of 40% affordable housing in new residential developments of 11 dwellings or more.

6.11.3 In this case, as previously noted, the application proposes a 100% affordable housing scheme, and therefore clearly exceeds the requirements of policy SD12. The agreed affordable housing mix comprises 49no. social rented homes, and 21no. shared ownership homes, and is supported by the Council's Housing Enabling Officer

6.12 Infrastructure delivery / Developer contributions

6.12.1 JCS policy INF6 states that where site proposals generate infrastructure requirements, new development will be served and supported by adequate on and/or off-site infrastructure and services which are fairly and reasonably related to the scale and type of development proposed. Planning permission should normally only be granted where sufficient provision has been made to meet the needs of new development and/or which are required to mitigate the impact of the development upon existing communities.

6.12.2 That said, where there is concern relating to the viability of a development, with regard to the on- and/or off-site provision of infrastructure, JCS policy INF7 requires an

independent viability assessment to be submitted, and, where necessary, independently appraised.

6.12.3 Planning obligations can only be sought where they meet the statutory tests set out in regulation 122 of The Community Infrastructure Levy Regulations 2010 (as amended) and as policy tests in the NPPF. They must be:

- *necessary to make the development acceptable in planning terms.*
- *directly related to the development; and*
- *fairly and reasonably related in scale and kind to the development.*

6.12.4 The contributions that would be sought in connection with this proposed development are set out below.

Education and libraries

6.12.5 Gloucestershire County Council have commented on the proposed development and set out the infrastructure and services requirements for education and libraries provision arising from the development and the contributions required to make the development acceptable in planning terms.

6.12.6 The contributions sought by the County are **£187,756.67** towards secondary education (ages 11-16), **£63,862.81** towards secondary education (ages 16-18), and **£13,720.00** towards improvements to Hesters Way Library. No contribution towards primary education is required as there is adequate space capacity forecast to be available at the closest schools.

Off-site play provision

6.12.7 The Green Space Development (GS) team have commented on the proposals and find the *“quality, quantity, and variety of public green space appear to be sufficient”* and *“A community growing space of adequate size is proposed, which offsets the allotment requirement of 0.04 hectares.”*

6.12.8 However, with regard to play provision, although the proposed site layout includes a mix of informal and formal play features, which partially offset the Fields in Trust (FiT) standard play provision requirements, the following contributions to off-site facilities have been sought:

- LEAP contribution (towards maintenance of surrounding play areas): **£12,900.00**
- Contribution to multi-use games area and youth facilities: **£42,000.00**

Community Centre

6.12.9 Local ward members have engaged with this scheme with a request for funding to support repairs and maintenance to the nearby Common Ground Community Centre; and officers have discussed this request with ward members in the context of the strict statutory tests that apply to s106 obligations and the associated limitations on negotiation. Advice has also been provided in relation to the potential use of the Community Infrastructure Levy (CIL). Officers do not consider that the request meets the statutory tests for a section 106 obligation, and therefore officers advise that s106 funding cannot be supported in this case.

Financial viability

6.12.10 In this case, with reference to paragraph 6.12.2, a Financial Viability Assessment (FVA) has been submitted on behalf of the applicant, prepared by Carter Jones LLP. The FVA concludes that that the proposed development scheme *“cannot viably deliver the*

requested S106 financial contributions given the deficit position demonstrated against the Benchmark Land”.

6.12.11 Notwithstanding the above, as per the requirements of aforementioned policy INF7, the FVA has been independently reviewed by Vail Williams on behalf of the Council. The Vail Williams review found that whilst the overall approach to assessing the viability of the proposed development was appropriate, there were a number of areas where there were differing opinions, or further clarification or explanation was required; and recommended that an independent quantity surveyor be instructed to review and validate the applicant’s cost plan.

6.12.12 Following the necessary independent QS review of the applicant’s cost plan, by Brookbanks, Vail Williams have confirmed in writing that the scheme is unviable.

6.12.13 All of the documentation has been publicly available to view on the Council’s website.

6.12.14 As such, whilst it is regrettable that financial contributions towards education and libraries, and off-site play provision cannot be secured in association with this proposed development, given that the scheme is for a 100% affordable housing development, officers are satisfied that, on balance, the application is one that should be supported given the current shortfall of housing within the borough. The delivery of affordable homes in the borough is a key priority in the Council’s Corporate Plan 2025 to 2028.

s106 obligation

6.12.15 Although the aforementioned financial contributions cannot be secured for this development for viability reasons, a legal agreement would still be required in relation to the Biodiversity Net Gain delivery, delivery of affordable housing, future management and maintenance of the public open space, monitoring of the Travel Plan, and mitigation towards to recreational pressures on the Cotswold Beechwoods SAC (this contribution not subject to viability nor negotiable).

6.12.16 In this case, as the council is both the local planning authority (the decision-maker) and the applicant/landowner, and consequently cannot covenant with itself (required as s106 obligations are entered into as a deed), alternative options would need to be explored. The most likely option would be a two-tier authority approach, whereby it is possible for the planning authority to enter into an agreement with another tier authority (the county council) to make the s106 obligations enforceable.

6.13 Other considerations

Minerals and Waste

6.13.1 The conditions suggested by the GCC Minerals and Waste team have been added.

Public Sector Equality Duty (PSED)

6.13.2 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are three main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics;
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

6.13.3 In this case, having considering the merits of the planning application, this authority is satisfied that the proposed development meets the requirements of the PSED.

6.13.4 Due regard has been had to the nine protected characteristics recognised within the PSED, and officers are satisfied that no-one has been discriminated against in the determination of this application. All representations received in response to the publicity exercise have been duly noted and taken into account.

7. CONCLUSION AND RECOMMENDATION

7.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2 Furthermore, paragraph 11 of the National Planning Policy Framework 2024 (NPPF) sets out a presumption in favour of sustainable development which in decision-taking means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i) *the application of policies in [the] Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii) *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the] Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

7.3 In Cheltenham, the housing policies (those most relevant to this application) are out-of-date as the Council is currently unable to demonstrate a five-year supply of deliverable housing sites, the latest published figure (September 2025) being just 2.69 years, and as such the 'tilted balance' in favour of granting permission is engaged. Moreover, it is important to recognise that the site is allocated for housing in the development plan (CP policy HD2) and the provision of affordable housing within the borough is a key priority in the Council's Corporate Plan 2025 to 2028.

7.4 Notwithstanding the above, in accordance with NPPF paragraph 11(d), it is still necessary to assess whether policies within the NPPF that protect areas or assets of particular importance provide a strong reason for refusing the development proposed; or the adverse impacts of supporting the proposals would significantly and demonstrably outweigh the benefits, when assessed against NPPF policies taken as a whole.

7.5 From a design perspective, the Urban Design Officer considers the proposals to be of a high standard, achieving a simple, restrained contemporary aesthetic of a scale and mass that should sensitively respond to the surrounding context in both urban grain and form. They also consider the elevations and simple palette of materials proposed to be of a high quality, and that the bespoke design unique to this site would positively enhance the development's character and identity over time, whilst the gable-fronted terraces would add a strong sense of identity and character to the development.

- 7.6 High quality landscaping is proposed throughout the site, including the planting of 75no. new trees which would help to soften the development. The layout also provides for areas of public green space and, to the south, incorporates a community growing area, informal play equipment including trim trail, benches for rest and recreation, and an active travel route. It is hoped that the opening up of the site would have a positive impact and create an inclusive public space of benefit to all members of the local community.
- 7.7 It is acknowledged that the application proposes the removal of 30no. trees, 3no. of which are located within the public highway but, given the generous landscaping and tree planting proposals, their removal is, on balance, acceptable.
- 7.8 Vehicular access to the site would be provided via a relocated access on Shelley Road and a new access point on Shakespeare Road, with vehicular, pedestrian and cycle linkages provided north to south through the site to increase connectivity across the local area and permeability across the site itself.
- 7.9 The highway related aspects of the development have been assessed by the Highways Development Management Team (HDM) at the County Council, who raise no highway objection subject to conditions. HDM are satisfied that the predicted traffic generation and distribution in the Transport Assessment is a reasonable assumption; the likely traffic flow through the Tennyson Road/A40 junction at peak times is not likely *“to have a severe impact on capacity or result in an unacceptable reduction in highway safety”*; and that the proposed car parking provision accords with available census data in relation to car ownership in the area. A Residential Travel Plan has been submitted and agreed.
- 7.10 The application is accompanied by an Energy Strategy Report (ES) which provides a thorough and suitable response to climate change matters. The ES sets out that the development would incorporate a series of energy and low/zero carbon measures to meet and exceed current Building Regulations requirements; with air source heat pumps and solar photovoltaic (PV) arrays chosen as the preferred technology across the development. Electric vehicle charging points would also be provided.
- 7.11 The heritage impacts of the scheme have been fully considered and found to be acceptable. The detailed Heritage Statement submitted in support of the application concludes that the proposals will provide a well-considered development in the setting of the adjacent conservation area, potentially resulting in a *“Low Beneficial impact”* to its setting and heritage significance; and officers concur with the findings of the HS and are satisfied that the general character and appearance of the conservation area and its setting would be preserved.
- 7.12 Archaeological investigations previously carried out on the site established the presence of archaeological remains of a Romano-British settlement with residual prehistoric material indicating a possible earlier phase of activity at the site. From an archaeological perspective, the County Archaeologist is satisfied that the amended Written Scheme of Investigation now proposes an appropriate programme of archaeological work; the implementation of which could be secured by condition.
- 7.13 The site falls within Flood Zone 1 and is at low risk from surface water. The application has been accompanied by a Flood Risk Assessment and Drainage Design Philosophy which have been reviewed by the County Council as the Lead Local Flood Authority (LLFA). Following the submission of additional/updated information, the LLFA now raise no objection subject to conditions. SuDS infrastructure makes use of the change in level across the site with an aquatic pond and wetland areas to the southwest. Severn Trent have also confirmed they do not object to the drainage proposals.
- 7.14 The Ecological Impact Assessment (EclA) that accompanies the application sets out that the site has been surveyed on numerous occasions and monitoring of a potential badger

sett entrance on the eastern site boundary found no evidence of badger use. However, as that monitoring was carried out nearly two years ago, an updated walkover survey of the site will need to be undertaken prior to the commencement of development, and an update to the EclA submitted for approval. No other concerns in relation to harm to protected species are raised. Ecological enhancements to the site include bird boxes (including sparrow terraces), bat boxes, hedgehog shelters, hedgehog highways.

- 7.15 A minimum biodiversity net gain (BNG) of 10% is now a statutory requirement for major developments, and the mandatory BNG condition is applicable to this development; a Biodiversity Gain Plan is therefore required to be submitted and agreed prior to commencement of any works. Off-site offsetting would be required to deliver a 10% net gain in habitat units, and the applicant would be required to purchase off-site habitats from an off-site provider. The proposed on-site habitat enhancement/creation measures which include areas of other neutral grassland, native scrub planting, native tree planting, native hedgerow planting and SUDs ponds, are considered to be significant enhancements.
- 7.16 The site is within a zone of influence as set out in the Cotswold Beechwoods SAC Recreation Mitigation Strategy (May 2022) for recreational pressure for the Cotswold Beechwoods SAC, which is afforded protection under the Conservation of Habitats and Species Regulations 2017 (as amended). All development within the borough that leads to a net increase in dwellings will be required to mitigate any adverse effects. In this case, a financial contribution would be sought in accordance with the above-mentioned mitigation strategy, at a rate of £673 per dwelling.
- 7.17 From an amenity perspective, whilst it is acknowledged that the proposed development would have some impact on neighbouring land users, in this case, given the scale and massing of the proposed development, and its relationship with nearby residential neighbours, officers are satisfied that the proposed development would not result in any unacceptable level of harm in terms of privacy, outlook or daylight. Matters relating to noise and air quality have also been considered. Overall, on balance, the proposed development is therefore considered to be acceptable on amenity grounds, and officers are satisfied that the development will achieve a suitably high standard of amenity for future occupiers, and existing residential neighbours.
- 7.18 The application is supported by a Financial Viability Assessment (FVA) that concludes that that the proposed development scheme *“cannot viably deliver the requested S106 financial contributions given the deficit position demonstrated against the Benchmark Land”*. The FVA has been independently reviewed, and it has been confirmed that the scheme is unviable.
- 7.19 As such, whilst it is regrettable that financial contributions towards education and libraries, and off-site play provision cannot be secured in association with this proposed development, given that the scheme is for a 100% affordable housing development, officers are satisfied that, on balance, the application is one that should be supported given the current shortfall of housing within the borough. The delivery of affordable homes in the borough is a key priority in the Council’s Corporate Plan 2025 to 2028.
- 7.20 With all of the above in mind, taking into account all of the economic, social, and environmental aspects of the application, and paragraph 11d) of the NPPF, on balance, officers are satisfied that the proposed development is one that should be supported. Where adverse impacts have been identified they will not significantly and demonstrably outweigh the benefits of the proposed development.
- 7.21 The officer recommendation therefore is to grant planning permission subject to a signed s106 legal agreement, and the schedule of conditions below. The applicant’s agreement to the terms of the pre-commencement conditions has been secured.

8. SUGGESTED SCHEDULE OF CONDITIONS

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of development, including all site clearance and vegetation removal, an updated walkover survey of the site shall be undertaken by a suitably qualified ecologist and an update to the Ecological Impact Assessment (EclA) shall be submitted to and approved in writing by the Local Planning Authority. The updated EclA shall confirm (or otherwise) whether there has been a significant change to the site since the most recent surveys in 2024 and whether further surveys for protected, priority or locally notable species or habitats are required. In particular this shall confirm the status of the site with regards to the inactive badger sett present.

Reason: To ensure legal and policy compliance with regards to protected species, in particular the Protection of Badgers Action (1992) and habitats, having regard to adopted policy SD9 of the Joint Core Strategy (2017).

- 4 Prior to the commencement of development, including all site clearance and vegetation removal, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following:

- a) a risk assessment of potentially damaging construction activities;
- b) identification of biodiversity protection zones (e.g. buffers to areas of retained habitat);
- c) practical measures (both physical measures and sensitive working practices, such as protective fencing, exclusion barriers and warning signs) to avoid or reduce impacts during construction (particularly in relation to works within any areas of retained habitat);
- d) a precautionary working method statement for the following species: bats, amphibians, reptiles, nesting birds, badger and hedgehogs;
- e) the location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- f) details of any external lighting required during construction phase;
- g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary); and
- h) ongoing monitoring, including compliance checks by a competent person during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless the ECoW otherwise sets out alternative details which are subsequently agreed by the Local Planning Authority.

Reason: To ensure the protection of biodiversity on the site during construction, having regard to adopted policy SD9 of the Joint Core Strategy (2017).

- 5 Prior to the commencement of development, a Construction Management Plan or similar shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall be adhered to throughout the construction period and shall provide details of:

- a) 24 hour emergency contact number;

- b) hours of operation;
- c) parking of vehicles of site operatives and visitors (including measures taken to ensure there is no parking on the public highway by either staff or delivery vehicles at any time and ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- d) routes for construction traffic and appropriate signage;
- e) any temporary access to the site;
- f) locations for loading / unloading and storage of plant, waste and construction materials;
- g) suitable wheel washing facilities to ensure that no mud or any loose material is carried from the site onto the public highway at any time (any such facility shall be positively drained to a suitable outfall to ensure no surface water runs away from the facility);
- h) measures to protect vulnerable road users (cyclists and pedestrians);
- i) any necessary temporary traffic management measures;
- j) arrangements for turning vehicles;
- k) arrangements to receive abnormal loads or unusually large vehicles;
- l) methods of communicating the construction management plan to staff, visitors and neighbouring residents and businesses;
- m) control measures for dust and other air-borne pollutants;
- n) noise mitigation measures;
- o) measures for controlling the use of site lighting whether required for safe working or for security purposes;
- p) any generators that will be used at any time during the build phase; and
- q) measures to control the risk of flooding during construction.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, and to prevent the risk flooding or any loss of amenity to neighbouring land users, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and policies SD14, INF1 and INF2 of the Joint Core Strategy (2017). Approval is required upfront because without proper mitigation the works could have an unacceptable impact during construction.

- 6 Prior to the commencement of development (including all site clearance and vegetation removal), tree protective fencing to BS 5837:2012 shall be installed on site, inspected and approved in writing by the Local Planning Authority. The approved protective fencing shall thereafter remain in place until the completion of the construction process unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the existing tree(s) in the interests of visual amenity, having regard to adopted policies GI2 and GI3 of the Cheltenham Plan (2020). Approval is required upfront to ensure that important trees are not permanently damaged or lost.

- 7 Notwithstanding the submitted Site Waste Management Plan (SWMP), prior to the commencement of development, an updated SWMP or equivalent shall be submitted to and approved in writing by the Local Planning Authority. The updated SWMP must identify: - the specific types and amount of waste materials forecast to be generated from the development during site preparation and demolition and construction phase set out by material type (e.g. wood, brick/concrete, soils, plastics, spoil, etc.); and the specific measures will be employed for dealing with this material so as to: - minimise its creation, maximise the amount of reuse and recycling on-site; maximise the amount of off-site recycling of any wastes that are unusable on-site; and reduce the overall amount of waste sent to landfill. In addition, the SWMP must also set out the proposed proportions of recycled content that will be used in construction materials, and a commitment that at least 10% (by value) of the materials to be used will be comprised of recycled content. The development shall be fully implemented in accordance with the SWMP unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted core policy WCS2 of the Gloucestershire Waste Core Strategy and adopted policy SR01 of the Minerals Local Plan for Gloucestershire.

- 8 Prior to any access facilitation pruning on site, details shall be submitted to and agreed in writing by the Local Planning Authority. The details should include the re-pollarding of willow T5 where a new access road is to pass through the tree's Root Protection Area. Other access facilitation pruning (or other structural management pruning) should include proposals (if any) to T10, T14, T15 and T16.

Reason: In the interests of visual amenity, having regard to adopted policies GI2 and GI3 of the Cheltenham Plan (2020).

- 9 Prior to the commencement of any works above slab level, an Ecological Mitigation and Enhancement Strategy (EMES) shall be submitted to and approved in writing by the Local Planning Authority. The EMES shall include details of the provision of permanent bat roosting feature(s), hedgehog homes, and nesting opportunities for birds, and the location, specification, height and orientation of these features shall be shown on a plan. The development shall thereafter be carried out in full accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development delivers a biodiversity net gain on site, having regard to policy SD9 of the Joint Core Strategy (2017), and Schedule 7A of the Town and Country Planning Act 1990.

- 10 Notwithstanding the submitted Lighting Plan, prior to the commencement of any works above slab level, an updated Lighting Plan shall be submitted to and approved in writing by the Local Planning Authority. The updated plan shall:- show the position and luminance levels of proposed external lighting and how this responds to the landscape setting of the area; and include methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)). All external lighting shall thereafter be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the area and avoid light pollution in this location, whilst providing adequate safety and security, having regard to adopted policy SL1 of the Cheltenham Plan (2020), and adopted policies SD4 and SD14 of the Joint Core Strategy (2017).

- 11 Prior to the commencement of any works above slab level, a 30-year Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be prepared in accordance with the approved Biodiversity Gain Plan and include:
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

Notice in writing shall be given to the Council when the:

- (f) HMMP has been implemented; and
- (g) habitat creation and enhancement works as set out in the HMMP have been completed.

All habitat creation and enhancement works set out in the approved HMMP shall be carried out no later than the first planting season following first occupation of the building or the completion of the development whichever is the sooner, and a completion report evidencing the completed habitat enhancements, shall be submitted to and approved in writing by the Local Planning Authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to the Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site, having regard to policy SD9 of the Joint Core Strategy (2017), and Schedule 7A of the Town and Country Planning Act 1990.

- 12 Prior to the commencement of any works above slab level, full details of the provision made for facilitating the management and recycling of waste generated during occupation shall be submitted to and approved in writing by the Local Planning Authority. This must include details of the appropriate and adequate space and infrastructure to allow for the separate storage of recyclable waste materials. The management of waste during occupation must be aligned with the principles of the waste hierarchy and not prejudice the local collection authority's ability to meet its waste management targets. The development shall be fully implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The refuse and recycling storage facilities shall be maintained for this purpose thereafter.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted core policy WCS2 of the Gloucestershire Waste Core Strategy.

- 13 The development shall be carried out in accordance with the approved Written Scheme of Investigation for Archaeological Mitigation (Rubicon Archaeology, September 2025).

Reason: To make provision for the investigation and recording of any archaeological remains that may be destroyed by ground works and advance understanding of any heritage assets which will be lost, having regard to adopted policy HE2 of the Cheltenham Plan (2020) and adopted policy SD8 of the Joint Core Strategy (2017).

- 14 The development shall be carried out in accordance with the recommendations contained in the Ecological Impact Assessment (Focus Environmental Consultants, May 2025) as updated and approved in writing by the Local Planning Authority, Biodiversity Net Gain Assessment (Focus Environmental Consultants, October 2025) and Report to Inform Habitats Regulations Assessment (Focus Environmental Consultants, October 2025).

Reason: To ensure the protection of biodiversity and protected species on the site during construction, having regard to adopted policy SD9 of the Joint Core Strategy (2017).

- 15 The development shall be carried out in accordance with the approved Energy Strategy Report (calfordseaden LLP, Revision 05, September 2025) and Sustainability Statement (calfordseaden LLP, Revision 05, September 2025) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development maximises the principles of sustainability and is adaptable to climate change, having regard to adopted policy SD3 of the Joint Core Strategy (2017), and the adopted Cheltenham Climate Change SPD (2022).

- 16 No external facing and/or roofing materials shall be applied unless in accordance with:
a) a written specification of the materials; and/or
b) physical sample(s) of the materials.
The details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020) and adopted policy SD4 of the Joint Core Strategy (2017).

- 17 The following elements of the scheme shall be installed, implemented or carried out in accordance with details (e.g. brochures/images etc.) which shall have first been submitted to and approved in writing by the Local Planning Authority:
a) Windows;
b) External doors;
c) Rainwater goods; and
d) External vents and flues.

Reason: In the interests of the character and appearance of the area, having regard to adopted policy D1 of the Cheltenham Plan (2020), and adopted policy SD4 of the Joint Core Strategy (2017).

- 18 Should piled foundations be proposed on site, prior to any piling activities taking place, a Piling Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall identify the likely impact of piling activities and identify suitable mitigation of those effects.

Reason: To safeguard the amenity of nearby residential properties and the general locality, having regard to adopted policy SL1 of the Cheltenham Plan (2020) and adopted policy SD14 of the Joint Core Strategy (2017).

- 19 Prior to first occupation of the development, a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, shall be submitted to and approved in writing by the Local Planning Authority. The approved SuDS maintenance plan shall thereafter be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and to avoid flooding, having regard to adopted policy INF2 of the Joint Core Strategy (2017).

- 20 Prior to first occupation of the development, all hard and/or soft landscaping works shall be carried out in accordance with the approved plans listed in Schedule 1 unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size which shall be first agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to adopted policies D1, G12 and G13 of the Cheltenham Plan (2020), and adopted policies SD4 and INF3 of the Joint Core Strategy (2017).

- 21 Prior to first occupation of the development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall include the following:
- a) a description and evaluation of features to be managed;
 - b) ecological trends and constraints on-site that might influence management;
 - c) aims and objectives of management;
 - d) appropriate management options for achieving aims and objectives;
 - e) details of the body or organisation responsible for implementation of the plan; and
 - f) ongoing monitoring and remedial measures.
- The approved LEMP shall be implemented in accordance with the approved details.

Reason: In the interests of biodiversity and visual amenity, having regard to adopted policies G12 and G13 of the Cheltenham Plan (2020), and adopted policies SD9 and INF3 of the Joint Core Strategy (2017).

- 22 Prior to first occupation of each dwelling, car and cycle parking provision for that dwelling shall be provided in accordance with the approved plans listed in Schedule 1. The car parking spaces shall be hard surfaced and positively drained to a suitable outfall to ensure no surface water runs onto the highway and maintained as such thereafter, and shall not be used for any purpose other than the parking and turning of vehicles and shall remain free of obstruction for such use at all times.

Reason: To ensure the adequate provision of car parking within the site in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

- 23 Prior to first occupation of each dwelling, that dwelling shall be provided with a properly constructed access by both car and foot to the adopted highway to at least base course level.

Reason: To ensure a safe and suitable access is provided and maintained in the interests of highway safety, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

- 24 Prior to first occupation of the development, details of a Homeowner's Information Pack resource providing information on recreation resources in the locality shall be submitted to and approved in writing by the Local Planning Authority. The pack should reference local and regional recreation opportunities.

Each household shall be provided with an approved Homeowner Information Pack on first occupation.

Reason: To assist in mitigating any impacts the proposed development may cause to designated landscape areas, having regard to adopted policy BG1 of the Cheltenham Plan (2020), and adopted policy SD9 of the Joint Core Strategy (2017).

- 25 The approved Residential Travel Plan (Rappor, Issue 03, August 2025) shall be implemented and monitored in accordance with the regime contained within the plan and for a minimum period of 5 years from first occupation of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce vehicle movements and promote sustainable travel, having regard to adopted policy INF1 of the Joint Core Strategy (2017).

INFORMATIVES

- 1 IMPORTANT: BIODIVERSITY NET GAIN CONDITION - DEVELOPMENT CANNOT COMMENCE UNTIL A BIODIVERSITY GAIN PLAN HAS BEEN SUBMITTED TO (AS A

CONDITION DISCHARGE APPLICATION) AND APPROVED IN WRITING BY CHELTENHAM BOROUGH COUNCIL.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan in writing.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Cheltenham Borough Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply. If the onsite habitats include irreplaceable habitats (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitats) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Advice about how to prepare a Biodiversity Gain Plan and a template can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

Information on how to discharge the biodiversity gain condition can be found here: <https://www.cotswold.gov.uk/planning-and-building/wildlife-and-biodiversity/biodiversity-net-gain-bng/>

30-year Habitat Management and Monitoring Plan templates can be found here: <https://publications.naturalengland.org.uk/publication/5813530037846016>

- 2 The applicant/developer is advised that the accepted hours for construction are Monday to Friday 7.30am - 6pm and Saturdays 8am - 1pm, no works should take place at any time on Sundays, or Bank/Public Holidays. No machinery should be operated, no process carried out, and no deliveries taken at or despatched from the site outside of the accepted hours.
- 3 The applicant/developer is advised that for the use or reuse of sewer connections, either direct or indirect to the public sewerage system, a formal application to Severn Trent Water must be submitted under section 106 of the Water Industry Act 1991. Copies of current guidance notes and application forms can be obtained from their website (www.stwater.co.uk) or by contacting their Development Services Team (Tel: 0800 707 6600).
- 4 The applicant/developer is advised that the estate road and drainage layout will require approval under section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'.

There are detailed issues that need to be approved in order to achieve technical approval under that process and you should contact Gloucestershire County Council to ensure that approvals and agreements are secured before the commencement of works.

The obtaining of planning permission for any design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications.

If the road is to be privately maintained, residents should be advised that should the public areas be handed to a management company of which they are shareholders they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc. and advised to take advice on public liability insurance against claims associated with those responsibilities.

- 5 It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full. The CMP should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues. Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing legislation.

GCC S106 Infrastructure Team - Economy and Strategic Planning**1st August 2025**

Comment available to view in documents tab.

Ecologist**17th October 2025**

We have reviewed the Ecological Impact Assessment (Focus Environmental Consultants, May 2025), letter from Focus Environmental Consultants (June 2025), Biodiversity Net Gain Assessment (Focus Environmental Consultants, May 2025), Report to Inform Habitats Regulations Assessment (Focus Environmental Consultants, June 2025), and Biodiversity Metric (Focus Environmental Consultants, September 2025), and our response with regards to ecology is provided below.

The site was surveyed by Focus Environmental Consultants in February 2025 and has previously been surveyed on numerous occasions by Wharton between 2022 and 2025. A data search from GCER was received in 2024 and has informed the reports and requirement for further surveys.

The site comprises modified grassland, with some ruderal species, mixed scrub, bramble scrub, hardstanding colonised by ephemeral vegetation, lines of trees, scattered trees and an unmanaged garden hedgerow. One large, seven medium and eighteen small trees are scheduled for removal, along with the hedgerow, much of the grassland and all of the scrub.

Monitoring of a potential badger sett entrance on the eastern site boundary was carried out by Wharton for 21 days in April and May 2024. No evidence of badger use was recorded. The report states that update surveys would be required if work didn't commence within 12 months. As the monitoring was carried out nearly 18 months ago, update monitoring surveys are required and the results and mitigation strategy submitted prior to determination.

None of the trees on-site were found to have potential bat roosting features. A sensitive lighting scheme has been recommended to avoid impacts on foraging and commuting bats.

There are no waterbodies within 250m of the site, and great crested newts are presumed to be likely absent.

The grassland, scrub and brash piles provide suitable habitat for reptiles to forage and shelter, but it is considered unlikely that the site supports important populations due to its isolated urban location and the small size of the suitable habitat areas. Precautionary measures have been recommended, which include an ecologist checking areas of dense vegetation prior to clearance and dismantling brash piles by hand.

Suitable bird nesting habitat is present within the scrub and trees. The grassland is considered to have low suitability for ground nesting due to the current levels of disturbance, small size of the suitable habitat and high risk of predation.

No impacts on hazel dormouse are anticipated due to the lack of suitable habitat on-site and isolation from areas of suitable habitat.

Disposal of the wall cotoneaster must be carried out by a specialist contractor.

Proposed enhancements include bird boxes (including sparrow terraces), bat boxes, hedgehog shelters, hedgehog highways, landscaping of value to wildlife, the creation of SuDS and an attenuation pond.

The site is c. 7.75km to the north of the Cotswold Beechwoods SAC. The HRA Informative Report recognises potential recreational impacts on the Cotswold Beechwoods SAC and outlines mitigation measures, which include the provision of 0.5ha of on-site greenspace and

Homeowner Information Packs. Details of alternative off-site recreational opportunities within 3km (11 – 30 minute walk from the site) of the site are also provided. The HRA Informative Report states that a contribution towards the strategic mitigation strategy is unnecessary in this instance; however, given the scale of the proposals and the size of the onsite open space, a contribution to the strategic mitigation strategy is considered necessary to avoid an adverse impact. The HRA Informative Report should be updated accordingly before it is adopted by the LPA.

The Biodiversity Metric and Biodiversity Net Gain Assessment show that the proposals would deliver a -0.85 net loss in habitat units, which equates to -10.25%. There would be a 0.02 gain in hedgerow units, which equates to a 93% net gain.

Habitat enhancement/ creation measures include areas of other neutral grassland, native scrub planting, native tree planting, native hedgerow planting and SUDs ponds. Offsite offsetting would be required to deliver a 10% net gain in habitat units.

Previous comments from the Council's Ecology Officer raised the difficulty of delivering other neutral grassland in 'good' condition within areas of public open space, namely due to disturbance from people and their pets. The rebuttal letter from Focus Environmental Consultants reinforces that it will be possible to meet the required condition criteria provided suitable management is in place. However, whilst we agree that other neutral grassland in 'good' condition should be targeted in the right situations. The area of proposed open space within the site is considered to be relatively small and is likely to be subject to heavy footfall. It is considered unlikely that the bare ground and physical damage condition criteria will be able to be met. Therefore, we would suggest that the majority of the other neutral grassland targets a 'moderate' condition with areas further from the pathways and around the perimeter of the open space targeting a 'good' condition. A post-development habitat plan, which corresponds with the Biodiversity Metric, is required to clearly show the locations of created and enhanced habitats.

The site is not within a Nature Improvement Area or Strategic Nature Area within the Gloucestershire Local Nature Partnership (GLNP) Nature Recovery Network.

If planning permission is granted, the general Biodiversity Net Gain condition will be applied under paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. This will be listed separately on the decision notice. The proposed on-site habitats are considered to be significant enhancements and a S106 will be required to secure monitoring by the LPA.

The applicant will be required to purchase offsite habitat units from an offsite provider. This will be detailed within the Biodiversity Gain Plan and will form part of the pre-commencement condition

Requirements prior to determination:

- A post-development habitat plan, which corresponds with the Biodiversity Metric, is required to clearly show the locations of created and enhanced habitats.
- The Biodiversity Metric should be updated to address the comments above in relation to other neutral grassland.
- As the badger monitoring was carried out nearly 18 months ago, update monitoring surveys are required and the results and mitigation strategy submitted prior to determination.
- The HRA Informative Report should be updated to include contributions to the strategic mitigation strategy.

Requirements prior to commencement/conditions to be attached to planning consent:

To be updated following approval of the requested further information.

1. All works shall be carried out in full accordance with the recommendations contained in the Ecological Impact Assessment (Focus Environmental Consultants, May 2025), Biodiversity Net Gain Assessment (Focus Environmental Consultants, October 2025) and Report to Inform Habitats Regulations Assessment (Focus Environmental Consultants, October 2025), once updated and approved by the LPA.

2. No development shall take place (including ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP should be kept in the site office for reference for site workers. The CEMP-B shall include, but not necessarily be limited to, the following:

- i. Risk assessment of potentially damaging construction activities;
- ii. Identification of 'biodiversity protection zones';
- iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- iv. A precautionary working method statement for the following species: bats, amphibians, reptiles, nesting birds, badger and hedgehog;
- v. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- vi. Details of any external lighting required during construction phase;
- vii. The times during construction when specialists ecologists need to be present on site to oversee works;
- viii. Responsible persons and lines of communication;
- ix. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
- x. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
- xi. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

3. Notwithstanding the submitted details, before above ground works commence a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting feature(s), hedgehog homes and nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details shall be implemented prior to the occupation of any of the dwelling houses hereby permitted, and thereafter retained and maintained for the lifetime of the development; The scheme shall include, but not be limited to, the following details:-

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure;
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken; and
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.

4. Prior to the installation of external lighting for the development hereby approved, a lighting design strategy shall be submitted to and approved by the Local Planning Authority. The details shall clearly demonstrate that lighting will not cause excessive light pollution or disturb or prevent bat species using key corridors, forage habitat features or accessing roost sites. The strategy will:

- a. Identify the areas/features on site that are particularly sensitive for nocturnal species;
- b. Show how and where external lighting will be installed (including the type of lighting), so that it can be clearly demonstrated that areas to be lit will not disturb or prevent nocturnal species using their habitats or wildlife corridors.

c. show the position and luminance levels of proposed external lighting and how this responds to the landscape setting of the area.

d. Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)).

The scheme should be implemented and maintained in accordance with the approved details for the lifetime of the development.

5. A 30-year Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and approved in writing by, the Local Planning Authority prior to any above ground works of the development hereby approved being undertaken. The plan shall be prepared in accordance with the Biodiversity Gain Plan and must include, but not necessarily be limited to, the following information:

I. Description and evaluation of features to be managed, including locations shown on a site map;

II. Establishment details, including preparation of the land;

III. Landscape and ecological trends and constraints on site that might influence management; Aims and objectives of management, including ensuring the delivery of at least a 10% net gain in habitat, hedgerow and watercourse (if applicable) units;

IV. Appropriate management options for achieving the aims and objectives;

V. Prescriptions for all management actions;

VI. A work schedule matrix (i.e. an annual work plan) capable of being rolled forward over 5- or 10-year periods;

VII. Details of the body or organisation responsible for the implementation of the plan;

VIII. Ongoing monitoring of delivery of the habitat enhancement and creation details to achieve net gain as well as details of possible remedial measures and adaptive measures might need to be put in place; and

IX. Timeframe for reviewing and reporting on the plan. Reporting on year 1, 2, 5, 10, 15, 20, 25 and 30, with biodiversity reconciliation calculations at each stage.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery. The HMMP shall be implemented in accordance with the approved details and all habitats shall be retained in that manner thereafter. Notice in writing shall be given to the Council when the habitat creation and enhancement works as set out in the Biodiversity Gain Plan have commenced and once all habitat creation and enhancements have been completed.

National Planning Policy Framework (NPPF) and Local Plan Policy (Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031) (adopted December 2017)) Context:

- *NPPF Para 180 - 194 (Conserving and Enhancing the Natural Environment), National Planning Policy Framework1*
- *SD9 Biodiversity and Geobiodiversity*
- *INF3 Green Infrastructure*

In England, biodiversity net gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a biodiversity net gain of 10%. For significant on-site gains, and all off-site gains, the BNG must be maintained for at least 30 years. Responsibilities should be set out in a legal agreement. Further guidance can be found at <https://www.gov.uk/guidance/understanding-biodiversity-net-gain>

Cheltenham Plan, Adopted 2020:

- *Policy BG1: Cotswold Beechwoods Special Area of Conservation Recreation Pressure*
- *Policy BG2: Cotswold Beechwoods Special Area of Conservation Air Quality*

Wildlife legislation context:

- *Wildlife and Countryside Act 1981 (as amended)*
- *Conservation of Habitats and Species Regulations 2017*

- *Natural Environment and Rural Communities (NERC) Act 2006*
- *Protection of Badgers Act 1992*

5th November 2025 – revised comments

An updated Biodiversity Net Gain Assessment (Rev 07) (Focus Environmental Consultants, October 2025) has been submitted, which includes a Post Development Habitat Plan in Annexe 5.1.2. The plan is in accordance with the revised Biodiversity Metric and clearly shows the areas of enhanced and proposed habitats and hedgerows.

An updated Biodiversity Metric has been submitted, which includes proposed and enhanced areas of other neutral grassland that are targeting a 'moderate' condition, which is considered to be realistic and achievable.

The results of the updated badger monitoring surveys remain outstanding.

An updated Report to Inform Habitats Regulations Assessment (Focus Environmental Consultants, October 2025) has been submitted, which commits to providing financial contributions to the strategic mitigation strategy. This will need to be secured through a suitable legal agreement. We are now satisfied with the conclusions of the Report to Inform Habitats Regulations Assessment (Focus Environmental Consultants, October 2025), and it can be adopted by the council.

Trees Officer**24th June 2025**

Any removal of Highways managed trees will require a S106 agreement to provide funding for new tree planting elsewhere in the Ward. A figure will need to be agreed by all parties and CAVAT should be used to guide this negotiation.

There is some discussion in the tree survey as to the categorisation of high value trees (local policy says a tree should have at least 10 years and BS5837 says at least 40 years). The Trees Section would argue that this is largely academic as the grade B trees to be removed likely have at least 40 years life expectancy anyway. As such, the Trees Section objects to their removal. However, it is accepted it will be the Planning Officer's decision to weigh the relative importance of these trees against the benefits of the scheme in the 'planning balance.'

Ts 15 and 16 are to be recontextualised in modest sized gardens. This is likely to lead to heavy pruning or removal of these trees. The Trees Section will consider a TPO to protect these and other retained trees around the site.

The landscape plan submitted is illustrative. As well as tree locations, it should detail species and size of trees to be planted. It is regrettable that the main road through the site is not properly tree lined (as recommended by NPPF Para 136) and lacks trees especially in the northerly part of the site. There is limited scope for planting in the highway or to the front of houses.

Reason: to protect the amenity value of trees in the Borough as per Policies GI2 and GI3 of the Cheltenham Plan and to ensure the planting of suitable new trees as per Para 136 of the NPPF.

10th October 2025 – revised comments

Whilst there is now a planting spec, and a general guide to show where trees of different sizes will be planted, these plans should be more specific. The plan should be marked up to show where each species will be planted and at what size. Extra heavy and heavy standards should not be planted. The watering requirements of such large trees are very unlikely to be met in a new estate, leading to poorly established or dead trees.

As such, the Trees Section does not endorse the landscape plans in their current iteration.

27th October 2025 - revised comments

All trees to be planted as a part of the landscaping scheme should be container grown not root-balled (as described within the planting schedule).

A detailed management plan of the SWALES and management and aftercare of new trees as well as the management of retained trees should be set out so there is a clear future management plan of all vegetation/trees.

Carex and Salix should be removed from planting plans due to their invasive nature.

Access Facilitation Pruning requirements should be submitted and agreed. This should include the re-pollarding of willow T5 where a new access road is to pass through the tree's Root Protection area. Other AFP (or other structural management pruning) should include proposals (if any) to T's 10,14,15 + 16.

10th November 2025 – revised comments

The CBC tree Section welcomes the updated planting schedule (Doc. no MNK-BDP-XX-00-SH-L-900750 P05) to remove Carex and Salix from the planting scheme.

Similarly the change from root-balled trees to container grown trees.

Please could details of the management plan of the SWALES and tree planting aftercare be submitted and agreed as previously requested.

Similarly, the access facilitation as well as structural management tree pruning proposals be submitted and agreed.

Natural England**3rd October 2025**

Comment available to view in documents tab.

19th November 2025 – revised comments

Response in documents tab.

Gloucestershire Centre for Environmental Records**30th May 2025**

Please see response in document tab

Environmental Health**8th July 2025**

In relation to application reference 25/00837/FUL for the land off Shelley Road, Cheltenham, please can the following be added from Environmental Health:

Condition - construction:

Due to the location of this site as well as it being near to other residential premises, we would therefore recommend the following conditions are attached to any consent for this development to take place:

No development shall take place, including any works of demolition, until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- 24 hour emergency contact number
- hours of operation

- parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction)
- routes for construction traffic
- locations for loading / unloading and storage of plant, waste and construction materials
- method of prevention of mud being carried onto highway - measures to protect vulnerable road users (cyclists and pedestrians)
- any necessary temporary traffic management measures - arrangements for turning vehicles
- arrangements to receive abnormal loads or unusually large vehicles - methods of communicating the construction management plan to staff, visitors and neighbouring residents and businesses
- waste and material storage
- noise controls and mitigation
- details of demolition and controls for this
- control measures for dust and other air-borne pollutants
- measures for controlling the use of site lighting whether required for safe working or for security purposes
- if there is to be the use of generators on site - whether for initial power stream in the development, general lighting/security or for welfare facilities.

Condition - times of work:

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 07:30hrs -18:00hrs, Saturday 08.00hrs - 13:00hrs nor at any time on Sundays, Bank or Public Holidays.

Query:

Please can the developer confirm that there will be no use of pilling for foundations at this site?

County Archaeology

18th June 2025

Thank you for consulting the archaeology department on this application. I have checked the county Historic Environment Record and can advise that archaeological investigations have been carried out within the proposed development site as part of a previous planning application. Geophysical survey and trial trench evaluation have established the presence of archaeological remains of a Romano-British settlement with residual prehistoric material indicating a possible earlier phase of activity at the site. Most of the archaeological features recorded correlate to the results of the earlier geophysical survey, suggesting that the archaeological remains of interest are present within the central and southern part of the site (recorded in trenches 3,5,6,7 and 8).

The application is supported by a Written Scheme of Investigation for Archaeological Mitigation by Red River, dated April 2024. From our records it does not appear that this document has been approved by this department, and I advise that this document does not fully mitigate for all the significant archaeological remains which have been identified from the previous investigations. The archaeological evaluation by Worcestershire Archaeology (March 2028) recorded a Roman gully and shallow ditch in trench 8 which showed that additional features may be present in the southern part of the site which were not picked up by the geophysical survey due to the presence of deep topsoil and subsoil deposits in this part of the site.

On the basis of the above I advise that an amendment is required to the proposed mitigation area with added contingency to ensure that all archaeological remains of interest which will be impacted by the proposals are investigated and recorded, as stated in the National Planning Policy Framework, policy 218.

Once an agreed WSI is in place I will be able to recommend a condition be placed on planning permission to ensure the approved programme of archaeological investigation is carried in accordance with the approved details.

13th October 2025 – revised comments

Thank you for consulting the archaeology department on the additional information submitted with the application. I note the submission of a document titled "Land off Shelley Road, Cheltenham; Written Scheme of Investigation for Archaeological Mitigation" by Rubicon Archaeology, dated September 2025.

I advise that the Written Scheme of Investigation proposes an appropriate programme of archaeological work to allow for the investigation and recording of archaeological remains which will be impacted by the scheme.

In order to ensure the programme of archaeological work is carried out and reported on I recommend that a compliance condition is attached to planning permission and you may wish to use the following wording:-

"The proposed development shall be carried out in accordance with the approved written scheme of investigation titled "Land off Shelley Road, Cheltenham; Written Scheme of Investigation for Archaeological Mitigation" by Rubicon Archaeology, dated September 2025."

Reason: To make provision for the investigation and recording of any archaeological remains that may be destroyed by ground works required for the scheme. The archaeological programme will advance understanding of any heritage assets which will be lost, in accordance with paragraph 218 of the National Planning Policy Framework (Dec 2024).

GCC Minerals and Waste Policy

13th June 2025

Response in documents tab.

Crime Prevention Design Advisor

19th June 2025

Response available to view in documents tab.

28th October 2025 – revised comments

Response available to view in documents tab.

Housing Enabling

19th June 2025

Response available in documents tab.

17th October 2025 – revised comments

Further to my enabling comments which I submitted for this scheme on 17th June (please find attached), I am responding to the revised plans which have been recently submitted Planning ref 25/00837/FUL.

As per my previous comments, I wish to support this scheme and detailed planning application for permission to deliver 70 affordable homes with a mix of :

- 70% Social Rent - 49 homes
- 30% Shared Ownership - 21 homes

Broadly speaking, we are satisfied with the following matters raised by the applicant within their response to consultees dated 24th September.

- All appears appropriate for the proposed M4(2) dwellings and the information covers helpful detail
- All appears appropriate for the proposed 5 bed house
- I am happy to support the proposals for M4(3)
- Glad to hear Future Homes has been incorporated into the scheme design
- Helpful information but the table in the Affordable Housing Statement on page 1 still does not specify around the provision of M4(2) and M4(3) properties

However, I wish to raise some minor points on the following:

- With regard to the Affordable Housing Statement - whilst the Affordable Housing Statement states that two units will be built to M4(3)(2)(b) once it is known who will occupy them, I regret it may not be possible to understand who will be allocated until after the scheme has been taken forward.
- With regard to the schedule, it would be beneficial to insert the same information in the table within the Affordable Housing Statement e.g. which plots on the plan are M4(2) and M4(3) instead of referring to the schedule to identify this information.
- There is a typo within the description of the 5 bedroom 7 person property which states 4B7p in brackets.

Architects Panel

11th August 2025

Design Concept

The panel had no objection to the principle of this development.

Design Detail

There are a number of points that cause concern with regards the proposed scheme particularly given this is a scheme for Cheltenham Borough Council and as such should be setting an example of good design in terms of both place making and sustainable living.

Whilst the site plan looks attractive and illustrates a high proportion of green space on closer inspection it is apparent that the amount of parking proposed is woefully low. Whilst it may be an aspiration to reduce parking numbers there is a reality that many homes will have at least one car. In total 70 dwellings are proposed but only 79 parking spaces. The likely result is that the roads and shared spaces will become littered with vehicles as home owners and their visitors have nowhere to park.

It is also noted that a number of the house types fail to meet the national space standards.

Each house type is presented as single unit however most of the dwellings are in terraces. In looking at the street scene it is not clear exactly how the roof junctions and rainwater drainage will work. There are also some awkward details where two storey and three storey dwellings abut one another.

The aesthetics of the large apartment block are also rather uninspiring.

Recommendation

The panel felt this is a sensible site to be seeking to develop but the concerns outlined above mean that the panel doesn't feel it can support this application.

Building Control

9th June 2025

This application will require Building Regulations approval. Please contact Cheltenham and Tewkesbury Building Control on 01242 264321 for further information.

GCC Lead Local Flood Authority (LLFA)**13th June 2025**

I refer to the notice received by the Lead Local Flood Authority (LLFA) requesting comments on the above proposal. The LLFA is a statutory consultee for surface water flood risk and management and has made the following observations and recommendation.

Flood Risk

The Flood Risk Assessment (FRA) (BR-582-0001-02; 28 April 2025) shows that the site is in Flood Zone 1 and at low risk according to the Risk of Flooding from Surface Water. The catchment for the areas shown to be at high risk appear to be mainly within the site itself so will be managed through the development's surface water drainage strategy.

Surface Water Management**Discharge strategy**

The FRA and Drainage Design Philosophy (00.24019-ACE-01-ZZ-T-C-0001-P05; 28 April 2025) show that the site is not suitable for infiltration due to the geology being Charmouth Mudstone and infiltration tests returning poor infiltration rates.

There are no watercourses in the vicinity of the site, so the alternative is to discharge into the Severn Trent Water surface water sewer within Shelley Road.

Discharge rates

The discharge rate will be limited to 4.5 l/s, which is approximately equal to the greenfield runoff rate for QBar and meet's STWs requirements. This will form the method for managing runoff volume.

Sustainable Drainage System (SuDS) strategy and indicative plan

The Drainage Strategy layout plan (00.24019-ACE-00-ZZ-DR-C-1000-P7) shows that SuDS will be incorporated into the development in the form of an attenuation pond, underground storage tanks and swales. The strategy will manage water quality as well as provide amenity and biodiversity benefits, however, the simulations of the drainage to demonstrate it can manage water quantity do not include the swales and filter trench that are proposed to drain sections of the highway. To ensure the highway swales and filter trench have sufficient capacity, they should be included in the modelling of the drainage and the dimensions included on the layout plan.

The Drainage Philosophy document also states that "The filter strip will be maintained by the highway authority", which hasn't been agreed yet and may not be adopted by GCC Highways. This should be changed.

A maintenance plan for how the SuDS features will be maintained can be provided through a condition.

Climate change

Climate change has been incorporated into the strategy at a value of 40%, which is in line with the Environment Agency's latest estimates.

Exceedance flow plan

The Proposed Levels Plan (00.24019-ACE-00-ZZ-DR-C-3200-P6) appears to show a low spot in the highway outside of plot H12, which is at risk of accumulating surface water in events that exceed the design of the drainage. Exceedance flow routes should minimise the risk to people and property and avoid private property where possible. More information should be provided to show where water that accumulates here will travel through and off the site.

LLFA Recommendation

Simulations of the drainage network including all the SuDS features should be provided to demonstrate there will be no flooding in a 1 in 30 year rainfall event and the network can

accommodate the a 1 in 100 year rainfall event plus climate change. Further information is recommended to demonstrate the exceedance flows, particularly around plot H12, can be safely managed around the development.

NOTE 1: The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency.

NOTE 2: Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.

16th October 2025 – revised comments

I refer to the notice received by the Lead Local Flood Authority (LLFA) requesting comments on the above proposal. The LLFA is a statutory consultee for surface water flood risk and management and has made the following observations and recommendation.

The Drainage Philosophy document (00.24019-ACE-01-ZZ-T-C-0001; Revision P06; 20 June 2025) includes some more information on the design of the highway swales but seemingly no information on their capacity or any updated simulations to demonstrate their capacity. The document also no longer states that the GCC Highways will adopt the swales and filter drain, rather they will be offered for adoption by them.

A Flood Exceedance Plan (00.24019-ACE-00-ZZ-DR-C-1020-P2) has been submitted, which along with the Proposed Levels Plan (00.24019-ACE-00-ZZ-DR-C- 3200-P7), shows where surface water should flow in events when the design of the drainage is exceeded. They show a low point on the highway at the corner outside of dwelling H12 where water will accumulate in exceedance events. The next lowest point along the exceedance flow path identified is 54.544m so water will accumulate to this depth before flowing south. Dwelling H12 has a finished floor level of 54.550m, which would put it at relatively high risk if this were to happen. This dwelling may need to be raised to protect it from flooding in these scenarios. More information on the levels in this area including a kerbing plan could demonstrate that this is feasible.

NOTE 1: The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency.

NOTE 2: Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.

10th November 2025 – revised comments

I refer to the notice received by the Lead Local Flood Authority (LLFA) requesting comments on the above proposal. The LLFA is a statutory consultee for surface water flood risk and management and has made the following observations and recommendation.

The three highway swales have now been included in the latest Drainage Calculations and are shown to have sufficient capacity to accommodate runoff from their respective catchments. The latest Proposed Levels Plan (00.24019-ACE-00-ZZ-DR-C-3200-P8) also shows that the finished floor level of dwelling H12 has been raised, reducing the risk of it flooding from the

potential for surface water to accumulate in the highway in rainfall events that exceed the design of the drainage.

The LLFA has no further objections to the proposal subject to the following conditions:

Condition: No development shall commence on site until a detailed Sustainable Drainage System (SuDS) Strategy document has been submitted to and approved in writing by the Local Planning Authority, this should be in accordance with the proposal set out in the approved submission (Drainage Strategy; 00.24019-ACE-00-ZZ-DR-C-1000-P10). The SuDS Strategy must include a detailed design. The SuDS Strategy must also demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The approved scheme for the surface water drainage shall be implemented in accordance with the approved details before the development is first put in to use/occupied. Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

Condition: No development shall be brought in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

Condition: No development shall take place within each phase of development, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall detail the measures to control the risk of flooding during construction.

Reason: To reduce the risk of flooding to surrounding property during the construction of the permitted development.

NOTE 1: The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency.

NOTE 2: Any revised documentation will only be considered by the LLFA when resubmitted through suds@gloucestershire.gov.uk e-mail address. Please quote the planning application number in the subject field.

Severn Trent Water Ltd
28th July 2025

With reference to the above planning application the Company's observations regarding sewerage are as follows.

Having viewed the drainage proposals as shown on Drainage Strategy (Drawing: 1000 Rev: P7) we request the following condition is applied.

We do not wish foul sewage to discharge to manhole 1302 as shown on the plan. We also expect surface water to be managed via Sustainable Drainage systems.

It is important for the developer to note that the Development Enquiry letter provided (SAP ref 8305800) is no longer valid as per the letter dated 09/04/2018 which states "Please note that Development Enquiry responses are only valid for 6 months from the date of this letter." I would highly recommend the developer to contact the Network Solutions team to discuss the old Development Enquiry SAP ref 8305800 as a new application may now be required due to length of time passed.

Severn Trent requests that any approval be conditioned as follows:

- o The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority, and
- o The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
- o Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse available as an alternative, other sustainable methods should also be explored. If these are found unsuitable satisfactory evidence will need to be submitted before a discharge to the public sewerage system is considered. No surface water to enter the foul or combined water systems by any means.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

IMPORTANT NOTE: With regard to network capacity, this response only relates to the public waste water network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

Suggested Informative - affected sewers and water mains

Before undertaking any work on site, all applicants must determine if Severn Trent has any assets in the vicinity of the proposed works. This can be done by accessing our records at www.digdat.co.uk

Severn Trent Water advise that even if our statutory records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer of Sewer Regulations 2011.

Our records indicate that there are assets that may be affected by this proposal and as such the applicant must contact Severn Trent before any work takes place.

Public sewers and Water mains have statutory protection and may not be built close to, or diverted without consent, consequently you must contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the proposed building.

4th November 2025 – revised comments

Having received the consultation for the above planning application, I have the following comments to make.

The submitted 'Drainage Strategy' plan (drawing ref: 1000 Rev: P10) shows all foul sewage is proposed to discharge to the public foul sewer at manhole 1304, and all surface water is proposed to discharge to the public surface water sewer, with a proposed discharge rate of 5litres/second.

For your information, before we would consider a connection to the public surface water sewer for surface water discharge, we would request that soakaways and other Sustainable Drainage techniques (SuDs) are investigated.

These alternative techniques should be explored to minimise run-off, for example, soakaways, green roofs, swales and other above ground detention SuDS. Further information is available in [The SuDS Manual \(C753F\)](http://www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductCode=C753F) www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductCode=C753F.

If these are proven to not be feasible on site (with satisfactory evidence) we would consider a connection to the public surface water sewer with flows restricted (please provide calculations on how the proposed rate was achieved).

We therefore would ask that the drainage related condition is not discharged at this stage.

I trust you find the above in order, however, if you have any further enquiries then please do not hesitate to contact us at Planning.apwest@severntrent.co.uk.

6th November 2025 – revised comments

I can advise that based on the newly provided information, we have no objection to the discharge of the drainage related condition; all foul sewage is proposed to discharge to the public foul sewer at manhole 1304, and all surface water is proposed to discharge to the public surface water sewer, with a proposed discharge rate of 4.5litres/second which has been agreed via Development Enquiry SAP ref 1156047 (not 5litres/second as shown on plan 'Drainage Strategy' plan (drawing ref: 1000 Rev: P10)).

Based upon these proposals I can confirm we have no objections to the discharge of the drainage related condition.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contact our Development Services Team (Tel: 0800 707 6600).

I trust you find the above in order, however, if you have any further enquiries then please do not hesitate to contact us.

GCC Highways Development Management

15th July 2025

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 subject to conditions.

The justification for this decision is provided below.

The site was formerly occupied by Monkscroft Primary school, has a previous planning permission for 60 dwellings with a requirement of the then planning committee for two access points and this application was subject to an extensive pre-application process.

The application is accompanied by a Transportation Assessment. The predicted traffic generation and distribution in the TA are accepted as being a reasonable assumption about the likely impact of that traffic on the local highway network.

The two site accesses have been designed to broadly accord with MfGS although detailed designs will need to be produced and approved as part of the S278/S38 process.

There is a known accident issue at the Tennyson Road/A40 junction but the likely traffic flow through this junction at around 8.5% of peak hour traffic equating to 4 AM peak movements and 3 PM peak movements is not considered sufficient to have a severe impact on capacity or result in an unacceptable reduction in highway safety.

The submitted drainage scheme including proposed swales that are stated to be "adopted by the highway authority" on the drawings is specifically not approved as the proposed scheme is unlikely to be adopted in this form and their approval at this stage may well create problems delivering the scheme.

There are number of points where there appears to be connections to the highway and the development must be designed to ensure only the two vehicular accesses are available and any cycle and pedestrian connections to the highway must be provided with appropriate visibility splays.

It is accepted that the site is in a broadly sustainable location with reasonable opportunities to walk cycle and use public transport to reach local services and employment opportunities.

Car parking levels are slightly below MfGS standards but accord with the available census data around the likely levels of car ownership in the area and are therefore considered acceptable. Cycle parking should be provided at MfGS levels for all dwellings.

In addition to the points raised above it is recommended that should the application be approved it be subject to the following conditions:

Before any dwelling on the site is occupied it shall be provided with a number of car and cycle parking spaces in accordance with relevant parking standards and those spaces shall be hard surfaced and positively drained to a suitable outfall to ensure no surface water runs onto the highway and once occupied shall be maintained as such thereafter.

Before occupation each dwelling shall be provided with a properly constructed access by both car and foot to the adopted highway to at least base course level.

Construction traffic will be managed to ensure there is no parking on the public highway of either staff or delivery vehicles at any time.

The site will be provided with a suitable wheel washing facility that ensures no mud or any loose material is carried from the site onto the public highway at any time. Any such facility shall be positively drained to a suitable outfall to ensure no surface water runs away from the facility.

Before any part of the development hereby approved is brought into beneficial use and irrespective of any document currently submitted a Travel Plan will be submitted to and approved by the LPA which will include a monitoring methodology which will include a survey methodology for assessing the travel mode choices of residents, an initial series of targets for modal shifts for residents and a secondary series of measures should the initial targets not be achieved. These secondary targets could include contributions to improving infrastructure to support sustainable travel modes as well as or instead of other measures to drive change. The Travel Plan once approved will be monitored and managed including an agreed surveying system to identify travel choices of (residents/customers and staff), changes in those travel

choices and submission of annual reports from the Travel Plan Co-ordinator to the Local Authority for at least five years from the occupation of the final part of the development or until the targets in the Travel Plan are met.

I would also be grateful if you could add the following notes to the decision notice:

This estate road and drainage layout will require approval under Section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'.

There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Gloucestershire County Council to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for any design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications. If the road is to be private then the residents should be advised that should the public areas be handed to a management company of which they are shareholders they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and advised to take advice on public liability insurance against claims associated with those responsibilities.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

2nd December 2025 – revised comments

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 subject to conditions and financial obligations.

The justification for this decision is provided below.

The site was formerly occupied by Monkscroft Primary school, has a previous planning permission for 60 dwellings with a requirement of the then planning committee for two access points and this application was subject to an extensive preapplication process.

The application is accompanied by a Transportation Assessment. The predicted traffic generation and distribution in the TA are accepted as being a reasonable assumption about the likely impact of that traffic on the local highway network. The two site accesses have been designed to broadly accord with MfGS although detailed designs will need to be produced and approved as part of the S278/S38 process.

There is a known accident issue at the Tennyson Road/A40 junction but the likely traffic flow through this junction at around 8.5% of peak hour traffic equating to 4 AM peak movements and 3 PM peak movements is not considered sufficient to have a severe impact on capacity or result in an unacceptable reduction in highway safety. The submitted drainage scheme including proposed swales that are stated to be “adopted by the highway authority” on the drawings is specifically not approved as the proposed scheme is unlikely to be adopted in this form and their approval at this stage may well create problems delivering the scheme.

There are number of points where there appears to be connections to the highway and the development must be designed to ensure only the two vehicular accesses are available and

any cycle and pedestrian connections to the highway must be provided with appropriate visibility splays.

It is accepted that the site is in a broadly sustainable location with reasonable opportunities to walk cycle and use public transport to reach local services and employment opportunities.

Car parking levels are slightly below MfGS standards but accord with the available census data around the likely levels of car ownership in the area and are therefore considered acceptable. Cycle parking should be provided at MfGS levels for all dwellings.

In addition to the points raised above it is recommended that should the application be approved it be subject to the following conditions:

Before any dwelling on the site is occupied it shall be provided with a number of car and cycle parking spaces in accordance with relevant parking standards and those spaces shall be hard surfaced and positively drained to a suitable outfall to ensure no surface water runs onto the highway and once occupied shall be maintained as such thereafter.

Before occupation each dwelling shall be provided with a properly constructed access by both car and foot to the adopted highway to at least base course level. Construction traffic will be managed to ensure there is no parking on the public highway of either staff or delivery vehicles at any time.

The site will be provided with a suitable wheel washing facility that ensures no mud or any loose material is carried from the site onto the public highway at any time. Any such facility shall be positively drained to a suitable outfall to ensure no surface water runs away from the facility.

Before any part of the development hereby approved is brought into beneficial use and irrespective of any document currently submitted a Travel Plan will be submitted to and approved by the LPA which will include a monitoring methodology which will include a survey methodology for assessing the travel mode choices of residents, an initial series of targets for modal shifts for residents and a secondary series of measures should the initial targets not be achieved. These secondary targets could include contributions to improving infrastructure to support sustainable travel modes as well as or instead of other measures to drive change. The Travel Plan once approved will be monitored and managed including an agreed surveying system to identify travel choices of (residents/customers and staff), changes in those travel choices and submission of annual reports from the Travel Plan Co-ordinator to the Local Authority for at least five years from the occupation of the final part of the development or until the targets in the Travel Plan are met.

I would also be grateful if you could add the following notes to the decision notice:

This estate road and drainage layout will require approval under Section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Gloucestershire County Council to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for any design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications. If the road is to be private then the residents should be advised that should the public areas be handed to a management company of which they are shareholders they may be taking on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc and advised to take advice on public liability insurance against claims associated with those responsibilities.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.

Urban Design **29th July 2025**

I refer to the above application and have a few urban design comments to make.

The proposal seeks to create an infill development on a brownfield site within an established urban area of the town. The surrounding neighbourhood to the north, east and south consists of tree-lined streets and housing forms particularly prevalent of early 20th Century, including attractive Arts and Crafts style housing with a strong identity and character.

Access

- Shelley Rd: the proposed vehicular access provides an interesting vista alignment across part of the site towards the dwellings that front onto the open space (plots 23-26). This contributes to the scheme's legibility, drawing one's view towards scheme. These dwellings (plots H23-H26) provide an opportunity to hold the corner of the block than they currently do.
- Shakespeare Rd- not entirely convinced by the misalignment of the proposed access to the existing access opposite at Othello Rd.
- Pedestrian access opposite Goldsmith Rd - this is very well positioned and aligned, drawing pedestrians directly through and across the site.
- Is there an access off Shakespear Rd to serve plots H19-H22?

Connectivity - the scheme seeks to provide a vehicular, pedestrian and cycle linkage north-south across the site. This is a particularly strong aspect of this scheme as it will increase connectivity across the local area and permeability across the site itself too. The connection across the site is clear and direct, and designed with continuous frontage along its length which will contribute to making it feel safe and attractive to use for all users.

Boundary treatments/edges - little information on the detail of front boundary treatments across the site other than the grass-roofed bin enclosures. We would expect to see some low-level enclosure to contain low shrubbery if these form long areas of frontage against the public realm. Below are some examples of active frontage treatments on housing schemes that achieve a strong relationship to the public realm.

Boundary treatments: timber fencing facing the public realm – boundary walls facing the public realm such as these highlighted should be constructed out of solid walling rather than timber fencing. This is to secure long-term robustness and consistency and to provide a more attractive streetscape too.

Frontages to plots H42-46 –greening these frontages could enhance the north-south GI across the site – consider regular-spaced tree planting along them.

Rear pathways/alleyways - these should be minimised as much as possible, as they generally offer an unsatisfactory solution for access to rear gardens over the long term. Multiple occupiers using the same gate, problems of fly-tipping and lengths of run to get to the rear garden can be cumbersome and can feel unsafe too. It is good to see these alleyways are proposed as gated. Other possible solutions to consider include the provision of ginnel-type arrangements shared between 2-4 dwellings, or larger, bespoke enclosures to the front that include bicycle, recycling and waste storage.

Car parking - the scheme adopts a relatively low car parking provision which frees up the scheme for improved public realm. There are however some areas where the car parking arrangements are weakening the character of the street:

- Block of spaces between plots H9-H10 - there is no screening of this car parking area from the street. Consider incorporating a hedge alongside parking space P18 to soften the gap in the streetscene.
- Bank of car parking spaces surrounding plots H23-H26 – these spaces weaken the character of the street as they surround the entire end of the block. Consider grouping the car parking more centrally within a shared surface to mark the central part of the site. Consider also the opportunity for the built form for this terrace to be more prominent in this location.
- Parking spaces within SuDS area (spaces P36-P39) – these spaces would be better suited in a perpendicular arrangement on the opposite side of the SuDS, against the side wall of plot H18. This would free up the space within the SuDS space.

Large apartment block - designed in a deck-access arrangement providing all the apartments with dual aspect living. This provides excellent access to light, natural ventilation and outlook. The upper floors lack outdoor balconies, however given the generous landscaped, shared outdoor space provided, this outweighs this concern.

Small apartment block (Shakespear Rd - A19-A24) – mostly dual aspect, only 2 apartments single-aspect owing to being the central apartment. Well elevated building.

Open space (Shakespear Rd) - are the end elevations of plots H6 & H7 enough to enclose and address the space? Do they provide passive surveillance onto the open space?

Ambiguous space - some areas of the plan are generous with ambiguous space such as the thin green strips adjacent to plots H13 and H18. The line of trees is good, but it would be a better trade-off to include some car parking alongside plot H18 to free up the SuDS space instead, trees could still be accommodated with car parking. This would reduce the amount of hardstanding required as the reversing space would form part of the route.

Continuity of enclosure and 'turning the corner' needs consideration - main terrace of 4 (plots H23-H26) and at (H6 & H7) - both already mentioned.

Architecture – the house type designs adopt a restrained, contemporary architecture and the gable-fronted terraces add a strong sense of identity and character to the street.

Materials – the proposals seek to achieve a high-quality palette of materials. These have not been specified in the submission material other than the colour/tone. Suggest these are agreed via condition.

30th October 2025 – revised comments

I have reviewed the latest revisions in light of my previous comments, together with our discussions with the design team on this application.

Since my comments on this application (29 July) several improvements have been made to the scheme in response to particular urban design-related issues and suggestions that I raised.

In summary

In urban design terms this scheme provides excellent connectivity to the surrounding neighbourhood and good permeability (ease of movement through) and legibility (ease of understanding one's navigation) across the site.

In terms of response to character, the proposal makes the most of the important natural features it inherits by incorporating the attractive, mature tree group near the Shelley Road edge as part of the open space, and the same approach along Shakespear Rd - and ensures good development frontage onto this and the rest of the public realm through the scheme.

The architecture is of a high standard, seeks to achieve a simple, restrained contemporary aesthetic with a scale and mass that should sensitively respond to the surrounding context in both urban grain and form. The built form provides a good level of continuous frontage across the layout, which generates good enclosure and edges to the public realm.

The elevations and choice of materials proposed are of a high quality and the design is unique to this site which will positively enhance the development's character and identity over time.

Improvements made following design comments:

- Boundary treatments - timber fences facing the public realm have been revised to solid walls. This will secure a more robust approach to the public realm over the long term.
- Rear alleyways – the layout has indeed been revised to reduce the number of properties sharing the same rear access gate to no more than 4 dwellings per gate. This is an improvement to the previous site plan and in line with the secure by design minimum, but not the most ideal solution. While the use of rear alleyways is generally discouraged in contemporary residential layout design, the applicants have included gated access to these rear routes which is some consolation. On this proposed development, refuse & recycling storage provision is designed to the front of dwellings so the need to drag bins across these rear areas is not an issue, these rear accessways will probably be used occasionally for gardening projects and for maintenance purposes.
- Car parking
 - Layout has been revised by adding a hedge alongside parking space P18 as requested to partially screen and soften the car parking area from the street.
 - Other more comprehensive parking changes suggested were not taken on board due to a number of competing constraints across the layout. Overall it's worth noting that the proposed development car parking provision is relatively low which generates more space for amenity provision. Terraced housing typologies make integrated parking solutions a bit challenging and in some cases, limit the scope for additional public realm design as at a minimum each terraced dwelling on this site is designed to have one car parking space.
- Elevations
 - End elevations facing onto public spaces have been successfully revised to include new window openings and architectural detailing to both 'activate' and 'animate' the end elevations. These window openings will provide overlooking and passive surveillance onto these important public spaces across the layout, and at the entrance to the site along Shelley Road.
 - The elevations in general are an example of very good design - they provide a simple, restrained, well-proportioned, contemporary architectural expression which is vital in new housing design. This approach seeks to establish a contextually responsive design - vastly different to the standardised housing design seen across many large housing proposals that very often fail to establish a positive 'identity' and 'sense of place.'

Cheltenham Civic Society

17th June 2025

SUPPORT with comments

This is a well put together application, and we welcome the provision of more social housing.

The very block-like block of flats is not sympathetic to the neighbouring Poets conservation area. A pitched roof could soften its appearance.

There is no designated visitor parking, or parking for carers and other services.

We support the provision of community green space within the development. How will this green space be managed? The green verges in front of the houses on the right-hand side are likely to be used for parking. Are there plans for landscaping to prevent this happening? We think the plans should be accompanied by a commitment to maintain the landscaping so that the attractive images contained in the application documents are realised.

We note the archaeological report and hope that its recommendations will be acted on.

Net Zero/Climate Change**19th June 2025**

Summary of comments on the latest Energy Statement:

- Page 17: Energy efficiency design table refers to ventilation via dMEV – reference to ensuring this meets all requirements of Blg Regs would be preferred.
- Page 17: States: *“Solar photo voltaic (PV) arrays will be installed on the roof of each apartment block and all house types. The solar PV array is to be directly connected into each individual dwelling, with a solar PV distribution system(e.g. Allume Energy SolShare or equal and approved) applied to the apartment blocks where feasible.”*
Overall this approach is a good concept for the solar PV on the apartment blocks and ensures tenants will gain the benefit on the installed solar (sometimes unusual on apartment blocks) - “Where feasible” – this would be preferred to be strengthened: would rather where feasibly is replaced with “unless it can be shown that this is clearly not feasible at detailed design stage”, or similar.
- Page 17: Pleased to see that everything has solar PV.
Would be good to know the expected size of PV system per flat.
Would have been nice to see that the 5B7P house had more (as the solar PV array on this property is smaller than that on the 4B7P property) – assume this is down to roof space: Can this be increased?
- Page 18: Pleased to see low carbon heating (ASHPs) specified for all properties: “The ASHP has a coefficient of performance (“CoP”) 3.26 (heating)” – please could clarification be provided on the basis for this figure. Is it a specific ASHP make/model?
- Page 19: Space heating demand – this is higher than in previous draft documentation - previously Space Heat Demand was listed as 24.40 kWh/m²/yr for the houses and 29.60 kWh/m²/yr for the flats. This has increased – an explanation for this would be appreciated.
- No mention of utilising solar PV energy not directly used via energy storage (either via batteries or solar diverter to HW). This should be considered at the detail design stage, so mention of it in this document would be important.
- Page 59 states: “Enhanced building fabric specification has been implemented to reduce the space heating demand” – please can guidance be provided to where this is quantitatively covered in the document, or if not can detail be provided to clarify this, i.e. U-value figures/increase over Blg Regs for walls, roofs, etc.

General point: it would be good to see a table included based on the requirements of the Climate SPD and clearly indicating the metrics and how they are meeting them – or not, there is information in the energy statement on some of the metrics but not all and it would be beneficial to have it all in one place (other applications are incorporating this in their energy statements).

Green Space Development**8th July 2025**

Green Space Provision

The quality, quantity, and variety of public green space appear to be sufficient, although no formal calculations have been provided to support this.

Allotment Provision

A community growing space of adequate size is proposed, which offsets the allotment requirement of 0.04 hectares.

Play Provision The site includes a mix of informal and a few formal play features, which partially offset the Fields in Trust (FiT) standard play provision. However, despite the on-site provisions, there remains a requirement to contribute to off-site facilities. A development of this scale will significantly impact the usage and wear of surrounding play areas. In light of this, and considering the needs of local play provision, we are seeking the following S106 contributions:

- LEAP contribution: £12,900
- Contribution to multi-use games area and youth facilities: £42,000

At present, no detailed designs for the playground provisions have been submitted. These should be provided for approval. Several play elements are located near the main through road; therefore, a design risk assessment should be undertaken to ensure compliance with playground safety standards. If necessary, boundary treatments should be installed to reduce the risk of children running into the road.

3rd November 2025 – revised comments

Clearer changes between the 'Shared space/ Active travel route' to the north and the 'Active travel route' to the south. Bollards may be needed to prevent unauthorised vehicles access along the southern Active travel route.

The positioning of the proposed play equipment on Drawing P3003601 does not align with the layouts shown in Play Equipment Design 1, 2, 3, and 4.

It is recommended that grass protection playground matting be installed around all or selected play features to reduce the likelihood of the areas becoming muddy and slippery.

Some play features are positioned too close to the road (without a fence or hedge division), paths, and retaining walls. A hedge is illustrated on the Drawing P3003601 but not the play equipment design documents. The developer needs to be confident that the play features can be installed on the new contours and that they comply with British playground safety standards. Further clarity is required before approval can be granted.

The onsite play provision is insufficient, so the developer is contributing to other local offsite facilities through the Section 106 agreement, as detailed in the Financial Viability Assessment document (page 11), which we are supportive of.

14th November 2025 – revised comments

They haven't commented on my recommendation for grass protective safety matting around some of the units. Although it's not a major safety concern, for long term usability and maintenance I would recommend it on at least the trim trail F5 and F5a. I'm happy to approve the onsite play provision as detailed in MNK-BDP-XX-00-PL-L-900001 landscape drawing.

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APPLICATION NO: 25/00837/FUL	OFFICER: Ms Michelle Payne
DATE REGISTERED: 28th May 2025	DATE OF EXPIRY : 27th August 2025
WARD: St Marks	PARISH:
APPLICANT:	Cheltenham Borough Council
LOCATION:	Land Off Shelley Road Cheltenham
PROPOSAL:	Development of 70 dwellings, public open space, drainage, access and all other ancillary works.

REPRESENTATIONS

Number of contributors	8
Number of objections	7
Number of representations	0
Number of supporting	1

2 Othello Close
Cheltenham
Gloucestershire
GL51 7HN

Comments: 17th June 2025

While accepting that dwellings are needed, my main objection to this development is that the number of vehicular and other traffic movements which will inevitably be imposed upon an already congested and busy area.

Shelley Road is a twisting road much used for local car parking.

Shakespeare Road is of the same width as Shelley Road but is a 'bus route.

Again, it is much used for car parking by local establishments, educational and other.

These roads are therefore in practical terms, single lane roads.

Also apparently used to by-pass at certain times, the congestion and delays caused by the sudden reduction of the width of the A40 approaching Cheltenham to accommodate a 'bus lane from the Princess Elizabeth Way/A40 junction.

In essence, therefore I am opposed to the development as it stands owing to the anticipated large increase in traffic which will be the result.

30 Shelley Road
Cheltenham
Gloucestershire
GL51 7DR

Comments: 1st June 2025

I wish to register my objections to the very high number of proposed housing units, but not the need for housing on the site.

1. Traffic. Assuming the average no. of vehicles per unit is one (a very low estimate, probably closer to 1.5), and the narrowness of both Shelley & Shakespeare Roads with

existing on road car parking, each morning would see prolonged traffic gridlock periods especially on working days during morning and evening rush hour.

2. Amenity. Assuming 2 persons per household giving a minimum estimate of 140 in total, this population density combined with that of the nearby flats will significantly negatively impact all amenity in the area, including public access, overcrowding, etc.

3. Noise pollution from est. 140 people will significantly impact the quality of life for all local residents in the vicinity of the proposed development. Also excessive noise from the initial construction activities, followed by ongoing noise levels from the increased traffic, the operation of the completed project, etc.

4. Environments. The proposed 70 units will include the destruction of wildlife habitats, the loss of green spaces, & the disruption to local wildlife.

5. Preserving the character and appearance of the Poets estate is an important consideration for objecting to this planning application. What steps have been taken to the proposed development to reduce any impacts on the visual aesthetics of the estate, preserving the architectural style, historical significance, and overall character?

6. What steps have been agreed by CBC planning regarding the impact on neighbouring properties and privacy, which is a significant concern for local residents? Will the proposed development overshadow or overlook existing properties, or infringe upon the privacy of existing residents. Additionally, will the project result in a loss of natural light for neighbouring properties.

7. What are the the potential impacts of the proposed development on local amenities and services? The number of proposed housing units will lead to increased strain on local infrastructure, e.g. schools, healthcare facilities, and public services. How could the development affect the availability of essential amenities, such as shops, parks, and recreational spaces.?

Finally, once these issues should have been assessed and mitigations agreed with CBC, and the local residents must be provided with all relevant information on how any negative outcomes will be reduced before any agreement should be finalised.

Personally I could accept a much lower number of houses, perhaps 20 as maximum, similar top the typical density of the Poets estate.

I look forward to a full and frank response, whether by public statement or other methods.

52 Shakespeare Road
Cheltenham
Gloucestershire
GL51 7HH

Comments: 14th June 2025

I feel this development would create more anti social behaviour in the area and the current surrounding infrastructure is not adequate to accommodate this project hence I also feel this will devalue a lot of the current property in this area

19 Shelley Road
Cheltenham
Gloucestershire
GL51 7DN

Comments: 18th June 2025

The demand for housing and therefore the space needed for them is clear but this needs to be done in a manor that suits the facilities around it.

The number of properties will lead to a huge amount of extra cars coming in and out on what are effectively single lane roads due to the amount of street parking by residents and those working at GCHQ. This is cause disruption, potentially lead to accidents and we have disabled residents and prams using the pavements on a daily basis that will only be put at more risk as cars park on the pavements.

The height of the flats will cause a lot of privacy issues to the existing properties. Whilst that is a concern of my own, I feel the impact on the residents in the care home will be even more pronounced and this should be seriously considered. Impacting their quality of life should not happen.

Furthermore, residents of the area need to conform to various regulations due to this being a conversation area. Therefore why do we have plans being submitted that will impact the visuals of the area due to the building style but also decimate what has become natural habitats for many creatures and plants due to the amount of time this land has sat unused. Different plans for less houses and keeping more natural green space would be a much more acceptable use of the land in this area.

17 Shelley Road
Cheltenham
Gloucestershire
GL51 7DN

Comments: 15th June 2025

I'd like to object to these proposals. Whilst in principle I support the use of this site for housing, the number of them seems significantly too many for the location. I am concerned about the estimates for the car ownership per house, in reality it will likely be at least 2 cars per household and not enough provision has been made for this.

Page 60

The surrounding roads of Shakespeare and Shelley are already significantly narrow and parked along particularly during weekdays when people park for gchq.

Having no provision for this additional burden does not seem to have been considered.

From Shelley road there is an existing access to the area. Why have the plans not used this, but want to get rid of more mature trees to incorporate this?

The plans for 3-storey housing are not in keeping with the surrounding area, and particularly as they're on the edge of the development will overlook the gardens of existing properties.

I'd like to note that the previous consultation questionnaire was also slyly worded to 'encourage' participants to be 'supportive'.

I think with ammendments there could be a suitable proposal for this land, but i regret that this is not it.

C/o Oxford Bus Company
Cowley House
Garsington Road
COWLEY
OX4 6GA

Comments: 7th July 2025

Letter attached.

17 Shelley Road
Cheltenham
Gloucestershire
GL51 7DN

Comments: 17th June 2025

I object most strongly to this development. There are several concerns that I have which I will list below.

My first concern is that there are inadequate parking spaces. There are currently not enough parking spaces allocated. It has been assumed that there will be 1 car per household - where will additional cars for residents or visitors go? I can only assume they will clog up the already congested roads of the Poets Conservation area.

Secondly, this site borders the Poets Conservation Area. What measures have been taken to ensure this is in keeping with the current style of the area and it's surroundings? As far as I can tell, this has not been taken into consideration at all. If residents of the conservation area are subjected to stringent planning rules, then these should be taken into consideration for this development.

In addition to this, I am concerned about the high density of population that will be squashed into this small plot of land. Surely a park or public space would be of greater public interest for this area? It has sat unused for over 5 years - what a shame.

I would finally like to draw your attention to the planning application for 60 dwellings, from 2019. There are no comments of support for this, and that was for 10 fewer homes. I am

shocked and appalled that this current application has even been considered given the negative reception that one received.

Monkscroft Care Home
Shelley Road
Cheltenham
Gloucestershire
GL51 7DP

Comments: 6th June 2025

To whom it may concern',
're 'Shelley Road, Monkscroft, planning application 70 dwellings

I am a resident in Monkscroft Care Centre.

I witness daily residents in their rooms and in our communal spaces.
I urge to imagine that the distress (in some, non verbal) to people living with dementia, caused by the disappearance of a familiar green space and wildlife area may count as a valid comment.

Maybe the the argument goes that we shall 'get used to it', the same argument for 'progress' at the cost of nature but please consider the visual impact of houses and flats near our boundary and, in places apparently, with no large tree planting as a screen - on enquiry at the public consultation, only whips.

Which takes me to my next point - invasion of privacy. Some of the residents are bed-bound . To ensure they have the best quality of life in the circumstances , beds are positioned with a 'view' to the outside - now in question. These residents receive personal care in beds; some need assistance at meal times. The first floor rooms especially will be visible to occupants of the proposed housing.

I understand that the open spaces will be for public access.

At the consultation meeting , I requested that, if planning is granted, there is a direct path between the Care Centre and the gardens / wildflower meadow/ communal allotment.
Could you check that the request is still in place, please?

What provision has been made for the maintenance of these spaces and safeguarding for respect ?

Please be mindful that the care home needs easy access for doctors and emergency vehicles.

Are there adequate parking spaces allotted per household ? Many families have two cars, where will the overflow park?

Thank you for reading my comments. I trust they may be duly noted.

Yours sincerely,



c/o Oxford Bus Company
Cowley House
Garsington Road
COWLEY
OX4 6GA

7th July 2025

By e-mail: michelle.payne@cheltenham.gov.uk

Ms. Michelle Payne
Senior Development Management Officer
Cheltenham Borough Council
Civic Offices
The Promenade
Cheltenham
GLOUCESTERSHIRE
GL50 9SA

Dear Ms. Payne

25/00837/FUL Former Monkscroft Primary School, Land off Shelley Road Cheltenham

Pulhams Coaches' Representations

Pulhams and Sons (Coaches) Ltd. ("Pulhams" ; "Pulhams Coaches") is pleased to write in strong support the proposals referenced above, currently before you for consideration. We also highlight a number of key matters related to accessibility to suitable public transport, and we offer our support for the application.

Pulhams notes that the applicant's conclusion that, quite apart from being a site on which the principle of residential development has been established in policy under Policy HD2 of The Cheltenham Borough Plan, this submission is to be determined under the so-called "tilted balance" set out at Paragraph 11d of the National Planning Policy Framework ("NPPF"). This engages a presumption in favour of proposals that do not affect protected areas or assets as defined in footnote 7 of NPPF, and that otherwise offer benefits that demonstrably exceed any other identifiable harms. We conclude likewise.

Moreover, as a major local employer and service provider, now operating from a local depot at Golden Valley, we also urge the Council to consider that the delivery of housing to meet pressing local needs, including a significant number of "truly affordable" tenures, should carry very substantial positive weight in the planning balance. The lack of housing supply in the Borough, especially for affordable tenures, has compounded over many years. The result is not only that housing is now out of financial reach for many, but that the availability of any suitable properties, at any tenure or price point, is starting to directly affect the ability of employers to recruit and retain staff. This is a particular issue for service providers.

We also highlight that, in addition to the case the applicants present in their Planning Statement, this site is one that also demonstrably conforms to the expectations set out in NPPF

Chapter 9 regarding locational sustainability, and in particular the language at paragraphs 109-110 and 115. It has been the case since the publication of the original version of the Framework in 2012, that patterns of development should be actively managed to maximise the opportunities to use sustainable travel modes: active travel and public transport.

We consider that it is evident that this site is one that does so exceptionally well. The Transport Assessment submitted with the application presents a great deal of evidence to support this conclusion. At a time when the Council is faced with an immediate need to very rapidly boost the stock of deliverable planning permissions in the short term to address housing needs, and the requirement given by the revised Standard Methodology in place since December 2024, it is even more important that appropriate proposals in these most sustainable locations are indeed approved without delay.

The site is within immediate reach of the district centre on Princes Elizabeth Way. This is a public transport node, quite apart from the very heavy concentration of facilities and services within immediate proximity, and thus within easy walking distance. This includes Gloucestershire College, which is of sub-regional importance.

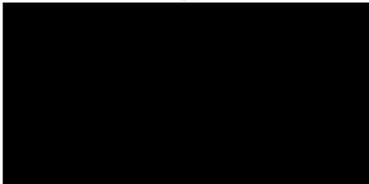
Stagecoach service A operates on a commercial basis from Coronation Square and Princess Elizabeth Way stops, frequently, with a full evening and Sunday service. This provides links to Cheltenham town centre.

Pulhams operates, in addition, service R, that runs directly past the site along Shakespeare Road. This relatively new service replaced a former local route, but additionally provides entirely new links to Kingsditch, one of the main employment centres in the Borough, and beyond to Bishops Cleeve, again, passing key employers. The combination of this connectivity with service A offers a very wide range of potential bus destinations reachable from the site.

In short, in view of the pressing housing needs of the District, this site is demonstrably a highly sustainable choice that aligns with the existing spatial strategy in the adopted Local Plan, as well as with national policy. Importantly it is one where sustainable travel opportunities clearly exist, for walking, cycling and public transport use. In view of the high proportion of social rented dwellings, this is crucial to support residents being able to participate to the greatest extent in the community and wider society without having to use a personal car, or be exposed to the high costs of other solutions such as taxis.

We therefore are happy to commend the application to the Council. We trust that the proposals are worthy of a positive recommendation and that they will be consented without delay.

Yours faithfully,



Head of Built Environment and Infrastructure

PETITION against the proposed new housing in Shelley Road .

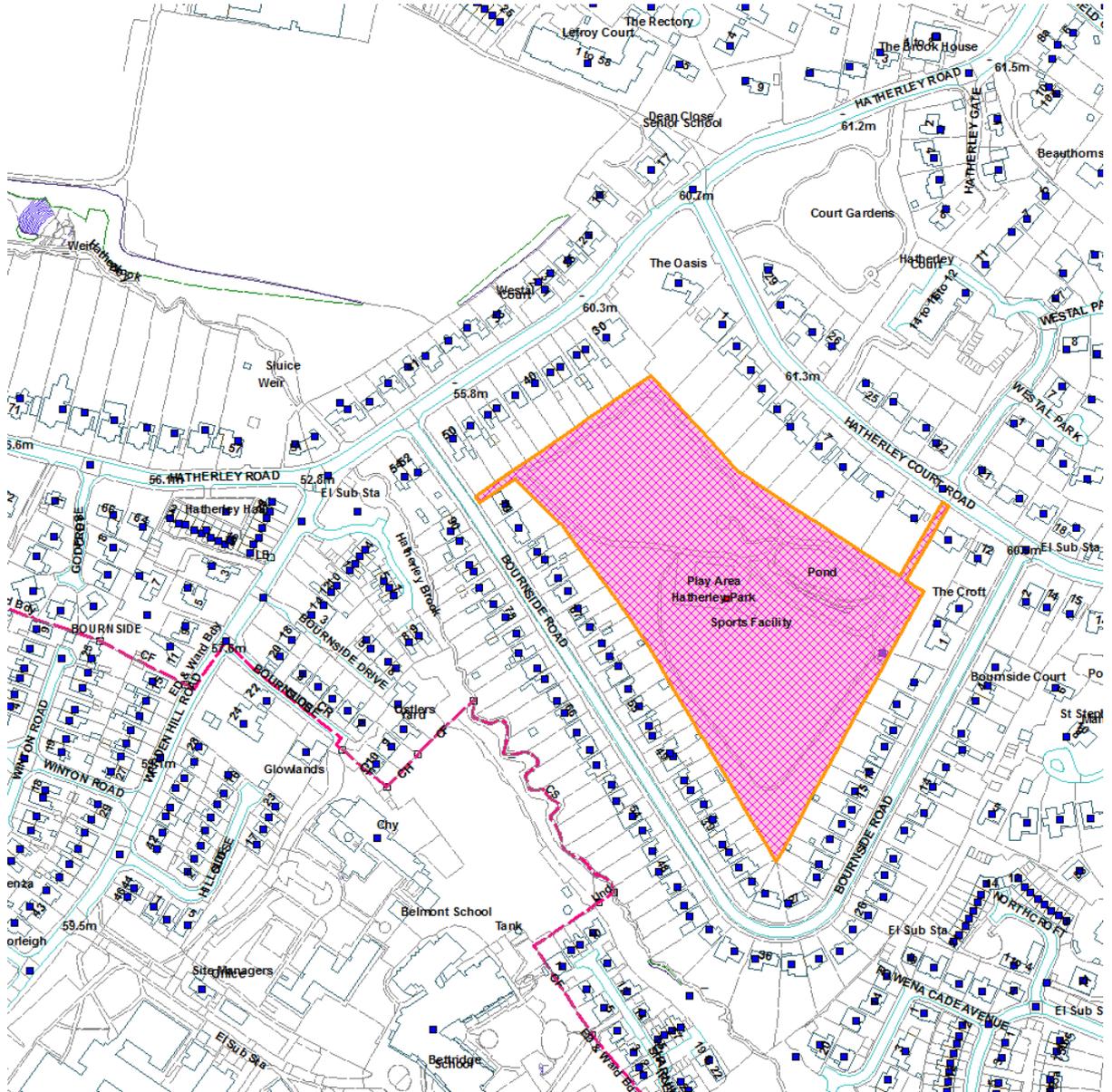
We the undersigned residents, relations and staff of Monkscroft Care Centre, strongly object to the proposed housing on the field adjacent to our home for the following reasons:

1. Many residents are living with dementia. The field and trees are their daily view of nature and a source of calm.
2. The distress to residents if it disappears will be considerable and lasting.
3. The daylight hours of noise will be unsettling, confusing and disruptive.
3. The ill-considered flats that are planned, overlook bedrooms are an intrusive and insensitive proposal.
4. The loss of a 'green lung' and a wildlife haven have been disregarded.

PRINT NAME	SIGN
[Redacted]	[Redacted]

APPLICATION NO: 25/01931/FUL		OFFICER: Mrs Lucy White
DATE REGISTERED: 11th December 2025		DATE OF EXPIRY: 5th February 2026/Extension of Time Agreed Until 23 rd February 2026
DATE VALIDATED: 11th December 2025		DATE OF SITE VISIT:
WARD: Park		PARISH:
APPLICANT:	Cheltenham Borough Council	
AGENT:		
LOCATION:	Hatherley Park Hatherley Court Road Cheltenham	
PROPOSAL:	Remove silt from main lake and transport it to another area of the park to enable it to be de-watered and cultivated into the amenity grassland. Ground to be contoured to direct water towards filtration trench to enhance sustainable drainage. Portion of silt to be reused around lake edge to backfill stone revetment retaining walls, to be planted with aquatic marginal plant species.	

RECOMMENDATION: Permit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Hatherley Lake is located within the north-east area of Hatherley Park and covers an area of approximately 1036 sqm. The two main entrances to the park are via Hatherley Court Road and Bournside Road and in addition to the main lake, the park features a smaller wildlife pond, children's playground, junior football pitch, circular footpath/running track, pavilion building and café, landscaped gardens and mature specimen trees. The park is enclosed on all sides by residential properties. The boundary of the Central Conservation Area runs along Hatherley Court Road and forms the northern boundary of Hatherley Park.
- 1.2 The application proposes the removal of silt from the main lake and its transport to another area of the park to enable it to be de-watered and cultivated into the amenity grassland. A section of this new ground would be contoured to direct water towards a filtration trench to enhance sustainable drainage within the park. In addition, a portion of silt would be reused around the lake edge to backfill stone revetment retaining walls and then planted with aquatic marginal plant species. The main (pedestrian and vehicular) access from Hatherley Court Road would be used for all de-silting and construction works.
- 1.3 The application is accompanied by various documents, including a Construction Method Statement and Management Plan, Ecology Report (Inc. Biodiversity Net Gain Statement) and Flood Risk Assessment.
- 1.4 This application is being determined by the Planning Committee because Hatherley Park is owned and managed by Cheltenham Borough Council.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Airport safeguarding over 15m
Airport Safeguarding over 45m
Conservation Area
Principal Urban Area
Public Green Space (GE36)
Non-Contact Residents Association
Youth and Adult Play Area

Relevant Planning History:

89/01571/PF 18th January 1990 PER
Re-siting Of Children's Play Area And Replacement Of Equipment

15/02082/FUL 22nd January 2016 PER
Construction of a gravel path

01/00483/FUL 23rd April 2021 PER
Siting of a temporary structure on a purpose built hard standing area within Hatherley Park to serve refreshments

3. POLICIES AND GUIDANCE

National Planning Policy Framework

Section 2 Achieving sustainable development

Section 4 Decision-making

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

Section 15 Conserving and enhancing the natural environment

Adopted Cheltenham Plan Policies

- D1 Design
- SL1 Safe and Sustainable Living
- GI2 Protection and replacement of trees
- GI3 Trees and Development

Adopted Joint Core Strategy Policies

- SD4 Design Requirements
- SD9 Biodiversity and Geodiversity
- SD14 Health and Environmental Quality
- INF1 Transport Network
- INF2 Flood Risk Management
- INF3 Green Infrastructure

Supplementary Planning Guidance/Documents

Cheltenham Climate Change (2022)

4. CONSULTATIONS

See appendix at end of report

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	64
Total comments received	4
Number of objections	0
Number of supporting	4
General comment	0

5.1 Letters were sent to 64 neighbouring properties. In addition, a site notice was displayed near the entrance to the park. A total of 4 representations were received, all in support of the proposals. The following is a summary of the comments made: -

- The work will enhance the look of the lake, the biodiversity and water quality, and will also help to guard against the lake drying out
- The works will improve the drainage of the lowest part of the park, where the silt is to be deposited
- Visitor experience will be enhanced

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 The key issues for consideration are the impact of the de-silting and ground works on ecology, biodiversity, trees and drainage/flood risk. Access and highway safety implications and the amenity of the neighbouring residents will also need to be considered.

6.3 Layout and Scope of Works

6.4 The proposals include the de-silting of Hatherley Lake and the de-watering, re-cultivation and regrading of the excavated material into amenity grassland within an area to the west

of the lake. The reformed material and amenity grassland would be subtly graded into the surrounding grassland and re-seeded with amenity grassland seed. Any increase in ground levels would not exceed 100mm and thereby would not affect the public's use of the park or its character.

- 6.5** The ground would also be contoured to divert surface water to a new filtration trench and overflow catch pit chamber connection to a culvert. The trench would have a grass covering and its banks would be no steeper than 1:4 or higher than 250mm. These additional works will improve the drainage of the park and the Council's Drainage officer has been heavily involved in the project design.
- 6.6** Following the de-silting works, new stone revetment retaining walls would be installed, and back filled with existing silt and planted up with marginal planting. Essentially, the works will restore water capacity within the lake and improve aquatic habitat, both of which were badly affected by the 2025 summer drought.
- 6.7** The accompanying Planning Statement includes helpful annotated images of the proposed ground works. The site layout drawing (ref. 1931.03 A) also includes details of proposed tree protection and public safety measures (fencing) to be implemented during the de-silting and ground works and areas of the park to be used as a site compound and staff facilities, if required. Although sections of the circular footpath would be closed during the de-silting works, the children's play area and youth sports facilities would be largely unaffected and would remain accessible to the public.
- 6.8** The proposed de-silting works offer clear biodiversity and drainage enhancements and would improve the water quality and the public enjoyment of the park's facilities. Consequently, the proposals adhere to the objectives of policy D1 of the Cheltenham Plan and policies SD4 and SD9 of the Joint Core Strategy.
- 6.9** Drainage and ecological matters are discussed in more detail in later sections of the report.
- 6.10 Impact on neighbouring property**
- 6.11** Section 12 of the NPPF requires development to create places with a high standard of amenity for existing and future users. Policy SL1 of the Cheltenham Plan advises that development will only be permitted where it will not cause unacceptable harm to the amenity of adjoining land users or the locality. In assessing impact on amenity, the Council will take account of matters including, but not limited to, loss of privacy, loss of light and outlook. The policy is consistent with adopted JCS policy SD14.
- 6.12** The park is enclosed on all sides by residential properties in Bournside Road, Hatherley Court Road and Hatherley Road, whose rear gardens back onto the application site.
- 6.13** Overall, the proposed development is not considered to result in any unacceptable loss of amenity for neighbouring land users. Whilst some noise disturbance may occur during the de-silting and ground works, this would be temporary in nature.
- 6.14** It is also noted that no objections or concerns have been raised by local residents. In contrast, several representations have been received in support of the project.
- 6.15** In light of all the above considerations, officers are satisfied that the proposals meet the objectives of Cheltenham Plan policy SL1 and JCS policy SD14.

6.16 Access and highway issues

6.17 Due to the closure of some areas of the park during the de-silting works and the anticipated use of heavy vehicles and mechanical equipment on site, the County Council Highways Development Management Team, acting in its role as local highway authority (HA) was consulted on the application. Their full response can be read in full in the Consultations section of the report.

6.18 In summary, the HA consider the submitted Construction Management Plan (CEMP) acceptable, noting the importance of the access road being safely managed during all on-site works. A condition has been added requiring that the development is carried out in accordance with the CEMP.

6.19 Sustainability

6.20 JCS policy SD3 and the adopted Cheltenham Climate Change SPD seek to ensure the integration of a best-practice approach towards climate change into all new development proposals. The accompanying Planning Statement includes an ecological and environmental impact assessment of the proposed works.

6.21 In this case, there are clear biodiversity and environmental enhancements associated with the de-silting works, which align fully with the objectives of the SPD. These are discussed in more detail below.

6.22 Other considerations

6.23 Ecology and Biodiversity

6.24 The application is accompanied an Ecological Impact Assessment (EIA) which sets out the various biodiversity enhancements of the scheme and the mitigation measures necessary to prevent sediment and construction pollutants entering the watercourse downstream. Although the works are intended to take place outside of the bird nesting season, a method for handling any nesting birds still present is also included. The EIA has been reviewed by the Council's Ecologist (EO) and their comments are set out in full in the consultation section of the report.

6.25 In summary, the site comprises of modified grassland with native and non-native trees, a wildlife pond, Hatherley Lake, and surfaced pathways. An area of Priority Habitat Deciduous Woodland between the lake and the area of grassland to be regraded is largely comprises ornamental species and is not considered to meet the Priority Habitat description. Two trees were found to have bat roosting potential but would not be impacted by the proposals. The smaller wildlife pond was assessed as having 'average' suitability for Great Crested Newts but is not suitable to support a breeding population. The proposed de-silting works are limited to Hatherley Lake and therefore no further GCN surveys are requested. Both the pond and lake are suitable habitats for other reptiles and amphibians, although surrounding habitats are sub-optimal. The lake and surrounding trees and shrubs offer nesting habitat for moorhen and mallards. However, the works are expected to take place outside of bird nesting season and suitable mitigation planting is recommended to replace any lost nesting habitat. There are currently no surviving ornamental fish within the lake.

6.26 The EIA includes recommendations to prevent pollutants from entering the watercourse (silt traps and the temporary blocking up of the culvert).

6.27 The EO concludes that the proposed works to the lake will improve its water quality and overall, will enhance the lake and surrounding areas for wildlife. All works should be carried out in accordance with the mitigation recommendations of the PEA. A condition has been added accordingly.

- 6.28** However, the EO's request for a Construction Environmental Management Plan (CEMP – B), a 10-year LEMP and an external lighting strategy is considered by officers to be somewhat onerous and unnecessary, given the scale of the works proposed, the Council's on-going management responsibilities of the lake as custodian and the mitigation measures already identified within the EIA. Similarly, the submitted Cross Section Drawing (ref. 1931.02) includes sufficient detail of the proposed marginal aquatic planting species. The development would also need to be undertaken in accordance with the submitted comprehensive Construction Method Statement and Management Plan.
- 6.29** However, the EO's guidance notes on wildlife protection have been added as informatives.
- 6.30** Biodiversity Net Gain
- 6.31** For applications submitted on or after April 2024, a minimum 10% biodiversity net gain (BNG) is now mandatory for all non-householder development. However, the Biodiversity Gain Requirements (Exemptions) Regulations 2024 set out the circumstances where development is exempted from this requirement.
- 6.32** This application is exempt from BNG; Section 4 of the Regulations being relevant which includes the following exemption criteria: -
- *You do not need to record a habitat as lost when there are temporary impacts to a habitat and the area can be restored to both:*
 - *baseline habitat type within two years of the initial impact; and*
 - *baseline condition within two years of the initial impact*
- 6.33** The submitted Biodiversity Statement confirms that, in this case, the time required for the creation of modified grassland in 'Poor' condition would be one year. The spreading of silt and seeding is expected to re-establish the impacted grassland within this timeframe. As such, the proposed works meet the above exemption criteria which require the site to be restored to a minimum grassland in 'Poor' condition (baseline habitat type) within 2 years.
- 6.34** The Council's Ecologist has confirmed that, in this instance, the mandatory 10% BNG is not required.
- 6.35** Drainage and Flooding
- 6.36** Although the lake connects with Hatherley Brook at its western end via a culvert, the application site lies within Flood Zone 1 and therefore the potential (fluvial) flood risk is low.
- 6.37** The Council's Drainage officer (DO) was previously involved in the project at pre-application stage and requested that an independent Flood Risk Assessment (FRA) be undertaken, as the silt was initially proposed to be deposited within an area of the park identified as being at risk of surface water flooding. The submitted FRA, which includes a Sustainable Drainage Strategy and Surface Water Flood Modelling Exercise, assesses the impact of re-using approximately 240 cubic metres of dewatered silt across the amenity grassland on overall flood risk.
- 6.38** The FRA concludes that the flood risk from surface water is high, however this would affect a local pocketed area and not an overland flow route. The proposed works are not therefore considered to increase flood risk elsewhere, and the proposed landscaping, filtration trench and other ground works would offer betterment in terms of the management of flood risk and surface water drainage within the park.

- 6.39** The DO has reviewed the FRA and raises no objection. The proposals and FRA confirm that silt will be placed outside the surface water flood risk area and therefore would not increase flood risk elsewhere.
- 6.40** The application details also include confirmation that the proposed lowering of the lake will not require additional permissions from the Environment Agency. A Waste Classification Assessment Report has been undertaken which identifies the silt as non-hazardous and suitable for re-use.
- 6.41** Trees and Landscaping
- 6.42** The Council's Trees Officer (TO) has also been previously engaged in this project and provided guidance on the tree protection areas and Construction Method Statement and Management Plan.
- 6.43** The TO has reviewed the proposals and raises no objection; their comments are provided in the Consultation section of this report. The only tree works proposed are minor access facilitation works along the lake edge, which would not significantly affect the appearance or amenity value of the trees and may also increase sunlight penetration to the pond edge, thereby enhancing habitat quality. The proposed re-cultivation of silt to the west of the lake lies outside the root protection areas of nearby trees, and the minor change in ground level is not expected to result in any detrimental impact on tree roots.
- 6.44** Appropriate tree protection (webbing to restrict access) and ground protection is proposed, as detailed within the Construction Method Statement and Desilting and Drainage Intent Plan.
- 6.45** Public Sector Equality Duty (PSED)
- 6.46** As set out in the Equality Act 2010, all public bodies, in discharging their functions must have "due regard" to this duty. There are three main aims:
- Removing or minimising disadvantages suffered by people due to their protected characteristics;
 - Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people; and
 - Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.
- 6.47** Whilst there is no absolute requirement to fully remove any disadvantage, the duty is to have "regard to" and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.
- 6.48** In the context of the above PSED duties, this proposal is considered to be acceptable.

7. CONCLUSION AND RECOMMENDATION

- 7.1** In light of the above assessment, the proposed development is considered to accord with the relevant local and national policies and guidance, and the recommendation is to grant planning permission, subject to the following conditions.

8. CONDITIONS / INFORMATIVES

- 1 The planning permission hereby granted shall be begun not later than the expiration of three years from the date of this decision.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The planning permission hereby granted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The development shall be carried out at all times in accordance with the approved 'Hatherley Lake Desilting - Construction Method Statement and Management Plan', received on 1st December 2025.

Reason: To minimise disruption on the public highway and to adjacent land users, and accommodate the efficient delivery and removal of materials and equipment during the course of the works, having regard to adopted policy SL1 of the Cheltenham Plan and policies SD14 and INF1 of the Joint Core Strategy (2017).

- 4 The development shall be carried out in strict accordance with the recommendations and mitigation requirements of the ecological survey report (Ecological Impact Assessment (ATW Ecology) dated September 2025 submitted with the planning application.

Reason: To safeguard important ecological species, having regard to adopted policy SD9 of the Joint Core Strategy (2017).

- 5 The development shall be carried out in accordance with the approved Tree Protection measures shown on Drawing No 1931.03A and set out within the 'Hatherley Lake Desilting - Construction Method Statement and Management Plan', received on 1st December 2025. All protective measures shall be fully installed prior to the commencement of development and shall remain in place until the completion of the de-silting and associated ground works.

Reason: To safeguard the existing tree(s) in the interests of visual amenity, having regard to adopted policies GI2 and GI3 of the Cheltenham Plan (2020).

INFORMATIVES

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

- 2 Wildlife Protection

The applicant is advised that planning permission does not override the statutory protection afforded to plants and animals protected under the terms of the Wildlife and Countryside Act 1981 (as amended). If a protected species (such as any bat, great crested newt, dormouse, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. If the discovery can be dealt with satisfactorily by the implementation of biodiversity mitigation measures that have already been drawn up by your ecological advisor and approved by the Local Planning Authority, then these should be implemented. Otherwise, a suitably experienced ecologist should be contacted and the situation assessed before works can proceed. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

3 Birds

All British birds (while nesting, building nests, sitting on eggs and feeding chicks), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. Works that will impact upon active birds' nests should be undertaken outside the breeding season to ensure their protection, i.e. works should only be undertaken between September and February, or only after the chicks have fledged from the nest.

4 General Wildlife Advice

Any trenches dug shall either be covered overnight or fitted with a means of escape (such as a plank of wood) so that badgers and other wildlife do not become trapped. Any close board fencing shall be installed with gaps (13 cm x 13 cm) to allow free movement of hedgehogs and other small mammals across the site. All mammals are protected under the Wild Mammals (Protection) Act 1996 and, therefore, prior to any site works a check should be made to make sure there are no active fox earths present on the site. The use of an animal repellent, such as Scoot, can be used to facilitate this.

Consultations Appendix

Drainage And Flooding

17th December 2025 –

No objection. A flood risk assessment was requested during pre-app as silt was initially intended to be placed within the surface water flood risk area. The revised plans and the flood risk assessment confirm that silt will be placed outside the surface water flood risk area and therefore do not increase flood risk elsewhere.

Environmental Health

19th December 2025 –

The applicant has provided a suitable Construction Method Statement that identifies appropriate methods for the control of noise, dust and odour from the proposed works. I understand from discussions with the applicant that there are also contingency plans for any issues of odour arising from the dredged material. As such, I have no objections to the application or recommendations for conditions to be attached to any consent.

Building Control

5th January 2026 –

No comment.

Tree Officer

12th December 2025 - 25/01931/FUL Hatherley Park de-silting.

The CBC Tree Section does not object to this proposal.

There are only minor proposed access facilitation tree works to trees along the lake edge as a part of the de-silting project. This will involve the removal of minor low branch work to enable access to machinery to desilt under canopies where they overhang low over the lake.

This will not significantly alter the appearance or amenity of the trees and should also help enable more sunlight to reach the pond edge thus improving the quality of this habitat.

Appropriate tree protection (webbing to restrict access) and ground protection will be put in place as appropriate and as detailed within the Construction Method Statement as well as the Desilting and Drainage Intent Plan.

The proposal to spread the silt west of the lake is to be outside the usual root protection area of nearby trees and there should be no detrimental impact on the roots of the trees as a result of the minor change in ground level. Nutrient from this silt should help promote general soil fertility.

Ecologist

5th January 2026 -

We have reviewed the Ecological Impact Assessment (ATW Ecology, September 2025) and Biodiversity Net Gain Statement (ATW Ecology, October 2025), and our response with regards to ecology is provided below.

The site was surveyed in September 2025 and was found to comprise modified grassland with native and non-native trees, a small 'wildlife' pond, Hatherley Lake, and surfaced pathways.

The lake connects to Hatherley Brook at its western end via a culvert. An area of the site between the lake and the area of grassland to be regraded is mapped as Priority Habitat Deciduous Woodland, but largely comprises ornamental species and is not considered to meet the Priority Habitat description.

Two trees were found to have potential bat roosting features (PRFs). A hybrid black poplar has PRFs suitable to support multiple bats, and a horse chestnut has a PRF suitable to support individual bats. These trees will not be impacted by the proposed works. The habitats on-site have moderate suitability for foraging and commuting bats, and a sensitive lighting strategy has been outlined.

The habitats on-site have limited suitability for hazel dormouse, with no connectivity to suitable habitat within the wider landscape; therefore, hazel dormouse are considered likely absent. Otters are likely present within Hatherley Brook and may utilise the lake on occasion to hunt. There are no records of beaver or water vole within 2km.

There are records of great crested newts 1.75km southwest of the site. The lake was assessed as having 'poor' suitability for great crested newts, whilst the pond was assessed as having 'average' suitability for great crested newts. However, the ecologist's opinion is that the pond has negligible suitability to support a breeding population of great crested newts. Suitable terrestrial habitat on-site is restricted to the ornamental shrub beds along the north-eastern boundary. The pond and shrub beds will not be directly impacted by the works, and no further surveys are recommended for great crested newts.

The pond on-site is said to support smooth newt and common frog, and the lake is considered suitable for breeding common toad, but the surrounding habitats are suboptimal. The lake and pond are suitable for grass snake, but the only terrestrial habitats on-site are restricted to the shrub beds. The site has poor connectivity with other areas of suitable reptile habitat. Moorhen and mallards were recorded on-site during the survey. There is suitable nesting habitat in the reeds around the lake and on the island. The surrounding trees and shrubs also provide suitable nesting habitat. Works are expected to take place outside of the nesting bird season to avoid any impacts. Suitable compensatory planting has been recommended to replace any nesting habitat that will be lost.

The lake has previously supported a large population of introduced ornamental fish, which recently died off due to oxygen depletion. No fish are thought to be currently present but suitable measures will be in place if any fish are encountered during the works.

White clawed crayfish are known to be present within Hatherley Brook, which is connected to the lake via a culvert. No hazardous contaminants have been identified within the lake; however, appropriate precautions will need to be taken during the excavation of silt/de-watering of the lake to prevent silt and sediment from entering the culvert and impacting the brook and the species that use it. High-risk activities include the use of cement/ concrete during repairs to stone banks and revetments. Silt traps will be utilised, and the culvert will be blocked while silt is excavated. Further details will need to be outlined within a CEMP: Biodiversity.

The proposals are considered to be exempt from mandatory Biodiversity Net Gain because the habitat impacts are temporary and the baseline habitat types and conditions will be restored within two years. The proposed works to the lake will improve the water quality within the lake but will not affect the outcome of the Condition Assessment. Overall, the proposals will enhance the lake and surrounding areas for wildlife. Further information on the proposed planting and management will need to be provided in a LEMP.

National Planning Policy Framework (NPPF) and Local Plan Policy (Gloucester, Cheltenham and Tewkesbury Joint Core Strategy 2011 - 2031) (adopted December 2017)) Context:

- NPPF Para 180 - 194 (Conserving and Enhancing the Natural Environment), National Planning Policy Framework1
- SD9 Biodiversity and Geobiodiversity
- INF3 Green Infrastructure

In England, biodiversity net gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a biodiversity net gain of 10%. For significant on-site gains, and all off-site gains, the BNG must be maintained for at least 30 years. Responsibilities should be

set out in a legal agreement. Further guidance can be found at <https://www.gov.uk/guidance/understanding-biodiversity-net-gain>

Cheltenham Plan, Adopted 2020.

- Policy BG1: Cotswold Beechwoods Special Area of Conservation Recreation Pressure
- Policy BG2: Cotswold Beechwoods Special Area of Conservation Air Quality

Wildlife legislation context:

1 The National Planning Policy Framework (NPPF) Paragraph 179 states:

“To protect and enhance biodiversity and geodiversity plans should:

b) ... identify and pursue opportunities for securing measurable net gains for biodiversity.”

- Wildlife and Countryside Act 1981 (as amended)
- Conservation of Habitats and Species Regulations 2017
- Natural Environment and Rural Communities (NERC) Act 2006
- Protection of Badgers Act 1992

Informatives:

Wildlife Protection

The applicant is advised that planning permission does not override the statutory protection afforded to plants and animals protected under the terms of the Wildlife and Countryside Act 1981 (as amended). If a protected species (such as any bat, great crested newt, dormouse, badger, reptile, barn owl or any nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. If the discovery can be dealt with satisfactorily by the implementation of biodiversity mitigation measures that have already been drawn up by your ecological advisor and approved by the Local Planning Authority, then these should be implemented. Otherwise, a suitably experienced ecologist should be contacted and the situation assessed before works can proceed. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Protection of Badgers Act 1992 and the Wild Mammals Act 1996. This advice note should be passed on to any persons or contractors carrying out the development/works.

Birds

All British birds (while nesting, building nests, sitting on eggs and feeding chicks), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. Works that will impact upon active birds' nests should be undertaken outside the breeding season to ensure their protection, i.e. works should only be undertaken between September and February, or only after the chicks have fledged from the nest.

General Wildlife Advice

Any trenches dug shall either be covered overnight or fitted with a means of escape (such as a plank of wood) so that badgers and other wildlife do not become trapped. Any close board fencing shall be installed with gaps (13 cm x 13 cm) to allow free movement hedgehogs and other small mammals across the site. All mammals are protected under the Wild Mammals (Protection) Act 1996 and, therefore, prior to any site works a check should be made to make sure there are no active fox earths present on the site. The use of an animal repellent, such as Scoot, can be used to facilitate this.

Requirements prior to commencement/conditions to be attached to planning consent:

Construction Environmental Management Plan - Biodiversity (CEMP-B)

No development shall take place (including ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted

to and approved in writing by the local planning authority. The CEMP should be kept in the site office for reference for site workers. The CEMP-B shall include, but not necessarily be limited to, the following:

- i. Risk assessment of potentially damaging construction activities;
- ii. Identification of 'biodiversity protection zones';
- iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- iv. A precautionary working method statement for the following species: bats, amphibians, reptiles, nesting birds, badger and hedgehog;
- v. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- vi. Details of any external lighting required during construction phase;
- vii. The times during construction when specialists ecologists need to be present on site to oversee works;
- viii. Responsible persons and lines of communication;
- ix. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
- x. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
- xi. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure biodiversity is protected in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 180, 185 and 186 of the National Planning Policy Framework (Chapter 15), the Protection of Badgers Act 1992, Policy NAT1 (Biodiversity, Geodiversity and Important Natural Features) of the Tewkesbury Borough Plan, Policy SD of the Joint Core Strategy Gloucester, Cheltenham and Tewkesbury 2011 – 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006. It is important that these details are agreed prior to the commencement of development as any on-site works could have implications for biodiversity.

Work undertaken in accordance with Ecology Reports

All works shall be carried out in full accordance with the recommendations contained in the Ecological Impact Assessment (ATW Ecology, September 2025) already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: To protect and enhance the site for biodiversity in accordance with paragraphs 180, 185 and 186 of the National Planning Policy Framework (Chapter 15), Policy NAT1 (Biodiversity, Geodiversity and Important Natural Features) of the Tewkesbury Borough Plan, Policy SD9 of the Joint Core Strategy Gloucester, Cheltenham and Tewkesbury 2011 – 2031 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

Landscape and Ecological Management Plan (LEMP)

A 10-year Landscape and Ecological Management Plan (LEMP) shall be submitted to, and approved in writing by, the Local Planning Authority prior to any above ground works of the development hereby approved being undertaken. The plan shall be prepared in accordance with the principles set out in the Ecological Impact Assessment (ATW Ecology, September 2025) and must include, but not necessarily be limited to, the following information:

- i. Description and evaluation of features to be managed, including locations shown on a site map;
- ii. Establishment details, including preparation of the land;
- iii. Landscape and ecological trends and constraints on site that might influence management;
- iv. Aims and objectives of management;
- v. Appropriate management options for achieving the aims and objectives;
- vi. Prescriptions for all management actions;
- vii. A work schedule matrix (i.e. an annual work plan) capable of being rolled forward over 5 or 10 year periods;
- viii. Details of the body or organisation responsible for the implementation of the plan;
- ix. Ongoing monitoring of delivery of the habitat enhancement and creation details to achieve net gain as well as details of possible remedial measures that might need to be put in place; and
- x. Timeframe for reviewing the plan.

The LEMP shall be implemented in accordance with the approved details and all habitats shall be retained in that manner thereafter.

External Lighting

Prior to the installation of external lighting for the development hereby approved, a lighting design strategy shall be submitted to and approved by the Local Planning Authority. The details shall clearly demonstrate that lighting will not cause excessive light pollution or disturb or prevent bat species using key corridors, forage habitat features or accessing roost sites.

The strategy will:

- a. Identify the areas/features on site that are particularly sensitive for nocturnal species;
- b. Show how and where external lighting will be installed (including the type of lighting), so that it can be clearly demonstrated that areas to be lit will not disturb or prevent nocturnal species using their habitats or wildlife corridors.
- c. show the position and luminance levels of proposed external lighting and how this responds to the landscape setting of the area.
- d. Methods to control lighting control (e.g. timer operation, passive infrared sensor (PIR)).

The scheme should be implemented and maintained in accordance with the approved details for the lifetime of the development.

GCC Highways Planning Liaison Officer

5th January 2026 –

The submitted Construction Method Statement and Management Plan is acceptable to the local highway authority and should be included as an approved document in the Decision Notice should the application receive consent. It is critical that the access road is managed in a safe manner for the benefit of pedestrians wishing to access the park. It is also important that it remains free of mud for the same reason. These aspects are well covered in the CMS&MP.

The Highway Authority has undertaken an assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety and therefore recommends that permission be granted incorporating the CMS&MP as an approved document.

Cheltenham Civic Society

19th January 2026 - 25/01931/FUL| Remove silt from main lake and transport it to another area of the park to enable it to be de-watered and cultivated into the amenity grassland.

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Ground to be contoured to direct water towards filtration trench to enhance sustainable drainage. Portion of silt to be reused around lake edge to backfill stone revetment retaining walls, to be planted with aquatic marginal plant species.]

SUPPORT

We support this necessary work, though we were not sure why a full planning application was necessary nor why so much documentation and expensive studies were required.

APPLICATION NO: 25/01931/FUL		OFFICER: Mrs Lucy White
DATE REGISTERED: 11th December 2025		DATE OF EXPIRY : 5th February 2026
WARD: Park		PARISH:
APPLICANT:	Cheltenham Borough Council	
LOCATION:	Hatherley Park Hatherley Court Road Cheltenham	
PROPOSAL:	Remove silt from main lake and transport it to another area of the park to enable it to be de-watered and cultivated into the amenity grassland. Ground to be contoured to direct water towards filtration trench to enhance sustainable drainage. Portion of silt to be reused around lake edge to backfill stone revetment retaining walls, to be planted with aquatic marginal plant species.	

REPRESENTATIONS

Number of contributors	4
Number of objections	0
Number of representations	0
Number of supporting	4

30 Albany Road
Cheltenham
Gloucestershire
GL50 2UL

Comments: 18th December 2025

I fully support this project. The work will enhance the look of the lake, the biodiversity, and the water quality, and will also help to guard against the lake drying out as it did during last summer's drought.

Using the silt to raise the ground level of the lowest part of the park makes perfect sense. Hatherley Park is a great asset to the town.

38 Bournside Road
Cheltenham
Gloucestershire
GL51 3AH

Comments: 31st December 2025

I strongly urge the council to pass this much needed plannedwork to remedy the ongoing issues with lake due to silt build up. It's caused increasing issues over the recent years for park users as well as the lake environment and it is vital to have this key community resource restored and enhanced. Both the improvements to ecology of the lake and the drainage of the lower part of the park are much needed.

30 Loweswater Road
Cheltenham
Gloucestershire
GL51 3AZ

Comments: 18th December 2025

As a committed volunteer working regularly in the park and an active member of the Friends of Hatherley Park, I fully support this application. The Friends group has been pressing for this work to be done for some time for the reasons stated in the planning statement regarding enhancements to the water quality, the ecology and biodiversity of the lake, and the structure of its edges. It will also improve the drainage of the lowest part of the Park, where the silt is to be deposited.

The Friends also fully support the application.

The increased water capacity that will follow on from the works will help to avoid the kind of situation that occurred in the summer due to the lack of rain refilling the lake after the remedial works of the spring meant that some water had to be drained off.

We are pleased to see that steps will be taken to protect the wildlife in the lake and the wider environs of the Park

152 Broad Oak Way
Cheltenham
Gloucestershire
GL51 3LL

Comments: 15th December 2025

The water levels fell significantly during the drought which meant that most of the lake area dried up. When the excess silt is removed the lake will be able to hold a much greater quantity of water, so even during hot weather more water will be available for the wildlife, which enhance the biodiversity of the park.

It will also enhance the visitor experience as it will reduce the risk of the remaining silt being exposed which, from this year's experience, caused an unpleasant smell.

The park is used by many local people and this work will ensure that the lake is in good condition for them and all of the wildlife to enjoy.

REPORT OF THE HEAD OF PLANNING ON PLANNING APPEALS

OVERVIEW

The purpose of this report is to provide Members of the Planning Committee with an overview of all planning appeals that have been received by the Council since the previous meeting of the Planning Committee. It further provides information on appeals that are being processed with the Planning Inspectorate and decisions that have been received.

RECOMMENDATION

To note the contents of the report.

Appeals Received

January/February 2026

Address	Proposal	Delegated or Committee Decision	Appeal Type	Anticipated Appeal Determination Date	Reference
The Langton Horse 189 - 191 London Road Charlton Kings Cheltenham Gloucestershire	T1 Beech (nearest hotel building)- Reduce one branch to 2m; T2 Beech (further from building) -Fell and replant	Delegated Decision	Appeal Fast Track Written	n/a	24/02067/TPO

Appeals being processed

Address	Proposal	Delegated/Committee Decision	Appeal Type	Outcome	Reference
129 - 133 Promenade Cheltenham Gloucestershire	Marquees at 129 - 131 Promenade.	N/A	Written representation	Not Decided	Enforcement ref: 23/00230/DCUA Appeal Ref: 24/00005/ENFAPP
8 Imperial Square Cheltenham	Installation of moveable planters.	Delegated Decision	Written representations	Appeal now Withdrawn.	Planning ref: 23/02152/CLPUD Appeal ref: 24/00012/PP1
19 Beaumont Road Cheltenham Gloucestershire GL51 0LP	Vehicular access and hardstanding.	Delegated Decision	Written Representation	Not decided	Planning ref: 25/00324/CLPUD Appeal ref: 25/00012/PP1
K S Service Station Bouncers Lane Cheltenham Gloucestershire GL52 5JF	Installation of digital advertising display	Delegated Decision	Written Representation	Not decided	Planning Ref: 25/00998/ADV Appeal Ref: 25/00016/ADV1
6 Townsend Street Cheltenham Gloucestershire GL51 9HD	First floor side extension.	Delegated Decision	Appeal Householder Written	Not decided	Planning ref: 25/01756/FUL Appeal ref: 26/00001/PP1

Laxton Meadow Farm Southam Road Cheltenham Gloucestershire GL52 3NQ	Change of use and conversion of an agricultural barn to a single self-build dwelling and associated works.	Delegated Decision	Written representations	Not decided	Planning ref:25/000539/FUL Appeal Ref: 26/00002/PP1
Pittville Court Albert Road Cheltenham Gloucestershire	T1- Leyland Cypress. Remove to ground level and grind out stump.	Delegated Decision	Written representations	Not decided	Planning ref: 25/00983/TPO appeal ref: 26/00003/TP1

Appeals Decided

Address	Proposal	Delegated/Committee Decision	Appeal Type	Outcome	Reference
Adey Innovation Ltd Gloucester Road	Demolition of the existing office building and erection of a 66 bedroom care home for older people (Use Class C2) including associated access, parking and landscaping.	Delegated Decision	Appeal Hearing (25.01.23)	Appeal Allowed	Planning ref: 21/02700/FUL Appeal Ref: 22/00027/PP1
The Hayloft The Reddings	Conversion of the existing dwellinghouse into 9 self-contained apartments, and associated work	Committee Decision	Written Representation	Appeal Allowed	Planning ref: 22/00749/FUL Appeal Ref: 22/00028/PP1

159 High Street	Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, plus the removal of associated BT kiosk(s) on Pavement Of Winchcombe Street Side Of Hays Travel 159 High Street	Delegated Decision	Written Representation	Appeal A and Appeal B Dismissed	Planning ref: 22/00322/ADV and FUL Appeal ref:22/00021/PP1 and 22/00022/ADV1
3 Apple Close, Prestbury	Replacement of existing conservatory with single storey rear extension. Increase in ridge height to facilitate loft conversion with rear dormer.	Delegated Decision	Written Representation	Appeal Allowed	Planning ref: 22/01145/FUL Appeal Ref: 23/00003/PP1

37 Market Street	Proposed side and rear extensions (revised scheme following refusal of application ref. 21/02361/FUL	Committee Decision	Written representations	Appeal Allowed Appeal Costs (Allowed)	Planning Ref: 22/00708/FUL Appeal Ref: 23/00004/PP1
Brecon House Charlton Hill Cheltenham Gloucestershire GL53 9NE	Construction of a paragraph 80 dwelling, estate management building, and associated landscaping, ecology enhancements,	Committee Decision	Appeal Hearing (date 22/03/23)	Appeal Hearing Dismissed	Planning ref: 21/02755/FUL Appeal ref: 23/00001/PP1
30 St Georges Place	Conversion to form 7no. dwellings, together with extensions and construction of new mansard roof	Delegated Decision	Written representations	Appeal Allowed	Planning ref: 22/00839/FUL appeal ref: 23/00002/PP1

10 Suffolk Road	First floor extension at rear of 10 Suffolk Road on top of existing kitchen roof, comprising of 1 new bedroom and ensuite bathroom (revised scheme 22/00966/FUL)	Delegated Decision	Written Representations Householder Appeal	Appeal Dismissed	Planning ref: 22/01340/FUL Appeal ref: 23/00011/PP1
101 Ryeworth Road	Erection of two storey and single storey rear extensions and single storey front extension.	Non-Determination	Written Representation	Appeal Dismissed	Planning ref: 22/01162/FUL Appeal Ref: 23/00006/PP2

o/s 195 High Street Cheltenham	Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, plus the removal of associated BT kiosk(s)	Delegated Decision	Written Representation	Appeal A Dismissed Appeal B Dismissed	Planning Ref: 22/00328/ADV and FUL Appeal Ref: 23/00013/PP1 23/00014/ADV1
o/s 23 and 23 A Pittville Street	Proposed installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens,	Delegated Decision	Written representation	Appeal A Dismissed Appeal B Dismissed	Planning ref: 22/00326/ADV and FUL Appeal Ref: 23/00015/PP1 23/00016/ADV1
St Edmunds, Sandy Lane Road	Conversion and extension of an existing coach house/garage to a single dwelling with new access off Sandy	Delegated Decision	Written Representation	Appeal Decision Dismissed Cost Decision Dismissed	Planning ref: 22/02064/FUL Appeal Ref: 23/00008/PP1

Telecommunications Mast And Cabinet CLM26321 Glenfall Way	Proposed 5G telecoms installation: H3G 16m street pole and additional equipment cabinets	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 22/02190/PRIOR Appeal Ref: 23/00018/PP1
4 Dymock Walk	Application for prior approval for the construction of one additional storey atop the existing dwelling (increase in height of 2.13 metres)	Delegated Decision	Written representation (Householder)	Appeal Dismissed	Planning ref: 22/01075/FUL Appeal ref: 23/00019/PP1
28 Westdown Gardens	Erection of detached garage (revised scheme to ref: 21/01789/FUL)	Delegated Decision	Written Representations Householder Appeal	Appeal Dismissed	Planning ref: 22/01679/FUL Appeal ref: 23/00012/PP1

129 – 133 Promenade	Retention of existing temporary marquees at 125, 127, 129, 131 further two year period and 133 Promenade,	Committee Decision	Written representation	Appeal Dismissed	Planning ref: 22/01373/FUL Appeal Ref: 23/00007/PP1
4 Red Rower Close	Two storey and single storey extension to the front and loft extension and dormer	Delegated Decision	Written representation	Appeal Dismissed	Planning Ref: 23/00361/FUL Appeal Ref: 23/00021/PP1
Land Adjoining Leckhampton Farm Court Farm Lane Leckhampton Cheltenham Gloucestershire	Residential development of 30 no. dwellings (Class C3); vehicular, pedestrian and cycle access from Church Road; pedestrian and cycle access from Farm Lane; highways improvement works; public open space,	Delegated Decision	Appeal Hearing (Date of hearing 18 th July 2023 (rescheduled for 12th July 2023))	Appeal Allowed	Planning Ref: 21/02750/FUL Appeal Ref: 23/00010/PP1
53 Alstone Lane	Erection of a single storey dwelling on land to rear of the existing property	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 22/02201/FUL Appeal ref: 23/00017/PP1

201 Gloucester Road	Installation of raised, split level patio area with boundary treatments (Retrospective).	Delegated Decision	Written representation	Appeal allowed	Planning Ref: 22/00022/PP1 Appeal ref: 23/00022/PP1
8 Imperial Square	Proposed change of use from C3 (dwelling house) to mixed use of C1 (hotel) and E (bar and restaurant).	Delegated Decision	Written representation	Appeal allowed	Planning ref: 22/00334/COU Appeal ref: 23/00009/PP3
Land Adj Oakhurst Rise	Outline application for residential development of 25 dwellings - access, layout and scale not reserved for subsequent approval	Committee Decision	Written representation	Appeal Dismissed	Planning ref: 22/00112/OUT Appeal Ref 23/00020/PP1
Telecommunications Mast And Cabinet CLM24981 Princess Elizabeth Way	Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 22/01937/PRIOR Appeal ref: 23/00026/PP1

6 Marsh Lane	Change of use from a single dwelling (Class C3) to a four bed House in Multiple Occupation (HMO) (Class C4)	Delegated Decision	Written Representation	Appeal Allowed Costs Decision Allowed	Planning Ref: 22/01864/COU Appeal Ref: 23/00027/PP1
Telecommunications Mast And Cabinet Prestbury Road Cheltenham Gloucestershire	Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets	Delegated Decision	Written representation	Appeal Dismissed	Planning Ref: 23/00431/PRIOR Appeal Ref: 23/00029/PP1
218 High Street	Change of use of the ground floor from a retail unit (Class E) to an Adult Gaming Centre (Sui Generis) and first floor to associated storage and staff area with external alterations and associated works	Delegated Decision	Written representation	Appeal Allowed	23/00452/COU Appeal Ref: 23/00028/PP1

1 Michaelmas Lodge Lypiatt Terrace Cheltenham	Use of area of land for vehicle parking	Delegated Decision	Written Representation	Appeal Allowed	Planning ref: 23/00262/Cleud Appeal Ref: 23/00023/PP1
Land at Shurdington Rd	Full planning application for residential development comprising 350 dwellings, open space, cycleways, footpaths, landscaping, access roads and other	Committee Decision	Written Representation (New procedure Change now a hearing date is 4th July 2023)	Appeal Allowed	Planning ref: 20/01788/FUL Appeal ref: 23/00005/PP1

10 Selkirk Street	Erection of 1no. three storey self-build dwelling on land adjacent to 10 Selkirk Street	Committee Decision	Written representation	Appeal Dismissed	Planning Ref 22/01441/FUL Appeal Ref: 23/00030/PP1
Eagle Star Tower Montpellier Drive Cheltenham Gloucestershire	Application seeks confirmation that works undertaken in accordance with a previously approved change of use under Class J, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 ref: 15/01237/P3JPA enables the rest of the conversion to lawfully continue at any stage	Delegated Decision	Written Representation	Appeal Dismissed	Planning Ref: 23/01347/CLPUD Appeal ref: 23/00031/PP1
12 Pilford Road Cheltenham	Erection of a Garden Room	n/a	Written Representation (Enforcement)	Appeal Dismissed	Planning ref: 23/00001/DCUA Appeal ref: 23/00025/ENFAPP

<p>Harwood House 87 The Park Cheltenham Gloucestershire GL50 2RW</p>	<p>Proposed replacement of brick boundary wall with an overlap wooden feather-edge fence (retrospective)</p>	<p>Delegated Decision</p>	<p>Written Representation</p>	<p>Appeal Dismissed</p>	<p>Planning ref:23/00929/FUL Appeal ref: 24/00010/PP1</p>
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<p>44 Springfield Close The Reddings Cheltenham Gloucestershire GL51 6SF</p>	<p>A wooden 1 metre tall front fence with open slats around front garden with a post sheath on corner to prevent possible damage and reflectors put on posts to add awareness. (Retrospective) Resubmission of 23/01086/FUL</p>	<p>Delegated Decision</p>	<p>Written Representation</p>	<p>Appeal Dismissed</p>	<p>Planning ref: 23/01566/FUL Appeal Ref: 24/00008/PP1</p>
<p>Hilltop Stores Hilltop Road Cheltenham</p>	<p>Demolition of existing retail unit and erection of 2no. dwellings (revised scheme following withdrawal of application ref. 22/01728/FUL)</p>	<p>Delegated Decision</p>	<p>Written Representation</p>	<p>Appeal Dismissed Costs Application Dismissed</p>	<p>Planning ref: 23/01137/FUL Appeal ref: 24/00007/PP1</p>

278 Old Bath Road	Dropped kerb to provide access from Kenneth Close, and hard standing to facilitate off street parking (Resubmission of planning ref: 23/00481/FUL)	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/02056/FUL Appeal ref: 24/00009/PP1
21 Glebe Road Prestbury Cheltenham Gloucestershire GL52 3DG	First floor side extension to provide additional bedroom and bathroom accommodation, and alterations to existing dormer (revised scheme following refusal of application ref: 23/01186/FUL)	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/02033/FUL Appeal ref: 24/00011/PP1
3 Rotunda Tavern Montpellier Street	Retention of temporary canopy structure for two years	Delegated Decision	Written Representation	Appeal Dismissed	Planning Ref: 22/01681/FUL Appeal Ref: 24/00002/PP1

1 Coltham Fields Cheltenham Gloucestershire GL52 6SP	Erection of 1no. two storey dwelling on land adjacent 1 Coltham Fields	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/00596/FUL appeal ref: 24/00006/PP1
22 Dinas Road Cheltenham Gloucestershire GL51 3EW	Proposed installation of a static home at rear of property.	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 24/00637/FUL Appeal Ref: 24/00015/PP1
Stansby House The Reddings Cheltenham Gloucestershire GL51 6RS	Erection of 2no. detached dwellings following demolition of existing buildings	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 23/01538/FUL Appeal Ref: 24/00013/PP1
The Forge, Branch Road, The Reddings	Use of land as a caravan site without restriction as to layout or numbers of caravans. (Revised application to 23/00936/CLEUD)	Delegated Decision	Written representation	Appeal Allowed Costs Appeal Allowed	Planning ref: 23/01678/CLEUD appeal ref: 24/00001/PP1
3 Regent Street Cheltenham Gloucestershire GL50 1HE	Retain existing exterior facade paint colour. (Retrospective)	Delegated Decision	Written Representation	Appeal Dismissed	Planning ref: 24/00271/LBC appeal ref: 24/00014/PP1

78 Hewlett Road Cheltenham Gloucestershire GL52 6AR	Steps to be built from basement level to current garden level, change rear sash window for french doors.	Delegated Decision	Written representation	Appeal A and B Dismissed	Planning Ref: 24/00440FUL and LBC Appeal Ref: 24/00017/PP1 and 24/00018/LISTB1
14 Suffolk Parade Cheltenham Gloucestershire GL50 2AB	Proposed demolition of existing stores and officing at rear of 14 Suffolk Parade, and construction of detached 2 bedroom coach house dwelling (with pedestrian access off Daffodil Street)	Delegated Decision	Written representation	Appeal allowed	Planning ref: 24/00079/FUL Appeal Ref: 24/00016/PP1
60 Severn Road Cheltenham Gloucestershire GL52 5PX	Two storey side extension, loft conversion, and front porch (revised scheme following refusal of application ref. 24/00909/FUL)	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 24/01502/FUL Appeal Ref: 24/00020/PP1

Flat 3 6 Jenner Walk Cheltenham Gloucestershire GL50 3LD	Proposed replacement of existing timber windows with UPVC windows	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 24/00895/FUL Appeal Ref: 24/00021/PP1
3 Pittville Crescent Lane Cheltenham Gloucestershire GL52 2RA	Proposed wooden garden shed, and retention of new boundary fence (part retrospective)	Committee Decision	Written representation (householder)	Appeal Allowed	Planning Ref: 24/00631/FUL Appeal ref: 25/00002/PP1
9 Pumphreys Road Charlton Kings Cheltenham Gloucestershire GL53 8DD	Proposed two storey and single storey rear extension	Delegated Decision	Written representation	Appeal Allowed	Planning Ref: 24/01667/FUL Appeal Ref: 25/00001/PP1
2 Kingscote Road East Cheltenham Gloucestershire GL51 6JS	Proposed dormer roof extension to existing garage to convert into ancillary bedroom accommodation.	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 24/01703/FUL Appeal Ref:25/00007/PP1

Little Duncroft Evesham Road Cheltenham Gloucestershire GL52 3JN	Change of use of garage building as a standalone residential property. Retention of external cladding, easterly facing window, roof lights and boundary fencing (part retrospective), (Resubmission of planning application 23/01739/FUL).	Committee Decision	Written representation	Appeal Allowed	Planning ref: 24/00471/FUL Appeal Ref: 24/00019/PP1
70 Promenade Cheltenham Gloucestershire GL50 1LY	Erection of various signage (3no. logos, 1no. clock sign, 1no. door handle sign and 1no. projecting sign).	Delegated Decision	Written Representation	Appeal A Dismissed Appeal B Dismissed	23/01325/ADV and 23/01325/LBC Planning ref: 24/00022/LISTB1 24/00023/ADV1
Little Duncroft Evesham Road Cheltenham Gloucestershire GL52 3JN	Unauthorised building and use	n/a	Written representations (Enforcement)	Enforcement appeal now withdrawn.	Enforcement Ref 24/00103/DCBPC Appeal Ref: 25/00005/ENFAPP

Rotunda Tavern Montpellier Street Cheltenham Gloucestershire GL50 1SX	Air conditioning unit to rear of building and unauthorised canopy	n/a	Appeal Inquiry (date 14 th October 2025) Enforcement notice now withdrawn 02.07.25	Enforcement notice now withdrawn	Enforcement ref: 23/00139/DCUALB Appeal Ref:25/00011/ENFAPP
Calder Greenway Lane Charlton Kings Cheltenham Gloucestershire GL52 6LB	Roofing works for roof for Calder and Crossways flats.	Delegated Decision	Written Representation	Appeal Withdrawn 09.07.25	Planning ref: 24/01798/LBC Appeal Ref: 25/00010/LISTB1
44 Springfield Close The Reddings Cheltenham Gloucestershire GL51 6SF	Erection of 1 metre high fence to side boundaries of front garden (revised scheme to previously refused application ref. 23/01566/FUL) (retrospective)	Delegated Decision	Written representation	Appeal Dismissed	Planning Ref: 24/00828/FUL Appeal Ref: 25/00008/PP1
Holly Blue House London Road Charlton Kings Cheltenham Gloucestershire GL54 4HG	Proposed first-floor extension.	Delegated Decision	Written representation	Appeal Dismissed	Planning Ref: 24/01692/FUL Appeal Ref: 25/00003/PP1

Land Opposite Ham Close And Adjacent To Ham Road Charlton Kings Cheltenham Gloucestershire	Outline application for the erection of up to 5no. self build dwellings and associated infrastructure, with all matters reserved for future consideration.	Delegated Decision	Written Representation	Appeal Dismissed	Planning Ref: 24/01123/OUT Appeal Ref: 25/00006/PP1
5 Merriville Gardens Cheltenham Gloucestershire GL51 8JD	Proposed alterations and extensions to existing house (part retrospective).	Delegated Decision	Written Representation	Appeal Dismissed	Planning Ref 24/01900/FUL Appeal Ref 25/00004/PP1
52 River Leys Cheltenham Gloucestershire GL51 9RY	Erection of a single dwelling, alongside a parking area, private amenity space and landscaping, alterations to a single dwelling driveway and private amenity space.	Delegated Decision	Written representation	Appeal Allowed	Planning ref: 25/00245/FUL Appeal Ref: 25/00009/PP1

Eldon Villa 11 Leckhampton Road Cheltenham Gloucestershire GL53 0AX	Proposed roof alterations including two dormer windows and first floor rear extension. (Revised application for 25/00476/FUL).	Delegated Decision	Written Representation (Householder)	Appeal Allowed	Planning Ref: 25/00972/FUL Appeal Ref: 25/00017/PP1
Penrose House 30 Sydenham Road North Cheltenham Gloucestershire GL52 6EB	Single storey extension and loft conversion.	Delegated Decision	Written Representation (Householder)	Appeal Dismissed	Planning ref: 25/00618/FUL Appeal Ref: 25/00014/PP1
34 Churchill Drive Charlton Kings Cheltenham Gloucestershire GL52 6JJ	Erection of 2no. 1- bedroom dwellings to the rear of 34 Churchill Drive.	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 25/00254/FUL Appeal Ref: 25/00015/PP1
1 Croft Avenue Charlton Kings Cheltenham Gloucestershire GL53 8LF	Erection of building to rear to provide 1no. one bedroom holiday cottage	Delegated Decision	Written representation	Appeal Dismissed	Planning ref: 25/00655/FUL Appeal ref: 25/00013/PP1

REPORT OF THE HEAD OF DEVELOPMENT MANAGEMENT, ENFORCEMENT AND COMPLIANCE ON PLANNING APPEALS AND LEGAL CHALLENGES

LEGAL CHALLENGES

Address	Description	Reference	Reason
Telecommunications Mast Site CLM26627 Lansdown Road Cheltenham Gloucestershire	Installation of 15m pole inc. antennas, ground based apparatus and ancillary development	23/00551/PRIOR	Alleged lack of consideration of health grounds in granting Prior Approval

Authorised By: Chris Gomm 10th February 2026

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Application No.	Appeal Ref	Site Address	Appeal Type	Start Date	Questionnaire	Statement	Final Comments	Decision	Date of Decision	Costs Deci	Hearing Date	Costs awarded
25/01756/FUL	26/00001/PP1	6 Townsend Street	HAS	05.01.2026	12.01.2026							
25/00539/FUL	26/00002/PP1	Laxton Meadow Farm	Written	19.01.2026	26.01.2026	23.02.2026	09.03.2026					
25/00983/TPO	26/00003/TP1	Pittville Court, Albert Road	Written	27.01.2026								

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Application No.	Appeal Ref	Site Address	Appeal Type	Start Date	Questionnaire	Statement	Final Comments	Decision	Date of Decision	Costs Deci	Hearing Date	Costs awarded
24/01667/FUL	25/00001/PP1	9 Pumphreys Road	HAS	07.01.2025	14.01.2025	n/a	n/a	Allowed	31.03.2025			
24/00631/FUL	25/00002/PP1	3 Pittville Crescent Lane	HAS	16.01.2025	23.01.2025	n/a	n/a	Allowed	27.03.2025			
24/01692/FUL	25/00003/PP1	Holly Blue House	HAS	21.01.2025	28.01.2025	n/a	n/a	Dismissed	30.07.2025			
24/00103/DCBPC	25/00005/ENFAPP	Little Duncroft Evesham Rd	written	31.01.2025	14.02.2025	14.03.2025	04.04.2025	Withdrawn	16.06.2025			
24/01900/FUL	25/00004/PP1	5 Merriville Gardens	HAS	11.02.2025	18.02.2025	n/a	n/a	Dismissed	15.08.2025			
24/01123/OUT	25/00006/PP1	Land opposite Ham Close	written	13.03.2025	20.03.2025	17.04.2025	01.05.2025	Dismissed	12.08.2025			
24/01703/FUL	25/00007/PP1	2 Kingscote Rd East	HAS	26.03.2025	02.04.2025	n/a	n/a	Dismissed	03.06.2025			
24/00828/FUL	25/00008/PP1	44 Springfield Close	HAS	08.04.2025	15.04.2025	n/a	n/a	Dismissed	24.07.2025			
25/00245/FUL	25/00009/PP1	52 River Leys	written	20.05.2025	27.05.2025	24.06.2025	08.07.25	Allowed	29.08.2025			
24/01798/LBC	25/00010/LISTB1	Calder, Greenway Lane	Written	03.06.2025	10.06.2025	08.07.2025	22.07.2025	Withdrawn	09.07.2025			
23/00140/DCUALB	25/000011/ENFAPP	3 Montpellier Street	Inquiry	23.06.2025	07.07.2025	04.08.2025	25.08.2025	Withdrawn	02.07.2025		14.10.2025	
25/00324/CLPUD	25/00012/PP1	19 Beaumont Road	written	03.07.2025	17.07.2025	14.08.2025	04.09.2025					
25/00655/FUL	25/00013/PP1	1 Croft Avenue	written	22.07.2025	29.07.2025	26.08.2025	09.09.2025	dismissed	21.11.2025			
25/00618/FUL	25/00014/PP1	30 Sydenham Road North	HAS	01.09.2025	08.09.2025			dismissed	20.11.2025			
25/00254/FUL	25/00015/PP1	34 Churchill Drive	written	05.09.2025	12.09.2025	10.10.2025	24.10.2025	dismissed	21.11.2025			
25/00998/ADV	25/00016/ADV1	KS Service St Bouncers Lz	Written	25.09.2025	02.10.2025							
25/00972/FUL	25/00017/PP1	11 Leckhampton Road	HAS	27.10.2025	03.11.2025			Allowed	19.11.2025			

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