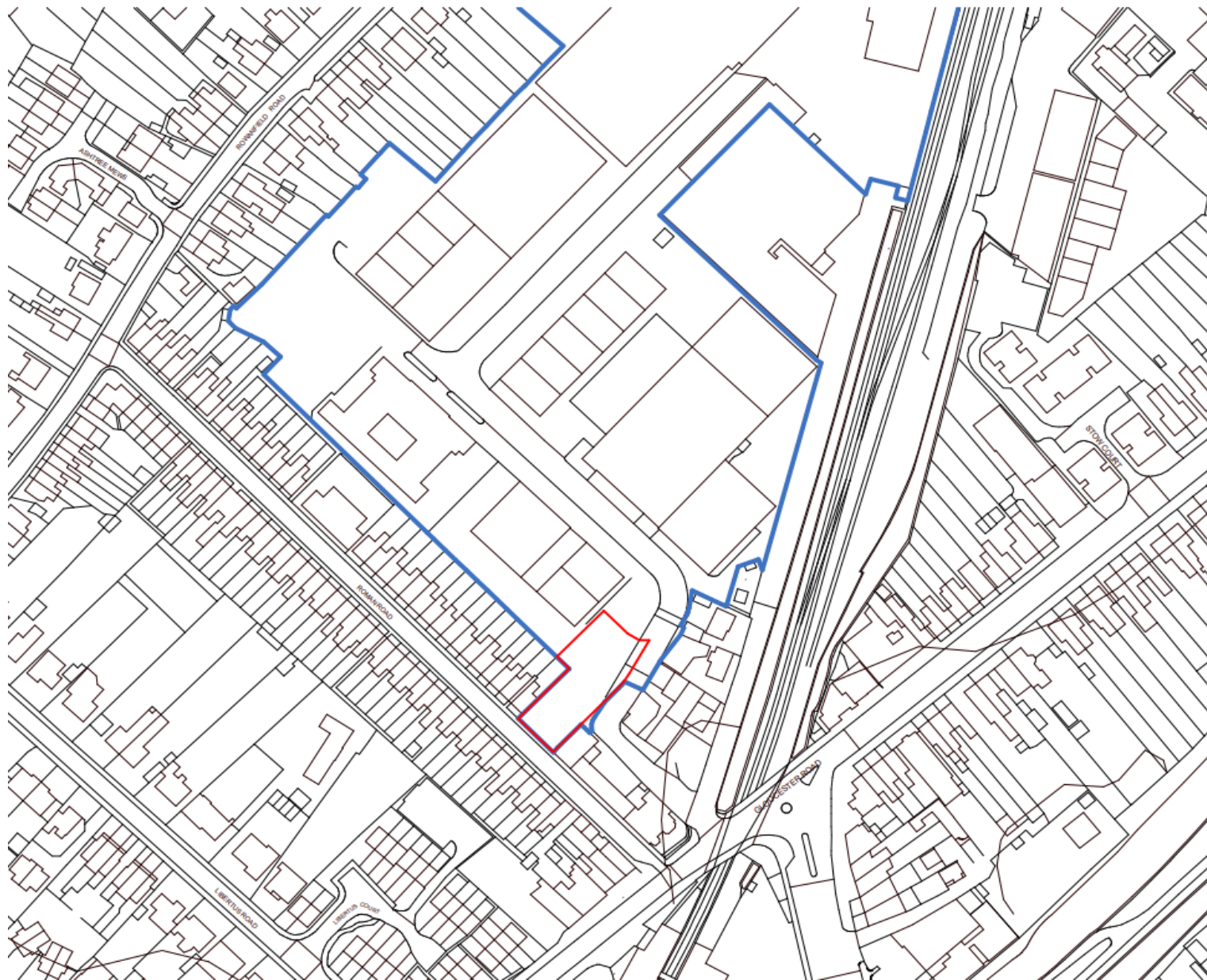


21/02828/OUT – Lansdown Industrial Estate

Proposed Development

Outline application for mixed use redevelopment at Units 23 and 30 Lansdown Industrial Estate (residential and commercial) with all matters reserved apart from access.



SCALE 1 : 1250
 0 25 50 75

Key
 — Application Boundary
 (Area: 900.16 m²)
 — Land under Applicant's Ownership

| Plot | Subsidiary for Planning | Date | DD | MDLN |
|-------------|-------------------------|----------|------|------|
| original by | SW | 30/04/21 | MDLN | |

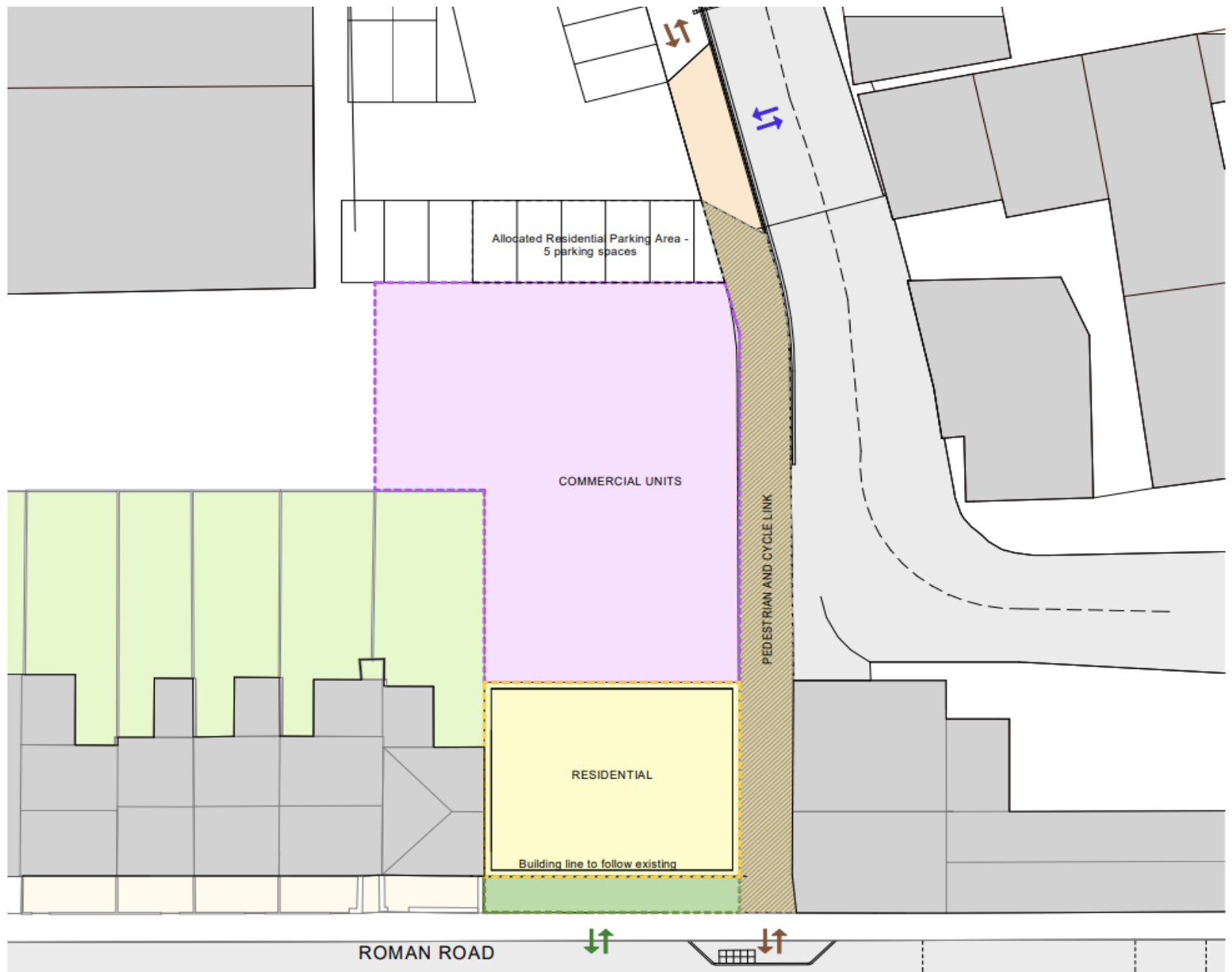
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| | |
|--|------------------|
| client name | |
| ADAPT Real Estate | |
| project | |
| Lansdown Redevelopment | |
| drawing | |
| Roman Road - Application Boundary Plan | |
| computer file | plot date |
| C:\ah\2020\2020-07-06\2020-07-06-ahp.dwg | |
| project number | scale |
| 2020.00796.000 | As indicated @A3 |
| drawing number | rev issue status |
| LDR-AHR-RO-XX-DR-A-02-000 | P01 D5 |

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy. This drawing is copyright and remains the property of AHR.

Site Location Plan



Key

-  Residential Use
- Up to 12m in height to top of the ridge and 11 to eaves
-  Commercial Use
- Up to 5m in height to top of the ridge and 3.5m to eaves
-  Front Garden - 2m minimum
-  Pedestrian and Cycle Link - 3m min.
-  Vehicular Access Point
-  Pedestrian Access Point
-  Cycle and Pedestrian Access Point

Parameter Plan

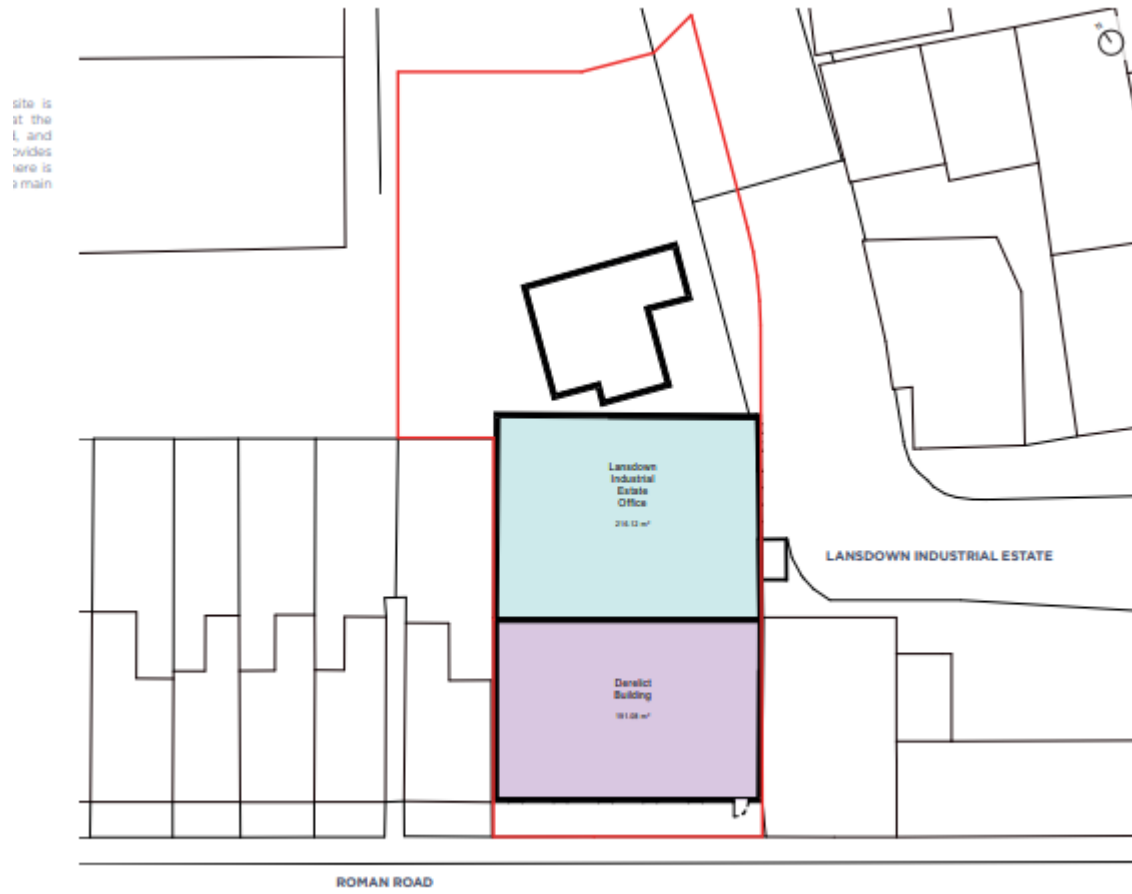


Fig. 26: Existing Buildings General Arrangement Plan



Fig. 27: Proposed Parameter Plan

Existing and Proposed (indicative) Site Layout



Fig. 27. Illustrative Car Parking Plan

Illustrative Massing



Fig. 28. Illustrative Massing

Indicative Site Layout/Design/Massing Principles



Site Photographs



Site Photographs

Key Planning Matters/Planning Balance

- **Principle of residential development – Policy SD10 of JCS**
Council's 5 Year Housing Land Supply position
- **Conformity with Policy MD1 of Cheltenham Plan**
- **Loss of Employment Land/Policy EM2 OF Cheltenham Plan**
- **Traffic/Highway safety**
Access and parking arrangements, proposed off-site highway works and cycle pedestrian link onto Roman Road
- **Ecology and biodiversity net gain**
- **Drainage and Flood risk**
- **Parameter Plan and Indicative Site Layout and Design Principles,**
- **Impact on Residential Amenity (existing adjacent properties and future occupiers)**
- **Sustainability/Renewable Energy**
- **Implementation and link with application 21/02832/OUT – s106 Obligation**

Recommendation – Permit subject to conditions

1. Reserved matters to accord with Parameter Plan – exception of residential building height fronting Road not exceeding two storeys or roof height of existing building and commercial units to rear not exceeding one storey
2. Various design details inc. external appearance, materials, BNG, landscaping, cycle and refuse storage, boundary treatment and external lighting.
3. Noise Impact Assessment
4. Construction Traffic Environmental Management Plan (CTEMP)
5. Updated Energy and Sustainability Statement
6. No gas supply