

21/02832/OUT – Lansdown Industrial Estate

Proposed Development

Outline application for the redevelopment of the northern part of Lansdown industrial estate for up to 215 dwellings with associated access roads, parking and public open space following the demolition of the existing buildings. All matters reserved except for access.



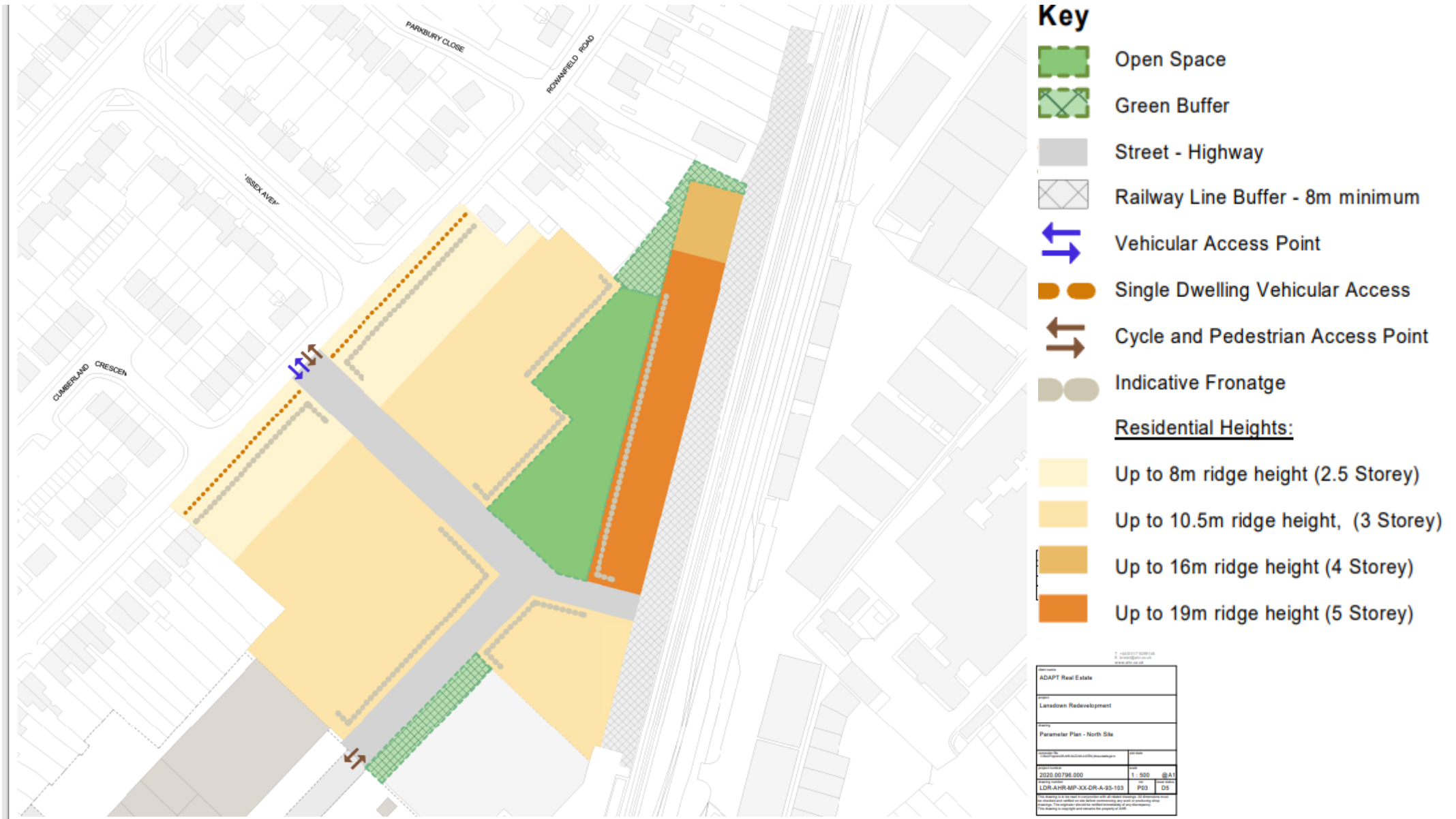
Site Location Plan

Appendix 1
Lansdown Industrial Estate,
Cheltenham

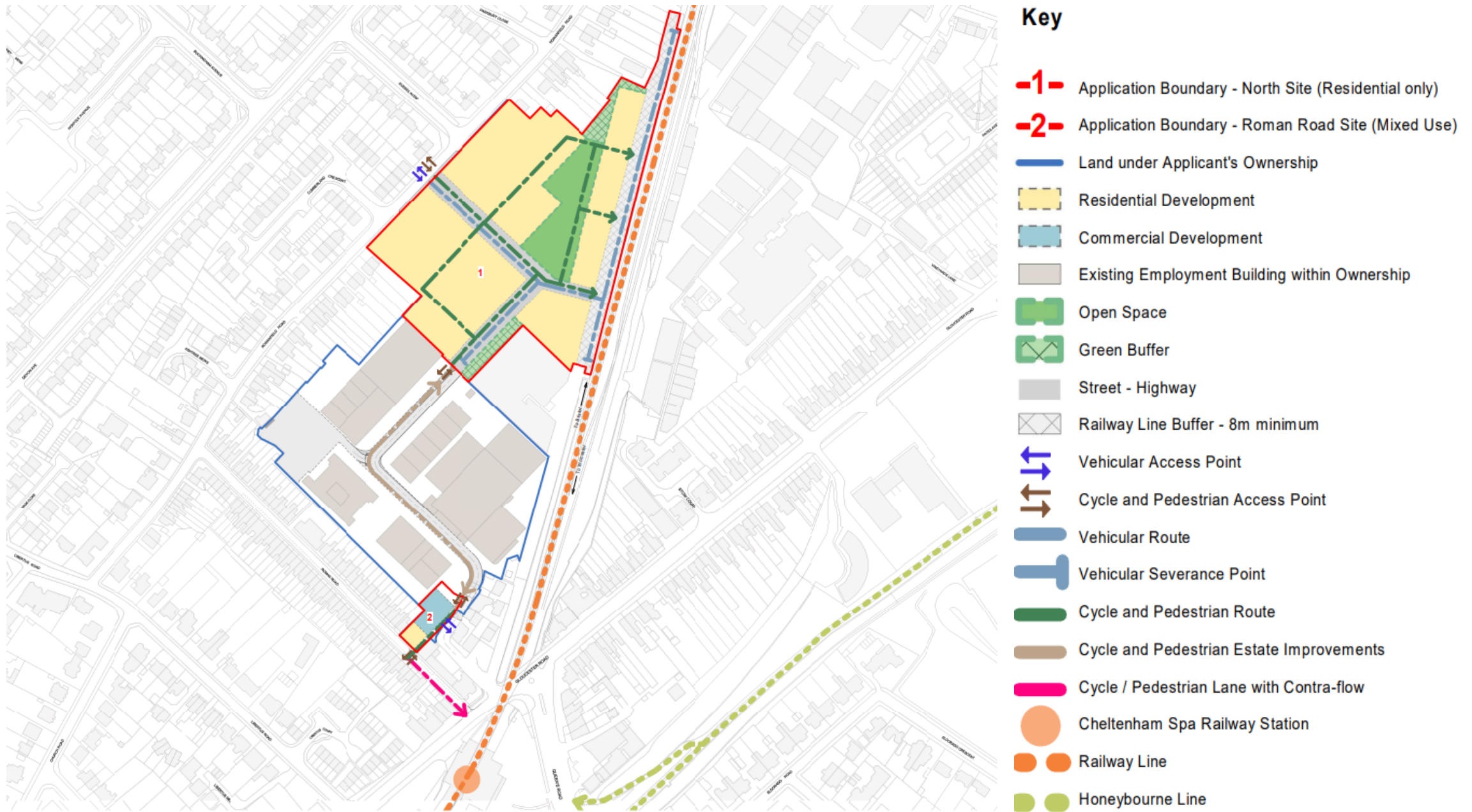


Legend

-  Industrial Estate in CWAC Ownership
-  Industrial Estate outside CWAC Ownership
-  Planning Application Area



Parameter Plan



Framework Strategy Plan- Access and Movement



| | | | | |
|------|-------------------------------|------------|------------|------|
| PC1 | Initial Masterplan | 10/12/2019 | 10/12/2019 | MDLN |
| PC2 | Neighbourhood Boundary Review | 10/12/2019 | 10/12/2019 | MDLN |
| PC3 | Outline for Planning | 10/12/2019 | 10/12/2019 | MDLN |
| PC4 | PC3 Update | 10/12/2019 | 10/12/2019 | MDLN |
| Rev | Description | Date | By | For |
| MDLN | | 11/10/21 | MDLN | |



| | |
|---|-----------|
| ADAPT Real Estate | |
| Project: Laradown Redevelopment | |
| Drawing: Illustrative Masterplan - North Site | |
| Client Ref: | Client: |
| Project Ref: | Project: |
| 2020.00796.000 | 1:500 @A1 |
| Project Name: | Scale: |
| LDR-AR-AR-XX-DR-A-03-106 | P04 D5 |

Revised Illustrative Site Layout



Site Photographs



8: View towards industrial unit access road at western site boundary

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**
- **Affordable Housing Need/Financial Viability**
- **Traffic/Highway safety**
 - Access arrangements, traffic increase/junction capacity, proposed highway improvement works and cycle pedestrian links
- **Industrial Heritage and Archaeology**
 - Including potential for retaining existing buildings(for re-use/refurbishment for both residential and employment purposes)
- **Landscaping, Ecology and Biodiversity Net Gain**
- **Drainage and Flood risk**
- **Indicative Site Layout, Parameter Plan**
- **Impact on Residential Amenity (existing adjacent properties and future occupiers)**
- **Infrastructure and community facilities provision (education and libraries), affordable housing, on and off-site open space and recreational requirements**
- **Sustainability/Renewable Energy**
- **Proposed Public Realm and Heritage Enhancements and Capital investment within southern half of industrial estate**
- **S106 Obligations/Heads of Terms**

Recommendation – Resolve to Permit subject to conditions, completion of s106 and SoS EIA Screening Opinion

1. Accordance with Parameter Plan, Framework Strategy and Illustrative Masterplan (in part)
2. Phasing of construction and demolition works
3. Implementation of off-site Highway Improvement works – cycle and pedestrian route onto Roman Road
4. Construction and Waste Management during construction
5. Compliance with Ecology Survey and submission and approval of a Landscape Environmental Management Plan (LEMP)
6. Noise Impact Assessment (impact of railway line and retained industrial units)
7. External lighting
8. Public Art and Industrial Interpretation
9. Updated Energy and Sustainability Statement and no gas supply connection to any building