

24/00251/CONDIT – OAKLEY FARM

Proposed Development

Variation of condition 13 (access arrangements onto Harp Hill and road gradients) of outline planning permission 20/01069/OUT - revised wording of condition 13 in respect of road gradient lengths.

Outline planning permission for the construction of up to 250 dwellings at Oakley Farm was granted on appeal on 5th October 2022 with all matters reserved for future consideration (layout, scale, appearance, landscaping and access).

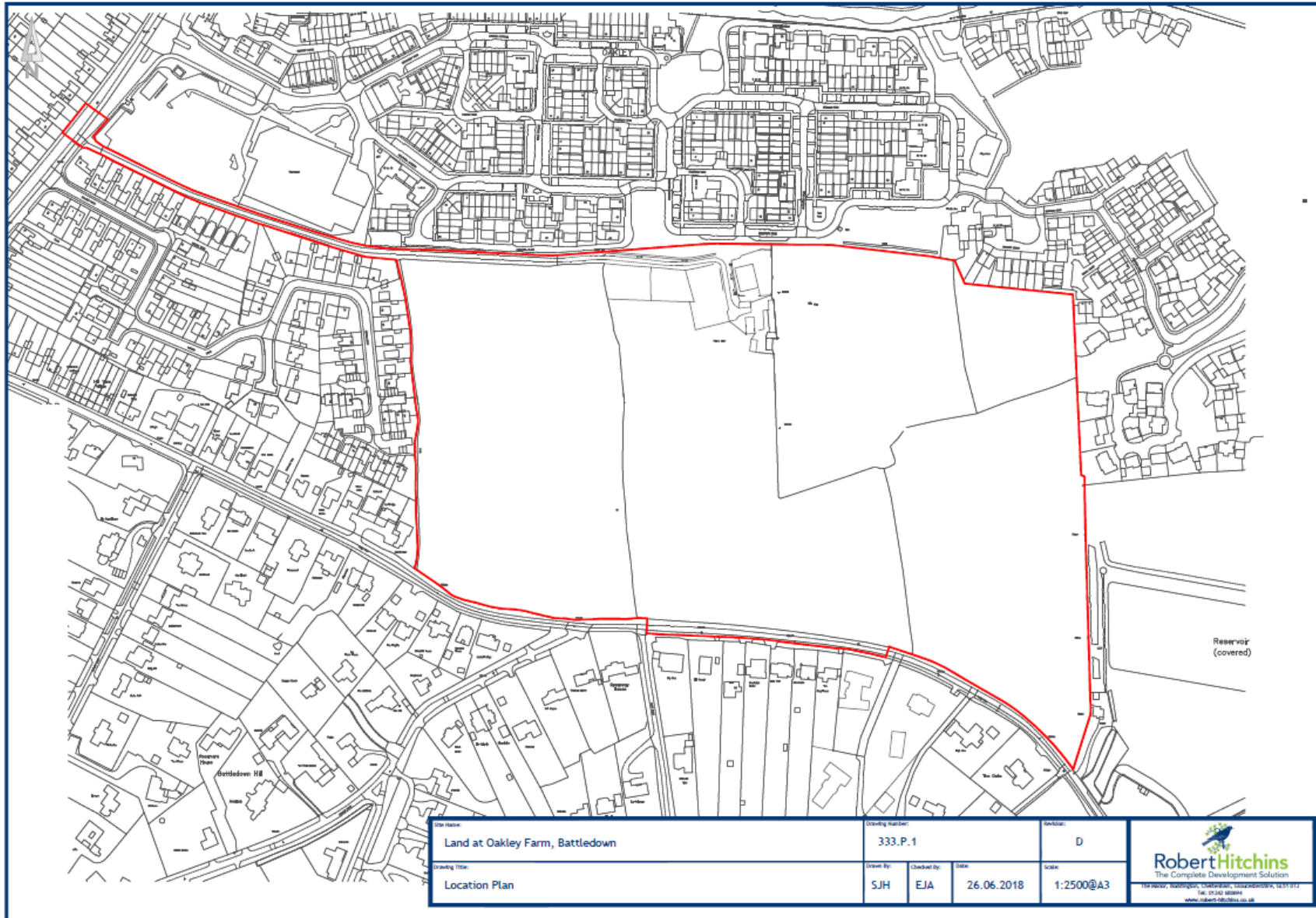
Permission subject to 31 conditions and 5 no. s106 legal agreements.

Reserved Matters Application 23/01691/REM

Application for approval of Reserved Matters (access, appearance, landscaping, layout and scale) in accordance with the terms of the outline planning permission submitted in October 2023. Details also submitted in relation to conditions 6 (phasing), 9 (Energy and Sustainability Statement), 13 (Harp Hill access junction details) and 25 (hard and soft landscaping and boundary treatment).

Application deferred at December Planning Committee – proposed access and road design failed to comply with all requirements of Condition 13

Road gradients between 1/20 and 1/12 exceeded 30 metres in length (although where gradients of 1/12 are proposed, they do not exceed 30 metres in length)



Site Location Plan



Illustrative Masterplan

Oakley Farm, Cheltenham 
 Alternative Illustrative Masterplan
 conforming to G.C.C. Design guide for
 gradients



Key

-  Site boundary
-  Existing trees
-  Existing green infrastructure
-  Native tree and shrub planting
-  Tree planting
-  Grass meadow with wildflowers
-  Herb margin
-  Arveny grass
-  Pasture retained (reinstated areas seeded with flowering lawn mixture)
-  Wetland meadow and planting to SuDS basin
-  Mown grass path through pasture
-  Area for natural play to meet EN1175 and EN1177
-  Nature trail/country park sign
-  Timber trim trail equipment and sign
-  Bench
-  Dog waste bin
-  Bound gravel footpath
-  Slope
-  Existing ground level
-  Proposed level
-  Proposed cutting, maximum gradient of 1:3
-  Main belt of screen planting - native tree/shrub mix



- Notes**
- 1) Do not scale directly from this drawing.
 - 2) This drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.
 - 3) Hatch patterns displayed on this drawing are indicative only and do not represent actual paving units or material sizes.
 - 4) All tree planting in proximity to buildings to be checked by engineers to ensure foundation detailing is appropriate.

Project	
Oakley Farm, Cheltenham	
Client	
Robert Hitchens	
Title	
Alternative Illustrative Masterplan	
Working number	Date
18017.202	B
Status	
FOR INFORMATION	
Drawn by	Checked by
DB	PH
Date	Scale @ A3
05/10/21	1:1000



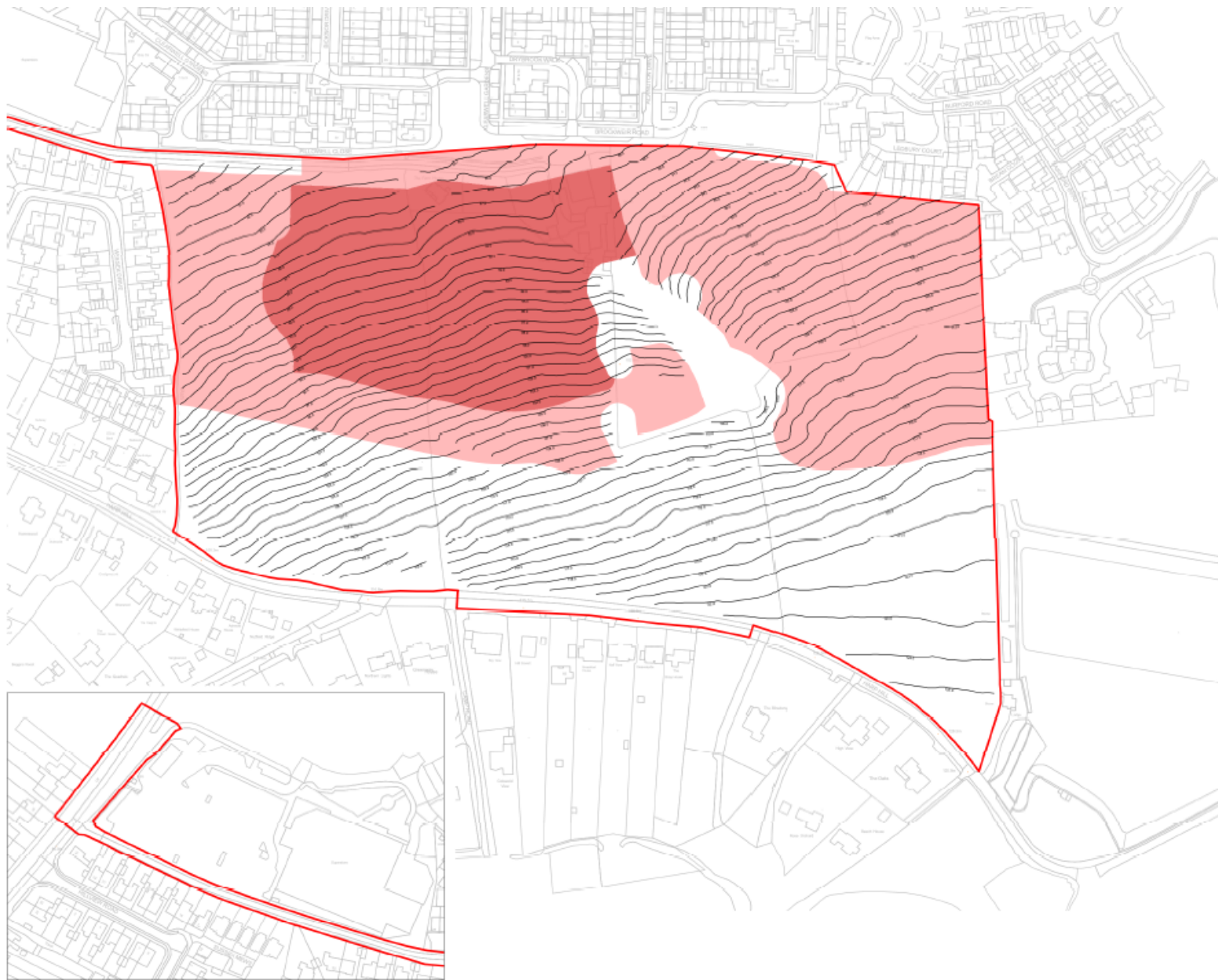
Alternative Illustrative Masterplan



LAND AT OAKLEY FARM, CHELTENHAM - FIGURE 3.1 LAND USE PARAMETER PLAN



Land Use Parameter Plan



PLANNING APPLICATION BOUNDARY
(15.29 HA)



MAXIMUM BUILDING HEIGHT UP TO 10.5M
ABOVE FUTURE GROUND LEVEL



MAXIMUM BUILDING HEIGHT UP TO 12M
ABOVE FUTURE GROUND LEVEL

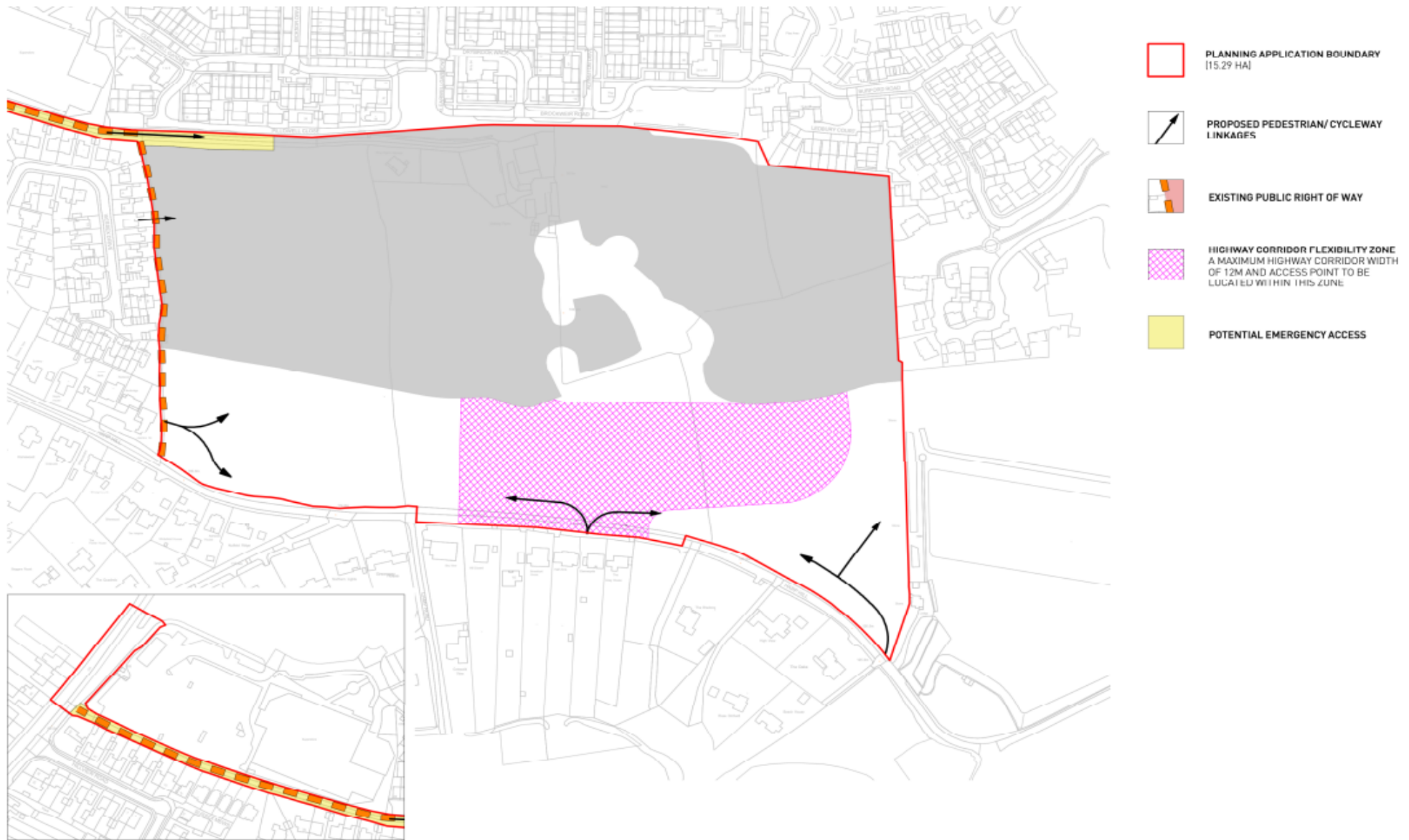


EXISTING CONTOURS AND SPOT HEIGHTS
(CONTOURS AT 1M INTERVALS)

* FUTURE GROUND LEVEL ALLOWS FOR A MAXIMUM OF 1.5M ABOVE THE EXISTING GROUND LEVEL (THIS ESTABLISHES APPROPRIATE DRAINAGE, BALANCE CUT AND FILL AND ALIGN STREET AND BUILDINGS TO CONSISTENT LEVELS).

EXTRACT AT 1:2500 SHOWING WESTERN GATEWAY

Building Heights Parameter Plan



- PLANNING APPLICATION BOUNDARY
(15.29 HA)
- PROPOSED PEDESTRIAN/CYCLEWAY LINKAGES
- EXISTING PUBLIC RIGHT OF WAY
- HIGHWAY CORRIDOR FLEXIBILITY ZONE
A MAXIMUM HIGHWAY CORRIDOR WIDTH OF 12M AND ACCESS POINT TO BE LOCATED WITHIN THIS ZONE
- POTENTIAL EMERGENCY ACCESS

EXTRACT AT 1:2500 SHOWING WESTERN GATEWAY



0 20 50 100m

LAND AT OAKLEY FARM, CHELTENHAM - FIGURE 3.4 ACCESS AND MOVEMENT PARAMETER PLAN

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | WWW.PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: CLU | APPROVED BY: P.M. EJT | DATE: 03/09/20 | SCALE: 1:2500 B/A3 | DRWG: P18-9847_02 | SHEET NO: 03 REV: F | CLIENT: ROBERT HITCHINS LTD |



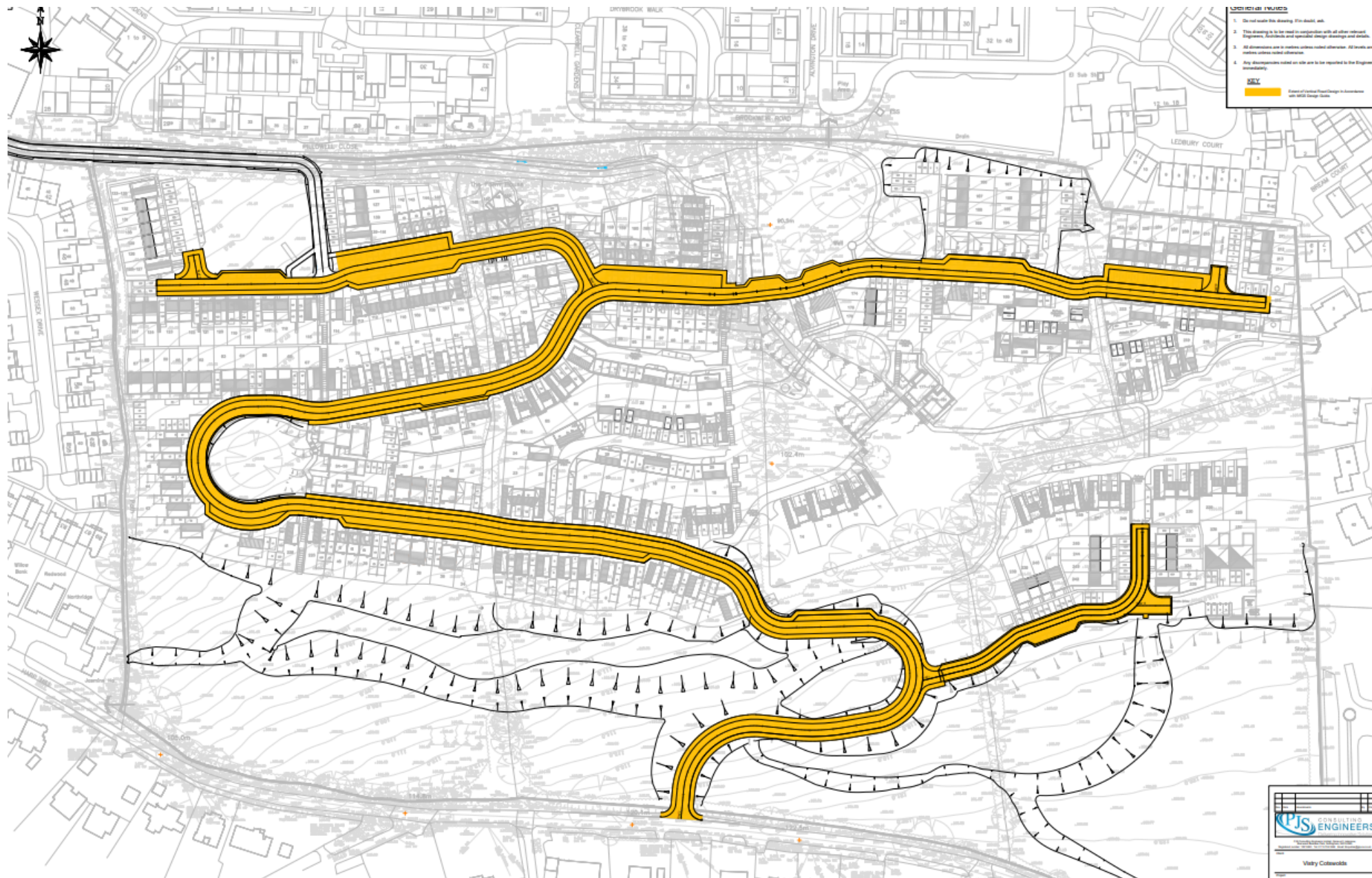
Access and Movements Parameter Plan



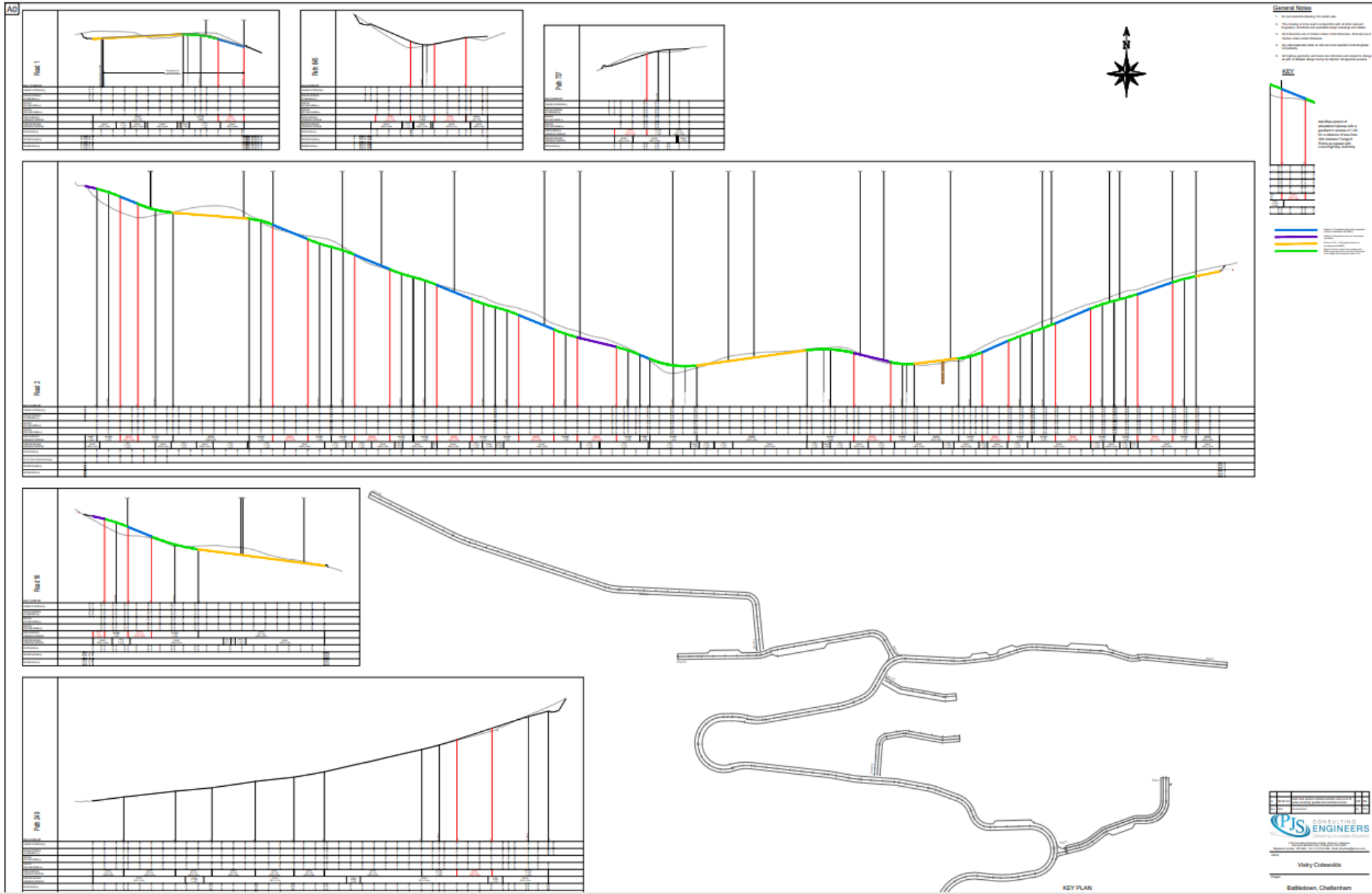
Reserved Matters Masterplan



Vertical General Alignment



Conformity with Manual for Gloucestershire Streets



Longitudinal Sections



Alternative Illustrative Masterplan Interfacing

Key Planning Matters

- **Acceptability of allowing greater flexibility in lengths of road gradients between 1/20 and 1/12 (but with gradients of 1/12 not exceeding 30 metres in length)**
- **Whether the proposed variation of Condition 13 (and subsequent reserved matters scheme) conforms with the required standards set by Manual for Gloucestershire Streets (MfGS)**
- **Road User Accessibility and Highway safety**
 - Statutory consultee response of the Highway Authority
- **Potential adverse impacts on the environment and designated heritage assets at reserved matters stage should Condition 13 remain unchanged.**
 - Wider character and landscape qualities of the Cotswold National Landscape (AONB)
 - TPO trees and other landscape features
 - Grade II listed structures at Hewlett's Reservoir and ridge and furrow landform
- **Potential impact on the amenities of neighbouring properties at reserved matters stage should Condition 13 remain unchanged**
- **Council's 5 year Housing Land Supply position and the 'tilted balance' in favour of sustainable development**

Ambiguity in the current wording of Condition 13

Counsel legal advice

Relevant sections of the appeal decision and Inspector's conclusions on road gradients

Recommendation

Recommendation is to permit and allow the variation of Condition 13 as follows:-

Notwithstanding the illustrative proposed access arrangements on to Harp Hill, as shown on Access and Movement Parameter Plan ref: P18-0847_02 Sheet No.3 rev F and the Alternative Illustrative Masterplan ref. 18017.202 Rev B, full details of the proposed access junction on to Harp Hill shall be submitted to and approved in writing by the local planning authority as part of the first reserved matters submission. The access shall be installed in accordance with the approved details and made available for use prior to the first occupation of any dwelling. **The reserved matters submissions relating to access are required to be generally designed in accordance with the Manual for Gloucestershire Streets so that maximum and minimum gradients allowable will be between 1/20 and 1/100 respectively, save that gradients between 1/20 and 1/12 are permissible, provided that where they are proposed gradients of 1/12 shall be limited to maximum lengths of 30 metres. Where gradients between 1/20 and 1/12 are proposed, and where their respective lengths exceed 30 metres, the reserved matters submissions relating to access shall include evidence, to the satisfaction of the local planning authority, that site typography and the need to retain important existing landscape features and protect both the environment and amenities of neighbouring land users, necessitate proposed gradients between 1/20 and 1/12.**

Reason: To ensure that safe and suitable access is provided for all users and is maintained in the interests of highway safety having regard to adopted policy INF1 of the Joint Core Strategy (2017) and section 9 of the NPPF (2023).