

APPLICATION NO: 17/01411/OUT	OFFICER: Miss Michelle Payne
DATE REGISTERED: 19th July 2017	DATE OF EXPIRY: 18th October 2017
WARD: Springbank	PARISH:
APPLICANT:	Finch Investments Ltd
AGENT:	Mr Philip Staddon
LOCATION:	Phase 1, Land At Old Gloucester Road, Cheltenham
PROPOSAL:	Outline application for proposed residential development of up to 90 dwellings, associated open space, landscaping and infrastructure, including new vehicular access to Old Gloucester Road

Officer Update

1. OFFICER COMMENTS

- 1.1. Members will recall that officers took the decision to defer this application from the November committee meeting. This update should therefore be read in conjunction with the officer report previously published.
- 1.2. The decision to defer the application resulted from comments received by Historic England (HE) in respect of the proposed phase 2 development on the County Council's land and the setting of a nearby Scheduled Ancient Monument (a moated site) to the north of the proposed allocation (within Tewkesbury Borough Council). These comments followed on from representations made by HE in response to the last Cheltenham Plan consultation in March; however, it should be noted that the HE representations received in response to the Cheltenham Plan consultation related to an allocation site boundary which extended north of the River Chelt up to Tewkesbury Road.
- 1.3. As anticipated, the heritage study commissioned by the Policy Team to support the local plan allocations has now been received. The report considers the setting of the scheduled monument and how best to preserve or enhance it through the allocation.
- 1.4. In reviewing the Phase 1 proposals, HE commented that, in their view, the proposed development site does not make any significant contribution to the scheduled monuments significant and that the development of this parcel of land would not cause harm to the identified Heritage Asset. The heritage assessment concurs with this view.
- 1.5. HE did however highlight concerns in respect of Phase 2 given the proximity of the site to the scheduled monument, whilst acknowledging that they had not had time to fully assess the setting or contribution the site makes to the monuments significance.
- 1.6. The desk-based heritage assessment considers that the development proposals on the western area of the site, to include Phase 2, would not harm the setting of the monument subject to the provision of a green buffer to the south of the River Chelt to provide a degree of separation between the new development and the monument. Careful consideration will also need to be given to the scale, massing, and number of dwellings.
- 1.7. Officers consider that the heritage assessment now gives the planning authority the comfort to proceed with Phase 1 of the broader allocation. It is clear that the allocation is essentially sound and that some form of development will be acceptable on Phase 2; and it this phase that will help integrate Phase 1 into the existing built-up area.

- 1.8. A further update will be provided following the vote by Council on the adoption of the Joint Core Strategy (JCS) on 11th December 2017 which, if successful, will result in the removal of this site from the Green Belt.
- 1.9. The recommendation remains to grant outline planning permission subject to a signed Unilateral Undertaking and a number of conditions relating to, but not limited to, highways, SuDs, landscaping, trees, external materials, etc. The full schedule of conditions will follow in an update.