

APPLICATION NO: 13/01605/OUT	OFFICER: Mr Craig Hemphill
DATE REGISTERED: 17th September 2013	DATE OF EXPIRY: 7th January 2014
WARD: Leckhampton	PARISH: Leckhampton With Warden Hill
APPLICANT:	Bovis Homes Limited & Miller Homes Limited
AGENT:	Joe Murphy
LOCATION:	Land at Leckhampton, Shurdington Road, Cheltenham
PROPOSAL:	Residential development of up to 650 dwellings; mixed use local centre of up to 1.94ha comprising a local convenience retail unit Class A1 Use (400sqm), additional retail unit Class A1 Use for a potential pharmacy (100sqm), Class D1 Use GP surgery (1,200sqm,) and up to 4,500sqm of additional floorspace to comprise one or more of the following uses, namely Class A Uses, Class B1 offices, Class C2 care home, and Class D1 Uses including a potential dentist practice, childrens nursery and/or cottage hospital; a primary school of up to 1.72ha; strategic open space including allotments; access roads, cycleways, footpaths, open space/landscaping and associated works; details of the principal means of access; with all other matters to be reserved.

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. As referred to in the body of the Officer's report, JCS Policy SA1 (Strategic Allocations Policy) requires that proposals demonstrate how the provision of new Gypsy, Traveller and Travelling Showpeople sites will be incorporated into development proposals for Strategic Allocations.

- 1.2. Negotiations have been advancing with the applicant on this matter with the applicants agreeing that the S106 heads of terms can be extended to include a contribution towards off-site provision relating to Gypsy and Traveller sites. This means that they can show this part of Policy SA1 can be achieved. Discussion on the sum to be paid will be based on the proportion of Gypsy and Travellers needs relevant to the proportion of housing on their site.