

# MARK LE GRAND & CO.

PROPERTY DEVELOPMENT & PLANNING CONSULTANTS

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Ref: 17-230

Date: 06.11.17

Dear Councillor

**Re: 17/01220/FUL at Cotswold View, The Reddings, Cheltenham, Gloucestershire, GL51 6RY.  
Proposal: Demolish the existing and erect three new dwellings.**

Further to the Planning Committee Meeting held on Thursday 21<sup>st</sup> September 2017 at which our above application was considered and deferred, I am writing to confirm the actions we have undertaken in order to answer the questions that were raised relating to the following matters;

## 1. Pedestrian Footpath

**Councillor/s Question:** Can a pedestrian footpath be provided to the front of the proposed dwellings?

**Applicant Response:** We have incorporated a 1.2 metre wide footpath in to the scheme which will extend the full length of the site frontage linking the existing pedestrian footpaths on the north side of The Reddings. The footpath has been designed in strict accordance with The Manual for Gloucestershire Streets and will be adopted by Gloucestershire highways on completion. The above amendment is illustrated on our drawing (17-230 03 - Proposed Site layout plan) and referred to in the Gloucestershire Highways response 17/01220 dated 25<sup>th</sup> October 2017 both of which are appended to this letter and available to view on the online planning application file.

**Please note:** Gloucestershire Highways have no objection to this application (subject to conditions).

## 2. Highway Safety

**Councillor/s Question:** Can the applicant provide a speed survey and confirm the adequacy of the highway visibility splays?

**Applicant Response:** We immediately commissioned two speed surveys to be carried out by a Gloucestershire Highways approved contractor. The data was collected over 7 days and sent to Gloucestershire Highways for analysis. The speed survey data is available to view on the online planning application file and a summary of the findings are documented in the Gloucestershire Highways response 17/01220 dated 25<sup>th</sup> October 2017 which is appended to this letter. The following is an extract from the Gloucestershire Highways response;

*'The speed survey confirmed that the 85th percentile speed travelling to the SW was 31mph, this requires visibility splays in accordance with Manual for Streets of 48m and NE an 85th percentile speed of 19.9mph this will require a splay of 25m.'*

**Please note:** Our drawings (17-230 07B, 17-230 08B & 17-230 09B) appended to this letter, illustrate that the highway visibility achieved, which is greater than 61.4 metres in both directions, far exceeds the requirements set out in The Manual for Gloucestershire Streets. The same drawings also illustrate that two large cars can be parked comfortably on the driveways of each plot without compromising the highway visibility splays. Gloucestershire Highways have no objection to this application (subject to conditions).

## 3. Demolition

**Councillor/s Question:** Can the Planning department liaise with the Conservation Officer regarding the merits of the existing dwelling.

Cont.....

**Applicant response:** The Planning department has liaised with the Conservation Officer and Historic England on this matter, both of whom confirmed that the existing dwelling does not warrant any level of local or national protection.

**4. Over Development:**

**Councillor/s Question:** Is the proposed scheme over development?

**Applicant Response:** The size and scale of the proposed dwellings, as well as the plots dimensions, driveways and gardens are comparable to the neighbouring properties and many others in the immediate locality. Our drawings (17-230 04A & 17-230 05A) and 3D computer generated image appended to this letter and available to view on the online planning application file illustrate that the proposed dwellings will fit harmoniously into the street scene. The following is an extract from the Architects Panel response dated 8<sup>th</sup> August 2017 and is also available to view on the online planning application file;

*'The panel had no objection to the principle of the proposed development on this site. The site layout, building density and scale of the buildings are in keeping with other plots in the area.'*

I would also like to take this opportunity to confirm the following;

- We have worked very closely with the planning department throughout the pre-application and formal application process which has resulted in the departments recommendation for approval.
- There have been no objections from the Councils panel of advisors and sub-departments.
- Gloucestershire Highways have no objection to the proposed scheme.
- The Architects Panel have no objection to the proposed scheme
- The Tree Officer has no objection to the proposed scheme
- The proposed scheme fully complies with all relevant sections of the Local Plan, The Supplementary Planning Guidance and the National Planning Framework.

We hope that the additional information provided and the amendments we've made to the scheme overcome any previous concerns you may have had however, if you do have any queries or require any further information, please do not hesitate to contact me via the email address or phone number at the top of this letter.

Yours Sincerely

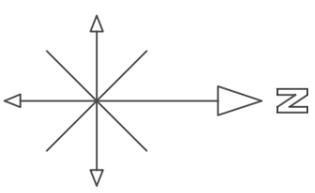
A black rectangular redaction box covering the signature of Mark Le Grand.

Mark Le Grand





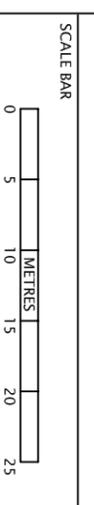
**BLOCK PLAN 1:500**



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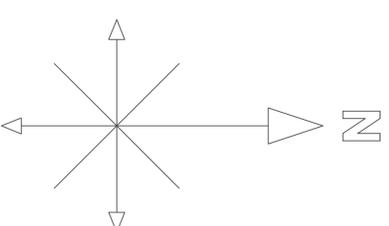
ARCHITECTURAL SERVICES - PLANNING - PROJECT MANAGEMENT

CLIENT	N/A
PROPERTY/LAND	COTSWOLD VIEW, THE REDDINGS, GL51 6RY
DRAWING TITLE	BLOCK PLAN
SCALE	1:500@A3
DRAWN BY	MLG
DATE	JAN 2017
DRAWING NO.	17-230/02
REVISION	B
ADDITIONAL INFORMATION	





# PROPOSED SITE LAYOUT PLAN - 1:100



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ARCHITECTURAL SERVICES - PLANNING - PROJECT MANAGEMENT

CLIENT	n/a
PROPERTY/LAND	COTSWOLD VIEW, THE REDDINGS, GL51 6RY
DRAWING TITLE	PROPOSED SITE LAYOUT PLAN
SCALE	1:100 @ A1
DRAWN BY	MLG
DATE	JAN 2017
DRAWING NO.	17-230/03
REVISION	C

ADDITIONAL INFORMATION



## Highways Development Management

Shire Hall  
Gloucester  
GL1 2TH

Emma Pickernell  
Cheltenham Borough Council  
P.O. Box 12  
Municipal Offices  
Promenade  
Cheltenham Glos  
GL50 1PP

email: [wendy.gray@gloucestershire.gov.uk](mailto:wendy.gray@gloucestershire.gov.uk)

Please ask for: Wendy Gray

Our Ref: B/2017/038813

Your Ref: 17/01220/FUL

Date: 25th October 2017

Dear Emma Pickernell,

### **TOWN AND COUNTRY PLANNING ACT 1990 HIGHWAY RECOMMENDATION**

**LOCATION: Cotswold View The Reddings Cheltenham Gloucestershire GL51  
6RY**

**PROPOSED: Demolition of existing dwelling and erection of 3no. dwellings**

The site is in a primarily residential area, adjacent to a Class 4 highway, there are street lights and limited footways. The Reddings is on a bus route which connects users to a wide range of amenities. There are no parking restrictions on the adjacent highway.

Concerns have been raised by The Reddings Residents Association, I have given consideration to their comments.

Revised plans were submitted on 11th October 2017, with the addition of a footway, which is 1.2m in accordance with the minimum width in Manual for Streets. While it was decided at planning committee that a speed survey was to be undertaken before determination of the application, this was not requested by the Highway Authority. The speed survey confirmed that the 85th percentile speed travelling to the SW was 31mph, this requires visibility splays in accordance with Manual for Streets of 48m and NE an 85th percentile speed of 19.9mph this will require a splay of 25m. This is less than the required 54m which was achieved. Concerns have been raised regarding vehicles reversing onto the carriageway, at this location a single driveway is not required to provide turning within the site curtilage. The revised plan shows there is enough space for 2 vehicles to park with one space at 2.4m in width and the other at 3.2m to provide pedestrian access to the dwellings, and with a depth of 5.5m. Concerns were raised regarding reversing vehicles, however the Highway Code states you should not reverse onto a Highway.

Revised plans numbered 17-230-07 Plot 1, 17-230-07 Plot 2 and 17-230-09 Plot 3 received on 10th August 2017, and 17-230/03 Rev C show that the required visibility splays from each driveway can be achieved.

Parking is provided at 2 spaces per dwelling, at this location turning is not required for single driveways. While the RRA have submitted photos showing that vehicles park on the opposite footway, the indiscriminate parking is an existing situation and the addition of 3 dwellings with parking within the site curtilage is unlikely to increase this. It is a drivers responsibility to ensure they park legally and safely.

I refer to the Amended Plan(s) numbered 17-230-07 Plot 1, 17-230-07 Plot 2 and 17-230-09 Plot 3, and 17-230/03 in respect of the above planning application received on 10th August 2017 to which no Highway objection is raised subject to conditions:-

No development shall take place, 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:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway and accommodate the efficient delivery of goods and supplies in accordance paragraph 35 of the National Planning Policy Framework.

The vehicular accesses hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 48m distant in both directions (the Y points). The area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

Reason:- To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of

access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework.

The building(s) hereby permitted shall not be occupied until the vehicular parking [and turning] [and loading/unloading] facilities have been provided in accordance with the submitted plan 17-230-03 and those facilities shall be maintained available for those purposes thereafter.

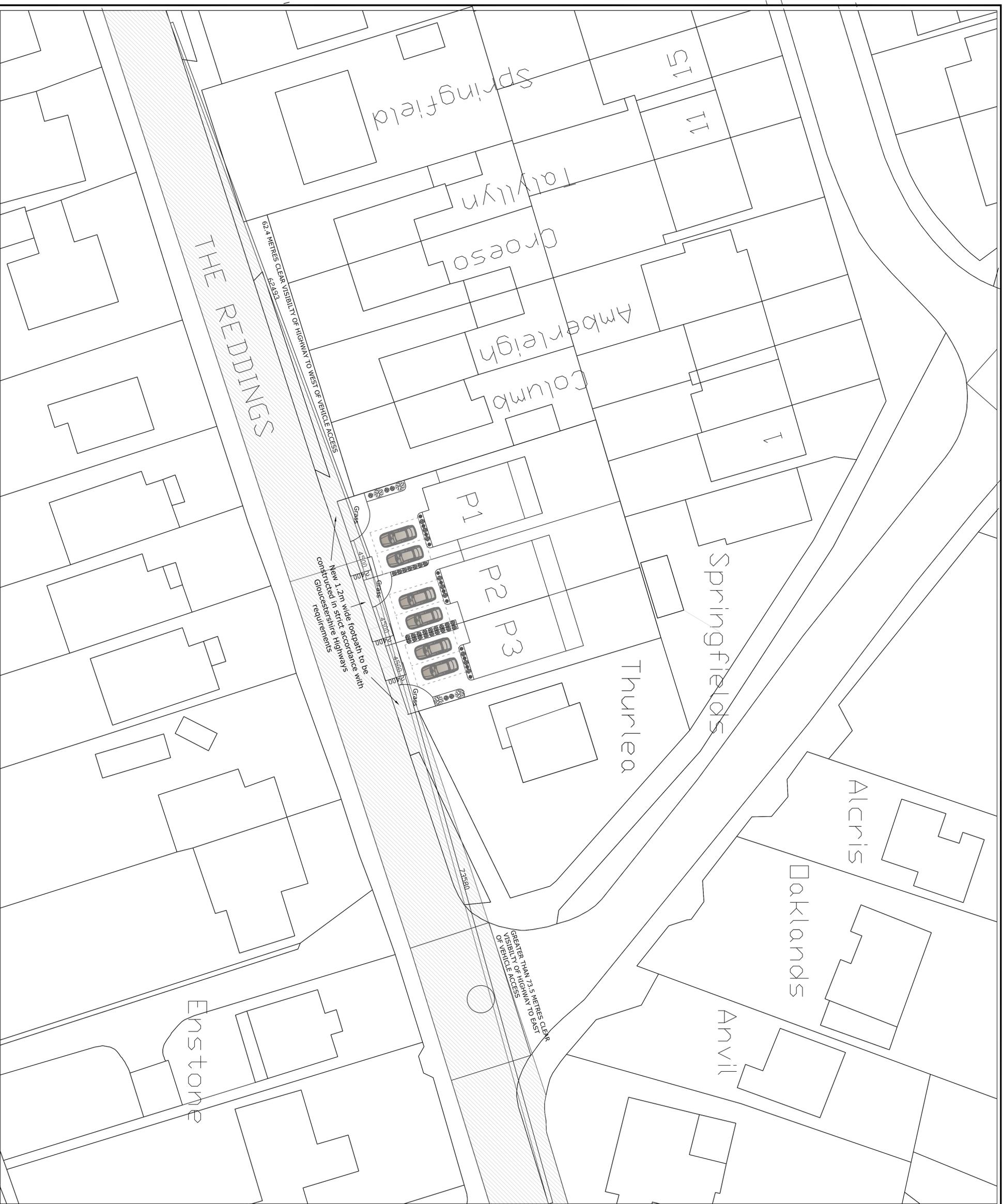
Reason:- To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework.

The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.

The proposed development will require the provision of a footway/verge crossing and the Applicant/Developer is required to obtain the permission of the County Council before commencing any works on the highway.

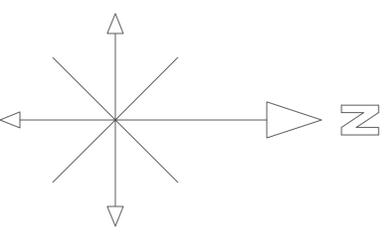
Yours sincerely,

Wendy Gray  
Technician



**PLOT 1 - HIGHWAYS PLAN - VISIBILITY SPLAYS - 1:200 @ A1**

**NOTES:**  
 Driveways to be laid in  
 hardstanding and ako  
 drains to be installed at  
 the driveway entrances.

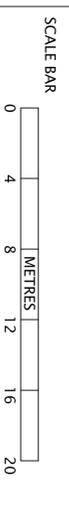


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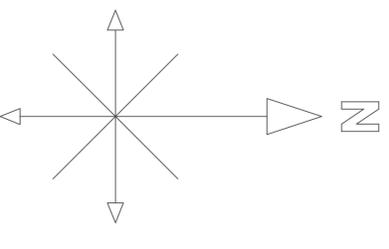
ARCHITECTURAL SERVICES - PLANNING - PROJECT MANAGEMENT

CLIENT	n/a
PROPERTY/LAND	COTSWOLD VIEW, THE REDDINGS, GL51 6RY
DRAWING TITLE	PLOT 1 - HIGHWAYS PLAN - VISIBILITY SPLAYS
SCALE	1:200 @ A1
DRAWN BY	MLG
DATE	JAN 2017
DRAWING NO.	17-230/07
REVISION	B

ADDITIONAL INFORMATION



**NOTES:**  
 Driveways to be laid in  
 hardstanding and also  
 drains to be installed at  
 the driveway entrances.



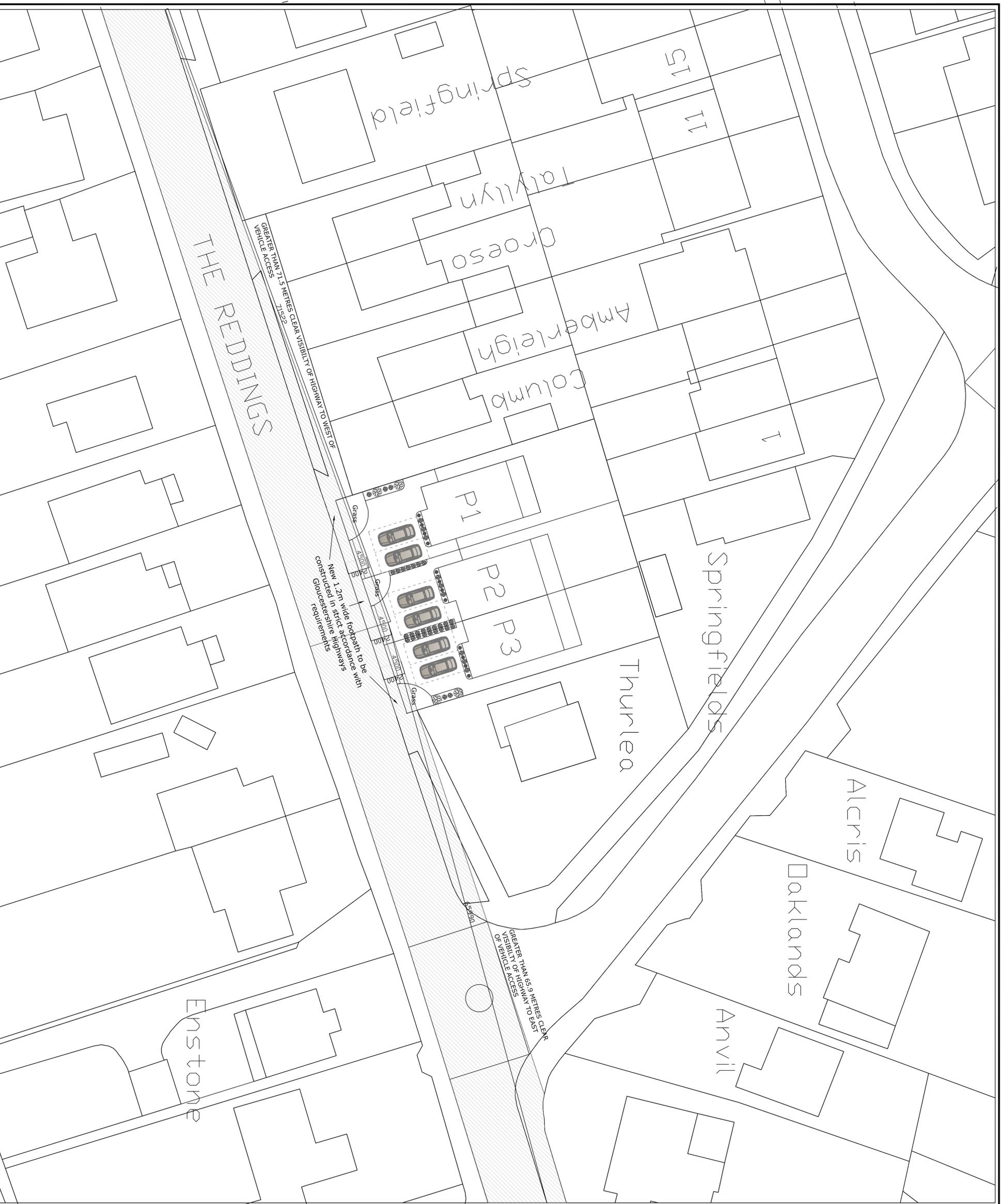
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ARCHITECTURAL SERVICES - PLANNING - PROJECT MANAGEMENT

CLIENT	n/a
PROPERTY/LAND	COTSWOLD VIEW, THE REDDINGS, GL51 6RY
DRAWING TITLE	PLOT 2 - HIGHWAYS PLAN - VISIBILITY SPLAYS
SCALE	1:200 @ A1
DRAWN BY	MLG
DATE	JAN 2017
DRAWING NO.	17-230/08
REVISION	B

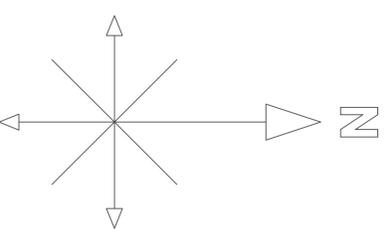
ADDITIONAL INFORMATION

SCALE BAR



**PLOT 2 - HIGHWAYS PLAN - VISIBILITY SPLAYS - 1:200 @ A1**

**NOTES:**  
 Driveways to be laid in  
 hardstanding and ako  
 drains to be installed at  
 the driveway entrances.

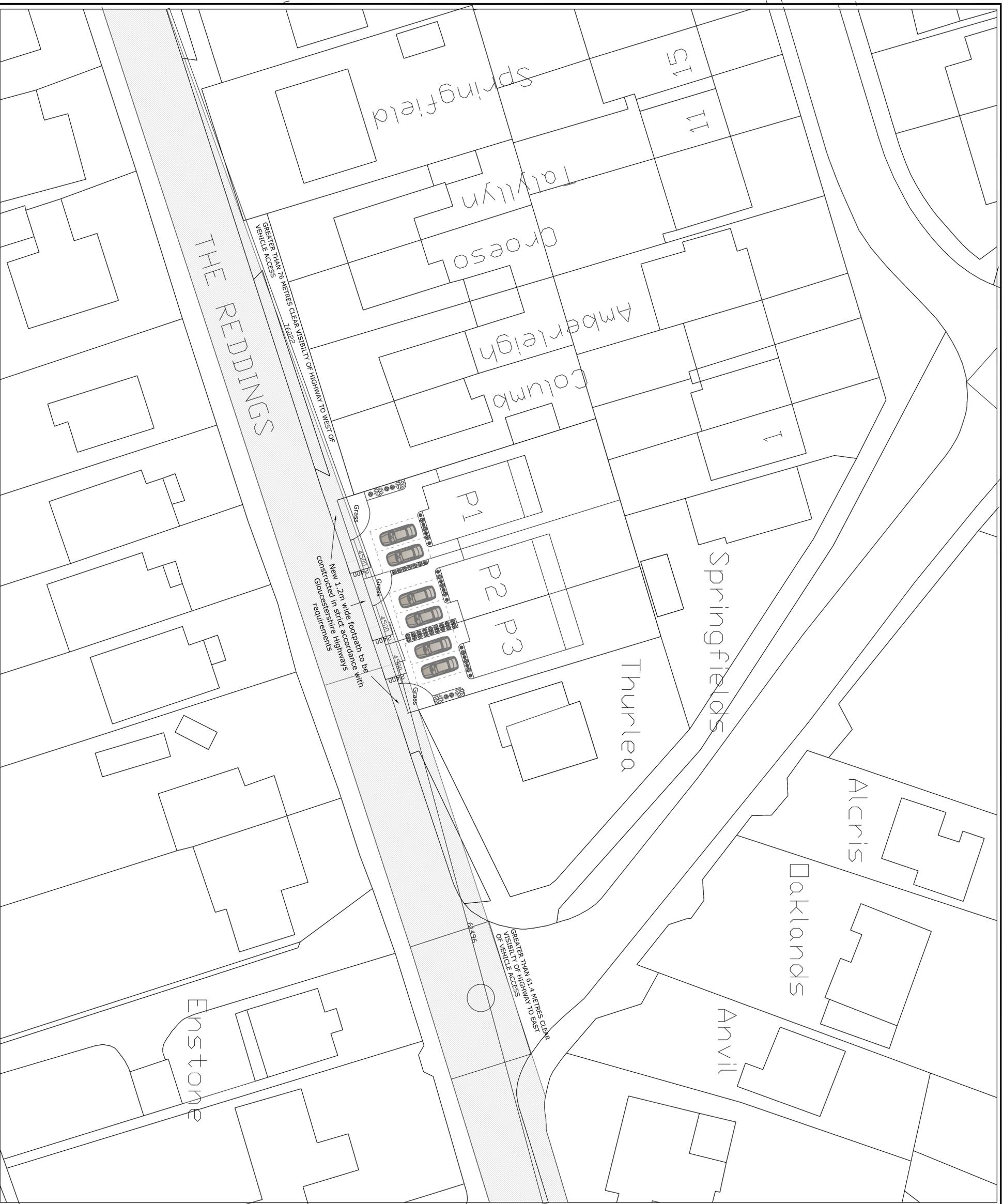
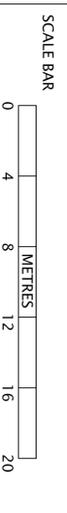


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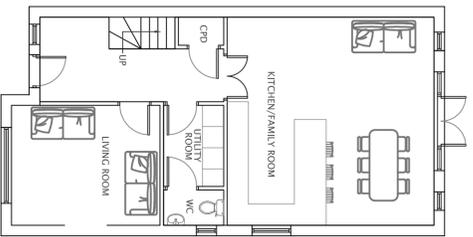
ARCHITECTURAL SERVICES - PLANNING - PROJECT MANAGEMENT

CLIENT	n/a
PROPERTY/LAND	COTSWOLD VIEW, THE REDDINGS, GL51 6RY
DRAWING TITLE	PLOT 3 - HIGHWAYS PLAN - VISIBILITY SPLAYS
SCALE	1:200 @ A1
DRAWN BY	MLG
DATE	JAN 2017
DRAWING NO.	17-230/09
REVISION	B

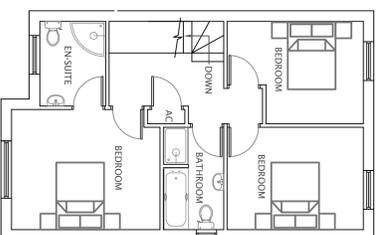
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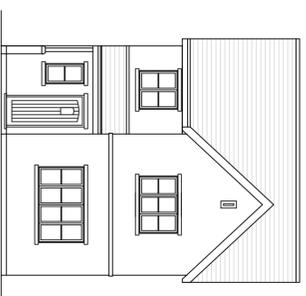
**PLOT 3 - HIGHWAYS PLAN - VISIBILITY SPLAYS - 1:200 @ A1**



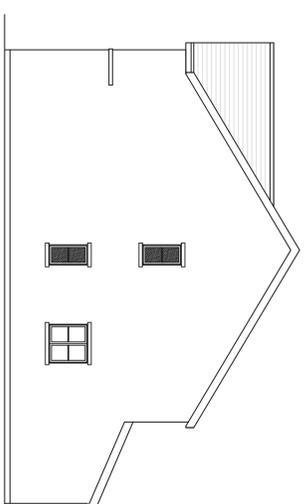
PLOT 1 - GROUND FLOOR PLAN



PLOT 1 - FIRST FLOOR PLAN



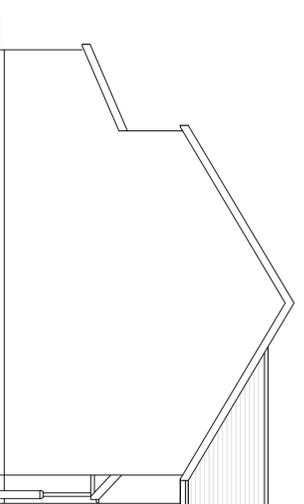
PLOT 1 - PROPOSED SOUTH ELEVATION



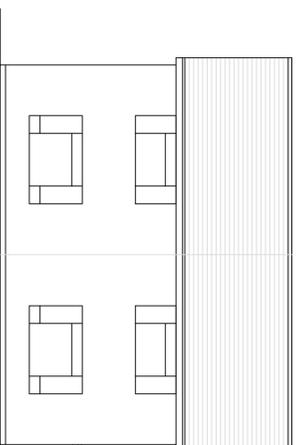
PLOT 1 - PROPOSED EAST ELEVATION



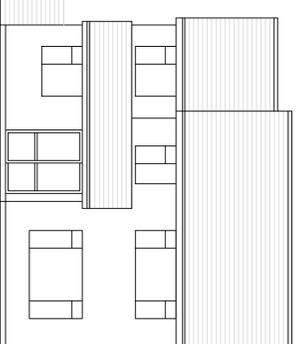
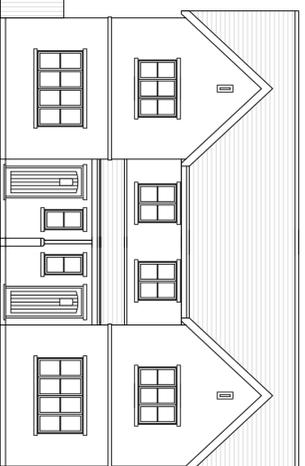
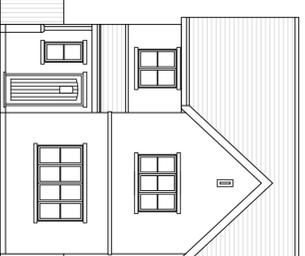
PLOT 1 - PROPOSED NORTH ELEVATION



PLOT 1 - PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION - STREET SCENE



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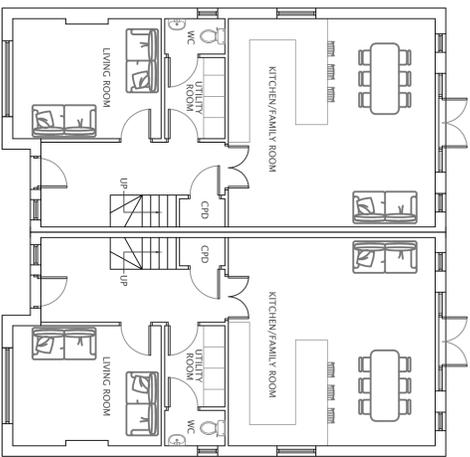
ARCHITECTURAL SERVICES - PLANNING - PROJECT MANAGEMENT

CLIENT	n/a
PROPERTY/LAND	COTSWOLD VIEW, THE REDDINGS, GL51 6RY
DRAWING TITLE	PLOT 1 - PROPOSED FLOOR PLANS & ELEVATIONS
SCALE	1:100 @ A1
DRAWN BY	MLG
DATE	JAN 2017
DRAWING NO.	17-230/04
REVISION	A

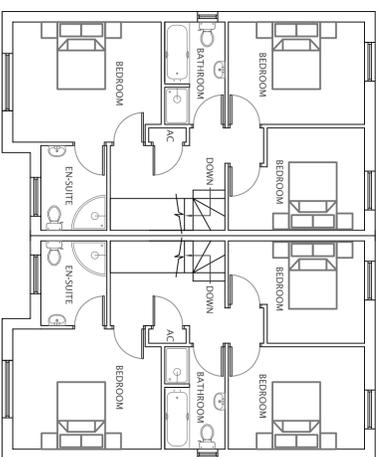
ADDITIONAL INFORMATION

SCALE BAR

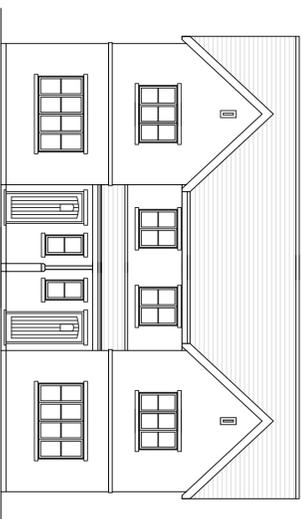




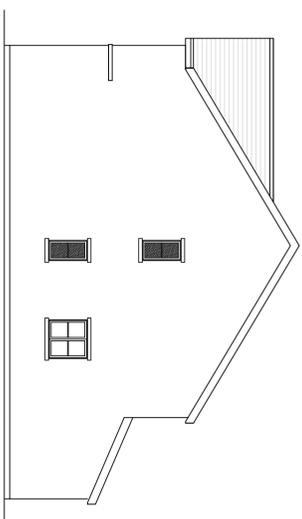
PLOT 2&3 - GROUND FLOOR PLAN



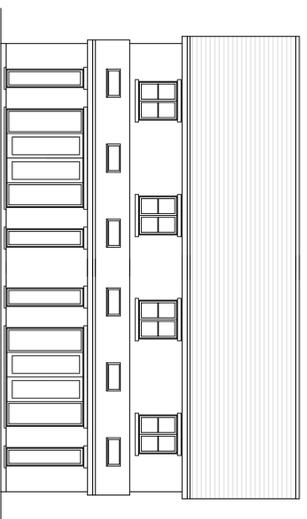
PLOT 2&3 - FIRST FLOOR PLAN



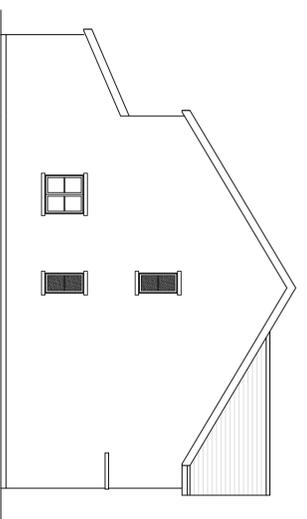
PLOT 2&3 - PROPOSED SOUTH ELEVATION



PLOT 2&3 - PROPOSED EAST ELEVATION



PLOT 2&3 - PROPOSED NORTH ELEVATION



PLOT 2&3 - PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION - STREET SCENE

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ARCHITECTURAL SERVICES - PLANNING - PROJECT MANAGEMENT

CLIENT	n/a
PROPERTY/LAND	COTSWOLD VIEW, THE REDDINGS, GL51 6RY
DRAWING TITLE	PLOT 2 & 3 - PROPOSED FLOOR PLANS & ELEVATIONS
SCALE	1:100 @ A1
DRAWN BY	MLG
DATE	JAN 2017
DRAWING NO.	17-230/05
REVISION	A

ADDITIONAL INFORMATION

