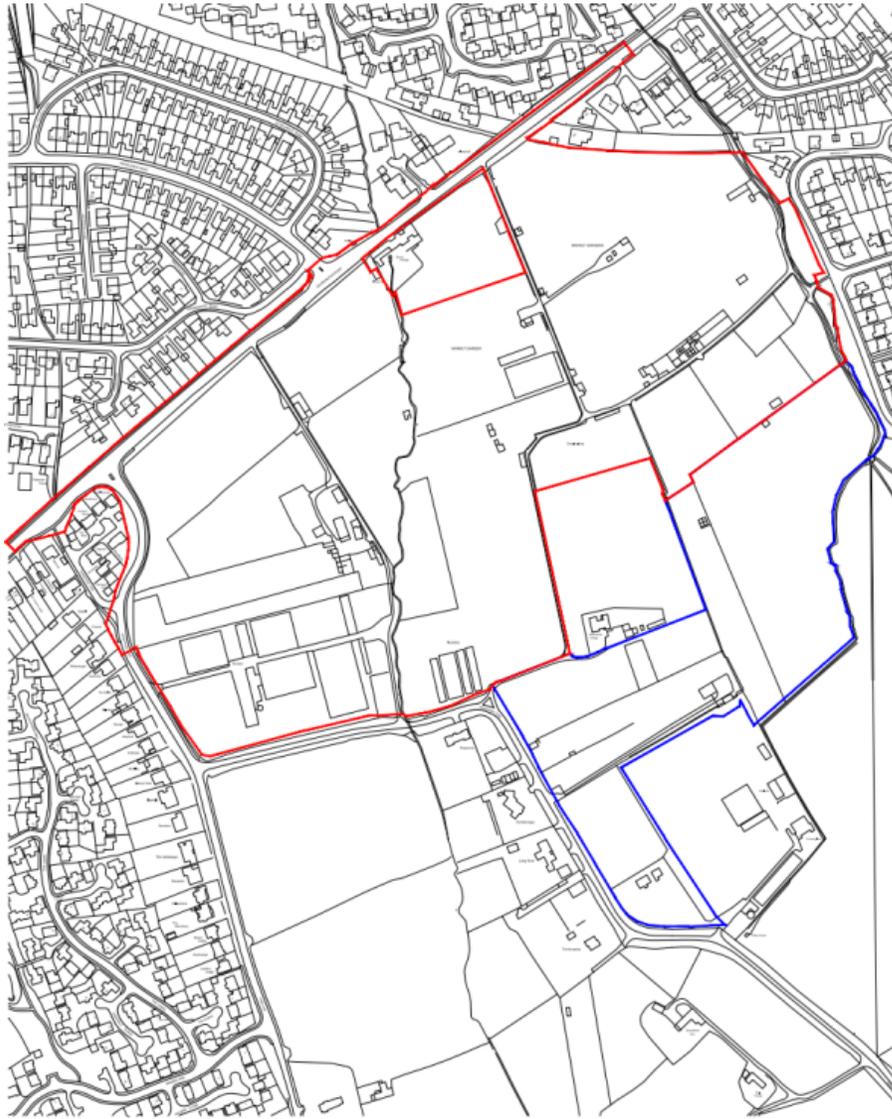


Land At Shurdington Road

20/01788/FUL

Full planning application for residential development comprising 350 dwellings, open space, cycleways, footpaths, landscaping, access roads and other associated infrastructure

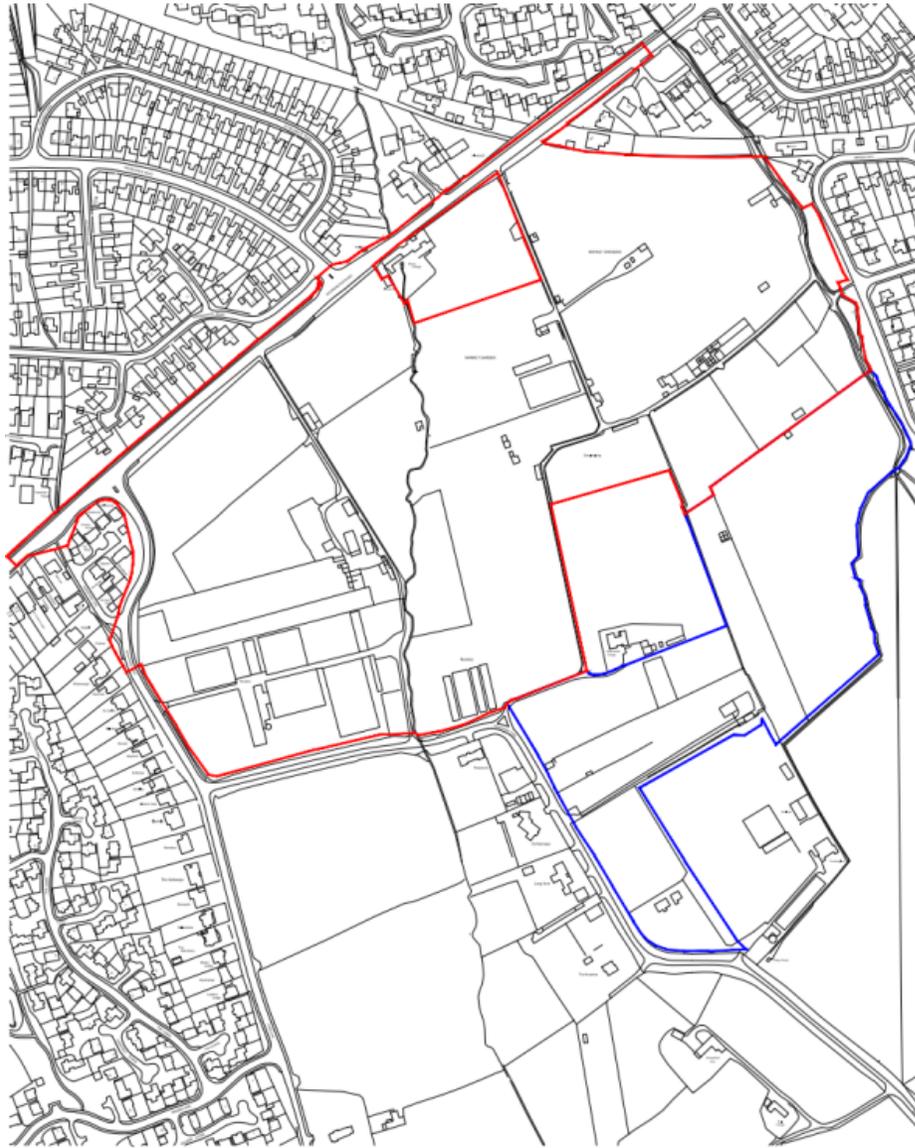
Site location plan



Google earth image



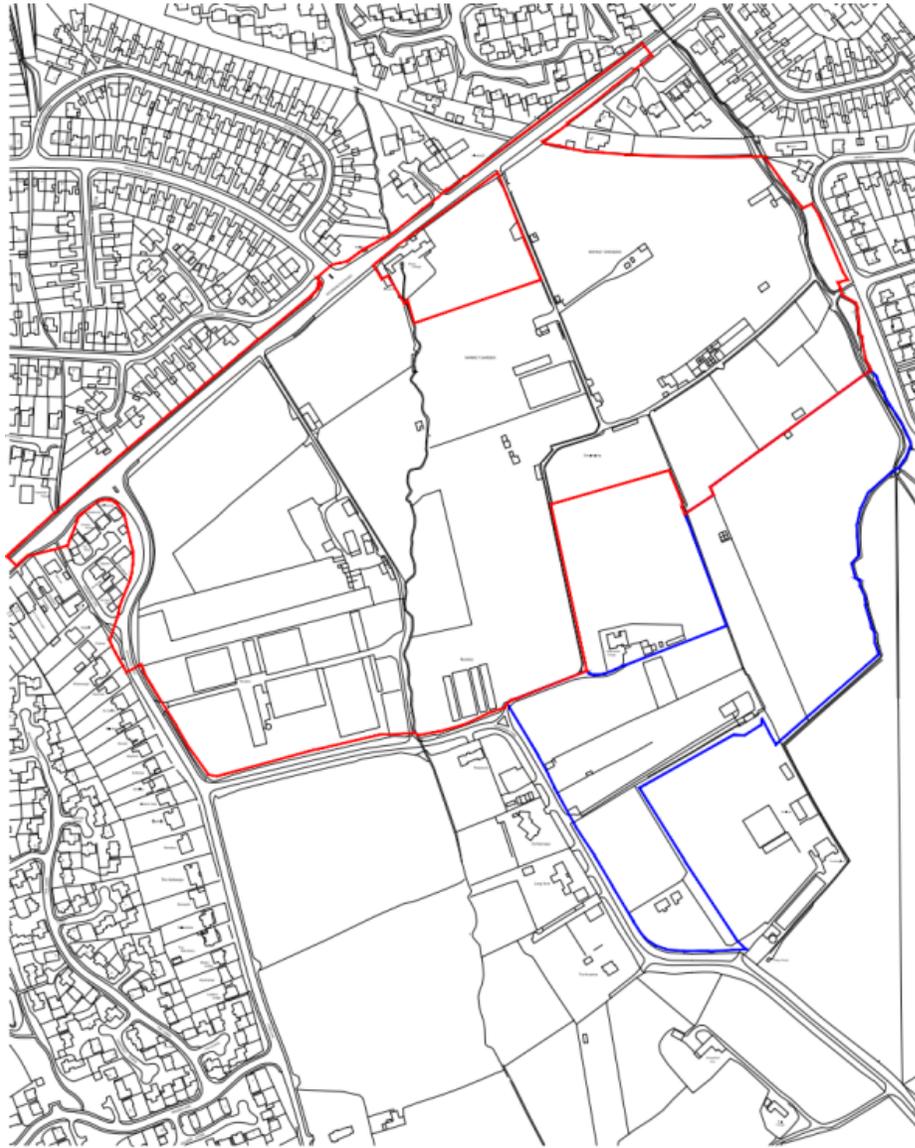
Site location



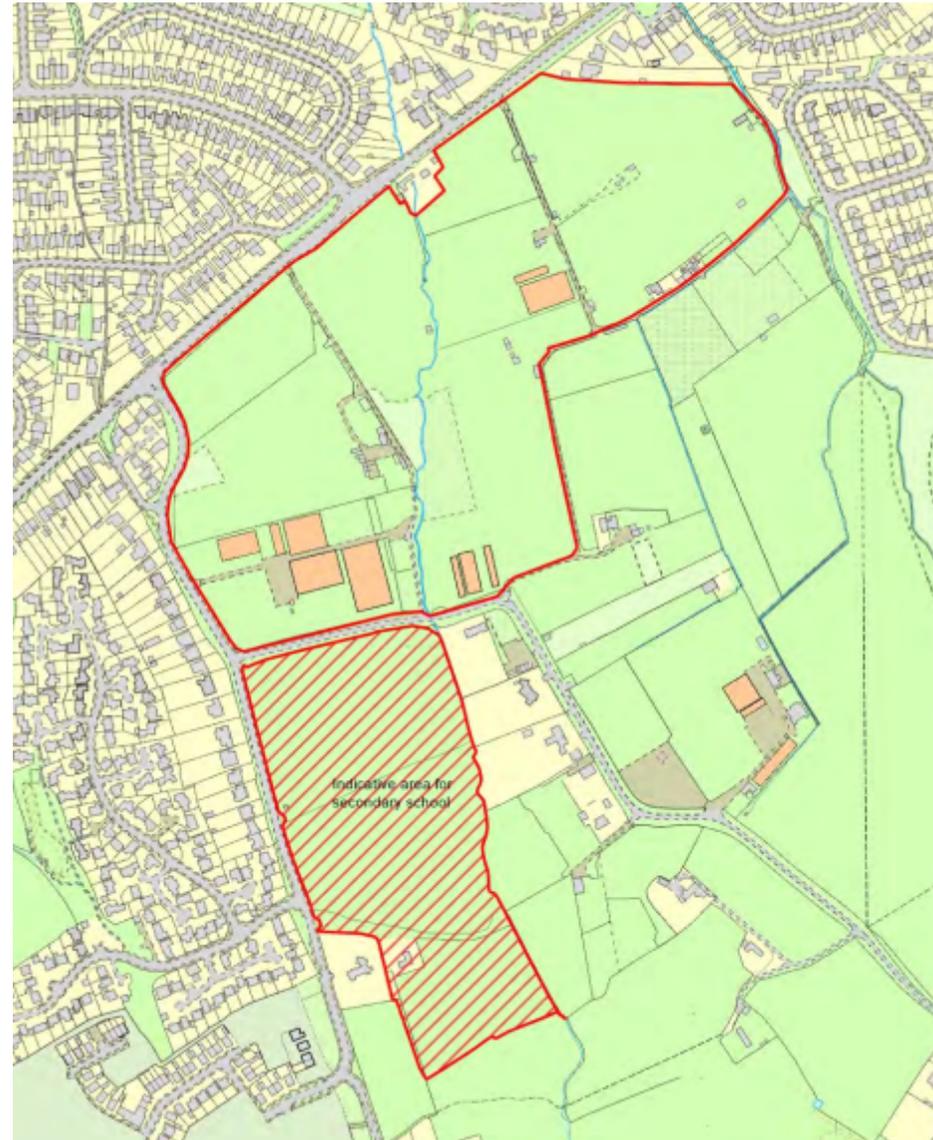
Public right of way



Site location



Leckhampton allocation MD4



Overall planning layout



Land use plan



Building heights plan



Street scenes



TYPE 20P PLOT 212 TYPE 202A PLOT 212 TYPE 20P PLOTS 20A-211



TYPE 20P PLOTS 20A-211 TYPE 112A PLOT 202 TYPE 112B PLOT 202 TYPE 112C PLOT 202 TYPE 112D PLOT 202 TYPE 112D PLOT 202 TYPE 112B PLOT 202 TYPE 112B PLOT 202 TYPE 112C PLOTS 112A-116



TYPE 10P PLOTS 10A-10H TYPE 112B PLOT 112 TYPE 112B PLOT 112 TYPE 112D PLOT 112 TYPE 112D PLOT 112 TYPE 112B PLOT 112 TYPE 112C PLOT 112

Street scenes



Typical street scene – internal street



Typical street scene – internal streets



SKTON PLOT 123 OAKWOOD PLOT 124 OAKWOOD PLOT 125 OAKWOOD PLOT 126 SKTON PLOT 127 SCHOOL ROUTE CHARACTER AREA



SKTON PLOT 113 ABLE PLOT 114 ABLE PLOT 115 ABLE PLOT 116 ABLE PLOT 117 SKTON PLOT 118



TYNE 264P PLOT 103 HARCOURT POINT PLOT 104 HARCOURT POINT PLOT 105 HARCOURT POINT PLOT 106 HARCOURT POINT PLOT 107 SKTON PLOT 108 SCHOOL ROUTE CHARACTER AREA

Typical street scene – internal streets



Typical street scenes – internal streets

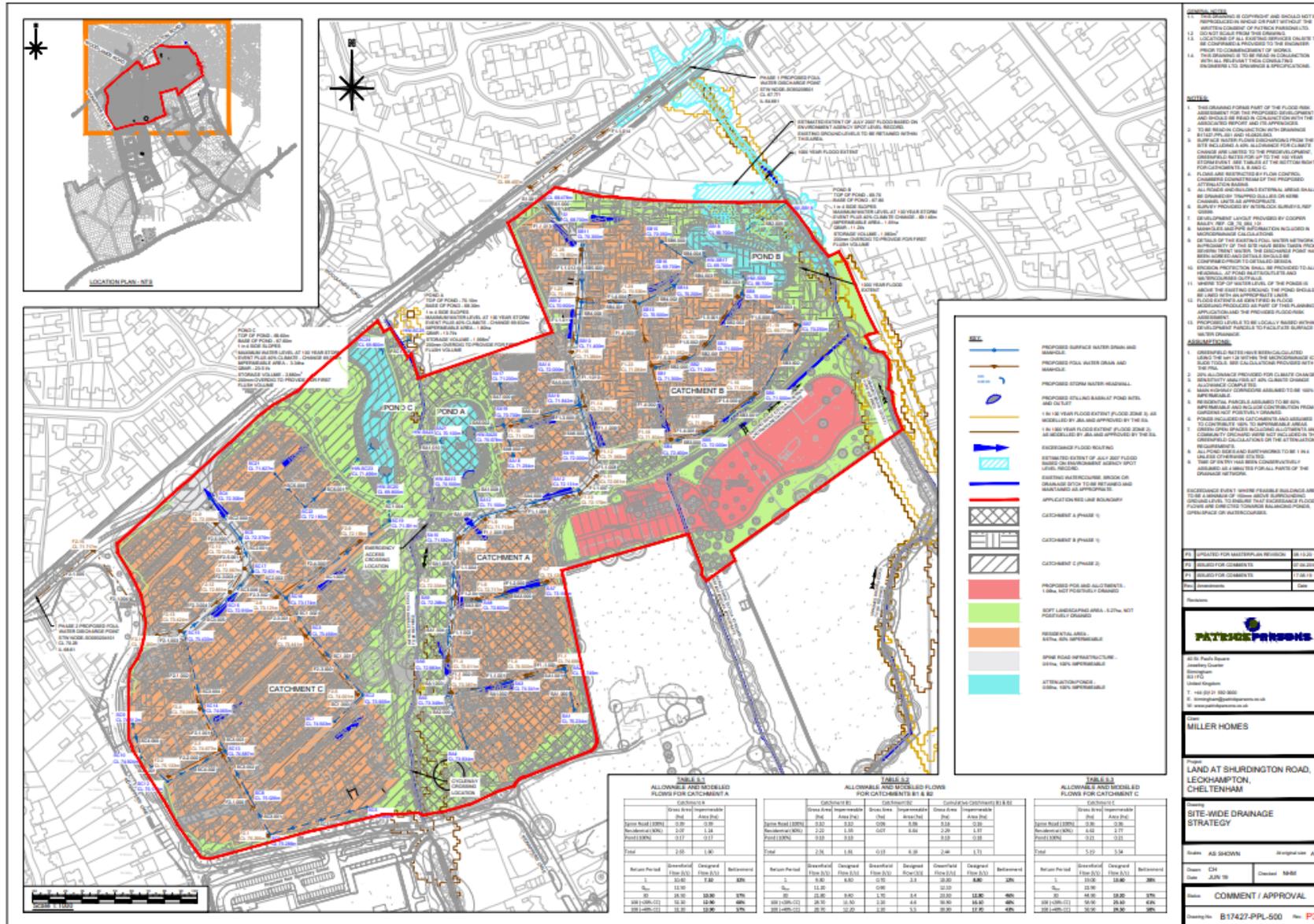


Green infrastructure strategy



Figure 6: Green Infrastructure Strategy Plan

Drainage strategy



Key Planning Matters

- principle of developing the site for housing;
- design, layout and sustainability;
- access, parking and highway safety impacts;
- drainage and flooding;
- landscape and visual impact;
- ecological impacts;
- amenity impacts;
- affordable housing and other obligations.

Summary of recommendation

The site is allocated for housing within the Cheltenham Plan; as such, the general principle of developing the site for approximately 350 houses has already been established and must be acceptable. The application proposes a policy compliant (40%) level of affordable housing; and would make a valuable contribution to the borough's housing stock.

The application has been submitted following extensive pre-application discussions, and has been subject to additional design refinements during the course of the application. Officers are therefore satisfied that the overall design and layout of the scheme is acceptable.

The sustainability credentials of the development have been improved during the course of the application to include solar PV panels and EV charging points, which will go some way to meeting Cheltenham's 'Climate Emergency' commitments, whilst ensuring that this remains a viable and deliverable scheme.

The application has been assessed by the Highways Development Management Team and no highway objection is raised subject to a number of conditions and financial obligations.

The Drainage Strategy and Flood Risk Assessment have been reviewed by the Lead Local Flood Authority, following the submission of revised information, raise no objection subject to conditions. In addition, no objection is raised by the Environment Agency or Severn Trent.

The application has also been reviewed by Natural England and Wild Service (the Council's specialist Ecology Advisor) and the ecological impacts of the proposed development have been found to be acceptable subject a number of conditions.

The landscape and visual impacts of the development have also been found to be acceptable subject to conditions.

Taking into account the economic, social, and environmental aspects of the application, officers are therefore satisfied that the proposed development would be in accordance with relevant national and local planning policy; and the recommendation is to grant planning permission subject to the schedule of conditions set out in the report and a signed s106 legal agreement