

# 23/01691/REM – OAKLEY FARM

## Proposed Development

Application for approval of Reserved Matters (details of access, appearance, landscaping, layout and scale) following outline planning permission for residential development of up to 250 dwellings and associated infrastructure, open space and landscaping and creation of a new vehicular access from Harp Hill (in accordance with the terms of the outline planning permission 24/00251/CONDIT).

Details are 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) of 24/00251/CONDIT.

# Outline Planning Permission – 20/01069/OUT & 24/00251/CONDIT

Applicant appealed against the Council's non-determination of the original outline planning application in April 2021. Putative reasons for refusal were presented to the May 2021 meeting of the Planning Committee and Members resolved to refuse outline planning permission.

Public Inquiry held between September 2021- March 2022

Appeal allowed in October 2022 and outline planning permission granted for up to 250 dwellings. Permission subject to 31 conditions and 5 no. s106 legal agreements to secure education and libraries provision, off-site highway works, management and maintenance of public open space, a financial contribution towards off-site recreation improvements and the repair of the historic east site boundary wall adjacent to Hewlett's Reservoir.

# Outline Planning Permissions – 20/01069/OUT & 24/00251/CONDIT

A s73 application submitted in February 2024 to vary the terms of Condition 13 (access arrangements and road gradients) was approved on 20<sup>th</sup> May 2024.

Amended Condition 13 allows sections of the access roads where gradients fall between 1/20 and 1/12 to exceed 30 metres in length, but subject to the applicant providing sufficient evidence that steeper road gradients across the site are necessary due to site topography and the protection of the environment and amenities of neighbouring properties.

**24/00251/CONDIT** is now the operative outline planning permission in respect of the current reserved matters proposals.

# Outline Planning Permission –24/00251/CONDIT (& 20/01069/OUT)

Key conditions of outline planning permission 24/00251/CONDIT.

**Condition 5** requires that reserved matters details shall be in substantial accordance with 4 Parameter Plans:-

- Land Use (defines the areas for structural landscaping and public open space)
- Green Infrastructure
- Access and Movement (includes the Highway Corridor Flexibility Zone for the Harp Hill main vehicular access/junction)
- Building Heights (limits ridge heights to no more than 10.5 and 12 metres within specified areas of the site)

# Outline Planning Permission – 24/00251/CONDIT (&20/01069/OUT)

## Condition 5

Reserved matters details shall be in general accordance with the design and layout principles of the Alternative Illustrative Masterplan in respect of:-

- Structural landscaping and public open space shown on the Land Use Parameter plan
- Design and alignment of the main vehicular access and junction within Harp Hill within the Highway Corridor Flexibility Zone of the Access and Movement Parameter Plan

# Outline Planning Permission – 24/00251/CONDIT (&20/01069/OUT)

## Condition 13

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 there are proposed gradients of 1/12, these 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 topography, the need to retain important existing landscape features, and to protect both the environment and amenities of neighbouring land users, necessitate gradients of between 1/20 and 1/12.



Site Location Plan



Site Location/Arial View





View from Harp Hill looking north and east to Cheltenham, Hewlett's Reservoir and the AONB

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EXTRACT AT 1:2500 SHOWING WESTERN GATEWAY

-  **PLANNING APPLICATION BOUNDARY**  
(15.29 HA)
-  **BUILT DEVELOPMENT**  
(TO INCLUDE AMENITY GREEN SPACE, INCIDENTAL INFORMAL OPEN SPACE, PLAY AREAS, SUSTAINABLE URBAN DRAINAGE SYSTEMS, ROADS AND LANDSCAPING)
-  **GREEN INFRASTRUCTURE**  
(TO INCLUDE SUSTAINABLE URBAN DRAINAGE, INFORMAL FOOTWAYS, FOOTWAYS, CYCLEWAYS AND POTENTIAL EMERGENCY ACCESS)
-  **HIGHWAY CORRIDOR FLEXIBILITY ZONE**  
A MAXIMUM HIGHWAY CORRIDOR WIDTH OF 12M AND ACCESS POINT TO BE LOCATED WITHIN THIS ZONE
-  **TREE PRESERVATION ORDER TREES**  
PRECISE CANOPY TO BE DETERMINED BY DETAILED SURVEY

# 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

**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
-  Amenity grass
-  Pasture retained / reinstated areas seeded with flowering leam 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

**Scale**



- 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 Name		Oakley Farm, Cheltenham	
Client		Robert Michie	
Project Type		Alternative Illustrative Masterplan	
Reference	18017_202	Sheet	B
FOR INFORMATION			
Drawn by	Checked by	Date	Scale
DB	PH	05/10/21	1:1000



Alternative Illustrative Masterplan of Outline Planning Application



Reserved Matters Proposed Site Layout



Landscape Master Plan



Landscape Framework Plan



Street Scene Elevations – Upper Central/Oak Tree





This drawing should be read in conjunction with reports by Nexus Planning and the following drawings: Landscaping strategy and detail by JDP Group; Ecology by Ecology Solutions; Arboriculture by Savel Arboriculture Ltd; and engineering drawings by JUS Engineering for completeness. Indicative PV panels to respond to plot orientation and subject to sustainability requirements.

## Street Scene Elevations – Central



*This drawing should be read in conjunction with reports by Hensel Planning and the following drawings: Landscape strategy and detail by IDP Group; Ecology by Ecology Solutions; Arboriculture by Seed Arboriculture Ltd; and engineering drawings by PJS Engineering for completeness. Indicative PV panels to respond to plot orientation and subject to sustainability requirements.*

## Street Scene Elevations – Lower/SUDS Pond



R R  
1:200



S S  
1:200



AE AE  
1:200



T T  
1:200



U U  
1:200

*The drawing should be read, by Nexus Planning and the its strategy and detail by IDP Gs Siskovic, Architectural by S engineering drawings by PLUS completeness. Indicative PV, orientation and subject to aus*

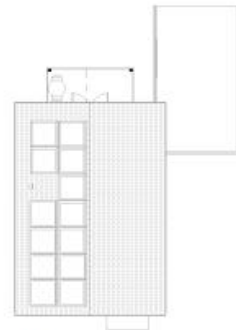
## Street Scene Elevations – Central East



Street Scene Elevations – Lower North East



1141 FF  
1 : 100



1141 Roof  
1 : 100



1141 Front Elevation A  
1 : 100



1141 Rear Elevation A  
1 : 100



1141 GF  
1 : 100



1141 Side Elevation A  
1 : 100



1141 Side Elevation 2 A  
1 : 100



1141 LGF  
1 : 100

The annotations to plot(s) below, include reference to the material/finish. Elevations apply to the following plot(s):  
Type A - 76, 78, 80, 81, 82, 83  
Grass Internal Area for this House Type: 120sqm  
Beds: 3 Bed 5 Person  
Standards: NDSG and MGS

This drawing should be read in conjunction with the proposed site plan and street sections for completeness.

**Materials**

**Roof Finishes**

**Tiled Roof:** Men Made Tile Smooth, Colour Grey.  
**Minerard Roof:** Standing Seam Cladding, Colour Grey  
**Fascia:** Cedar Sedge colour Dark Grey  
**Rainwater Goods:** uPVC Gutters, Downpipes and Fascia Soffit with matching finish, Colour Dark Grey  
**PV:** Roof mounted solar photovoltaics. Illustrative PV panel positioned to respond to plot orientation.

**Walls**

**External Brick Walls:** Brick with projecting and/or solid course detailing to eave level and minimal. Colour Buff Brick with Dark Buff Mortar or similar.  
**External Render Walls:** Soft render palette or render colour to facade to eave depth and valley. Colour to complement Brick and Stone be agreed with samples on site.  
**External Stone Walls:** Coursed rubble stone with ashlar string bond. Cotswold coloured reconstituted stone masonry with Dark Buff Mortar or similar.  
**External Chalk Walls:** Dark Grey Vertical Cladding Board  
**ASHP:** ASHP to be installed outside the rear of the house, the unit will be fitted to a wall or placed on the ground to respond to plot. All parts of the air source heat pump must be at least one metre from the property boundary.

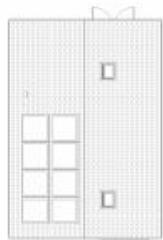
**Windows and Screens**

**Windows:** uPVC Double Glazed Window Units, Colour Grey. Obscure Glazing to Bedrooms, Corridors and WCs.  
**Front Entrance Door:** Composite door with glazed panel, Colour Grey  
**Garage Door:** Composite door with glazed panel, Colour to match External Chalk Wall  
**Door Canopy:** Grey GFR Canopy  
**Glazed Patio & Fold Doors:** Double Glazed, Colour Grey

Hazel - split level house type



1146 FF  
1 : 100



1146 Roof  
1 : 100



1146 Front Elevation A  
1 : 100



1146 Front Elevation B  
1 : 100



1146 Rear Elevation A  
1 : 100



1146 Rear Elevation B  
1 : 100



1146 GF  
1 : 100



1146 Side Elevation A  
1 : 100  
To plot 116



1146 Side Elevation B  
1 : 100



1146 Side Elevation 2 A  
1 : 100  
To plot 113



1146 Side Elevation 2 B  
1 : 100

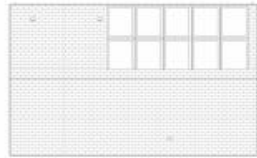


1146 LGF  
1 : 100

The annotations to plot(s) below, including reference to the material finish elevations applies to the following plot(s)  
Type A - 106, 112  
Type B - 114, 115  
Gross Internal Area for this House Type: 111sqm  
Bed: 3 Bed 6 Persons  
NDG5  
MAG2

This drawing should be read in conjunction with the proposed site plan and street sections for completeness.  
**Materials**  
**Roof Finishes**  
Tiled Roof: Man-Made Tile Smooth, Colour Grey.  
Mansard Roof: Standing Seam Cladding, Colour Grey.  
Fascia: Galvalume Colour Dark Grey.  
Battens/Gutters: uPVC Gutters, Downpipes and Fascia Gutter with matching finish. Colour Dark Grey.  
PV: Roof mounted solar photovoltaics, illustrative PV panel positioned to respond to plot orientation.  
**Walls**  
External Brick Walls: Brick with projecting and/or soldier course detailing to string band and material. Colour Buff Brick with Dark Buff Mortar or similar.  
External Render Walls: Soft render palette of render colours to facilitate to add depth and variety. Colour to complement Brick and Stone as agreed with samples on site.  
External Stone Walls: Coursed rubble stone with ashlar string band. Coloured coloured reconstructed stone masonry with Dark Buff Mortar or similar.  
External Clad Walls: Dark Grey Vertical Cladding Board.  
AIRSP: AIRSP to be installed outside the rear of the house, the unit will be fitted to a wall or placed on the ground to respond to plot. All parts of the air source heat pump must be at least one metre from the property boundary.  
**Doors and Windows**  
Windows: uPVC Double Glazed Window Units, Colour Grey. Obscure Glazing in Bathrooms, Shower and WC.  
Front Entrance Door: Composite door with glazed panel. Colour Grey.  
Garage Door: Composite door with glazed panel. Colour to match External Clad Wall.  
Door Canopy: Gray GFR Canopy.  
Glazed Patio or Fold Doors: Double Glazed, Colour Grey.

# Hazel - split level house type



1165 Roof  
1: 100



1165 Front Elevation A  
1: 100



1165 Front Elevations B  
1: 100



1165 Side Elevation 2 A  
1: 100



1165 Side Elevation 2 B  
1: 100



1165 FF  
1: 100



1165 Side Elevation A  
1: 100



1165 Side Elevation B  
1: 100



1165 Rear Elevation A  
1: 100



1165 Rear Elevations B  
1: 100



1165 GF  
1: 100



1165 Side Elevation Blank to Block 89  
1: 100

The annotations to plans below, include reference to the material finish. Elevations apply to the following energy:  
Type A - 26, 28, 48, 60  
Type B - 67  
Gross Internal Area for this House Type: 100sqm  
Bed: 3 Bed 5 Persons  
Standard: NDSS, M(2)

This drawing should be used in conjunction with the proposed site plan and street sections for completion.

**Materials**

**Roof Finishes**

Roof: Asphalt Tiles Smooth, Colour Grey  
Roof: Standing Seam Cladding, Colour Grey  
Fascia: Gable barge colour Dark Grey  
Roofline: Gable, uPVC Gutters, Downpipes and Fascia Soffit with matching finish, Colour Dark Grey  
PV: Roof mounted solar photovoltaics. Illustrative PV panel positioned to respond to plot orientation

**Walls**

**External Brick Walls:** Brick with projecting and/or corbel course detailing to eaves band and internal, Colour Buff Brick with Dark Buff Mortar or similar.  
**External Render Walls:** Soft render palette of render colours to facades to add depth and variety. Colour to complement Brick and Stone be agreed with samples on site.  
**External Stone Walls:** Coursed rubble stone with ashlar string band. Coloured coloured interlocking stone masonry with Dark Buff Mortar or similar.  
**External Clad Walls:** Dark Grey Vertical Cladding Board  
**ADAP:** ADAP to be installed outside the rear of the house, the unit will be fitted to a wall or placed on the ground to respond to plot. All parts of the air source heat pump must be at least one metre from the property boundary.

**Windows and Doors**

Windows: uPVC Double Glazed Window Units, Colour Grey, Obscure Glazing to Bathrooms, Shower and WCs.  
Front Entrance Door: Composite door with glazed panel, Colour Grey  
Garage Door: Composite door with glazed panel, Colour to match External Clad Wall  
Door Canopy: Grey GMP Canopy  
Glass/Patio Bi-Fold Doors: Double Glazed, Colour Grey

## Spruce - split level house type



1166 FF  
1 : 100



1166 Front Elevation  
1 : 100



1166 Side Elevation  
1 : 100



1166 GF  
1 : 100



1166 Rear Elevation  
1 : 100



1166 Side Elevation1  
1 : 100



The annotations to plot(s) below, includes reference to the material/finish. Elevations apply to the following plot(s):  
30, 31, 32, 33

Gross Internal Area for the House Type: 110sqm

Beds: 2 Bed 5 Persons

NDSS

MA01

This drawing should be read in conjunction the proposed site plan and street sections for completeness.

**Materials**

**Roof Finishes**

**Tiled Roof:** Man Made Tile Smooth Colour Grey

**Aluminum Roof:** Standing Seam Cladding Colour Grey

**Fascia:** Gable design colour Dark Grey

**Downpipe Gablets:** uPVC Gablets, Downpipes and Fascia Soffit with matching finish. Colour Dark Grey

**PV:** Roof mounted solar photovoltaic. Illustrative PV panel positioned to respond to plot orientation

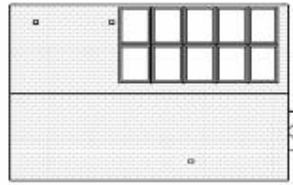
**Walls**

**External Brick Walls:** Brick with projecting and/or soldier course detailing to eaving band and material. Colour Buff Brick with Dark Buff Mortar or similar.

**External Boundary Walls:** Brick masonry outside of boundary structure in finished or well dressed wall finish.

## Spruce - split level house type





1170 Roof  
1: 100



1170 FF  
1: 100



1170 GF  
1: 100



1170 Front Elevation - A  
1: 100



1170 Front Elevation - Stone B  
1: 100



1170 Side Elevation  
1: 100



1170 Side Elevation 1 - Stone  
1: 100



1170 Side Elevation 2  
1: 100



1170 Side Elevation 2 - Stone  
1: 100



1170 Rear Elevation  
1: 100



1170 Rear Elevation - Stone  
1: 100

The annotations to plot(s) below, include reference to the material finish. Elevations apply to the following plots:  
Type A - 188, 203  
Type B - 235  
Gross Internal Area for this House Type: 100 sqm  
Bed: 3 Bed 5 Persons  
Standard: NDSS, M4(2)

This drawing should be read in conjunction the proposed site plan and street sections for completeness.

**Materials**

**Roof Finishes**

**Tiled Roof:** Man-Made Tile Smooth, Colour Grey  
**Mineral Roof:** Standing Seam Cladding, Colour Grey  
**Fascia:** Gable barge colour Dark Grey  
**Rainwater Goods:** uPVC Gutters, Downpipes and Fascia Soffit with matching finish, Colour Dark Grey  
**PV:** Roof mounted solar photovoltaics. Illustrative PV panel positioned to respond to plot orientation.

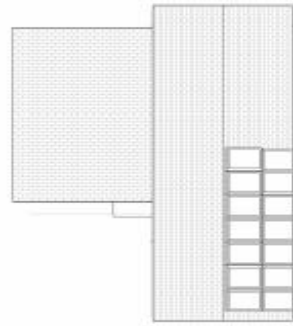
**Walls**

**External Brick Walls:** Brick with projecting and/or soldier course detailing to eave band and material. Colour Buff Brick with Dark Buff Mortar or similar.  
**External Render Walls:** Soft render palette of render colours to texture to add depth and variety. Colour to compliment Brick and Stone be agreed with samples on site.  
**External Stone Walls:** Coursed rubble stone with ashlar string band. Cotswold coloured.

## Spruce - side garden house type



1241 SF  
1 : 100



1241 Roof  
1 : 100



1241 - Front Elevation  
1 : 100



1241 - Side Elevation 1  
1 : 100



1241 FF  
1 : 100



1241 - Side Elevation 2  
1 : 100



1241 - Rear Elevation  
1 : 100



1241 GF  
1 : 100

The annotations to plot(s) below, includes reference to the material finish. Elevations applies to the following plot(s):  
 House: 11, 14, 231, 246, 250  
 No side windows to Side Elevation 2 for houses 12, 13, 226, 228, 235, 247, 248, 249  
 Gross Internal Area for this House Type: 100 sqm  
 Beds: 4 Bed (6 Persons)  
 Standards: NDS5 & 8M(2)

This drawing should be read in conjunction with the proposed site plan and street sections for completeness.

**Materials**  
**Roof Finishes**  
 Tiled Roof: Man-Made Tile Smooth, Colour Grey  
 Mansard Roof: Standing Seam Cladding, Colour Grey  
**Facades**: Gable eaves colour Dark Grey  
**Rainwater Goods**: uPVC Gutters, Downpipes and Fascia Soffit with matching finish. Colour Dark Grey  
**PV**: Roof mounted solar photovoltaic. Illustrative PV panel positioned to respond to plot orientation.

**Walls**  
**External Brick Walls**: Brick with projecting and/or visible course detailing to string bond and material. Colour Buff Brick with Dark Buff Mortar or similar  
**External Render Walls**: Soft render palette of render colours to facades to add depth and variety. Colour to complement Brick and Stone be agreed with samples on site.  
**External Stone Walls**: Coursed rubble stone with ashlar string bond. Cotswold coloured reconstructed stone masonry with Dark Buff Mortar or similar.  
**External Clad Walls**: Dark Grey Vertical Cladding Board  
**ASHP**: ASHP to be installed outside the rear of the house, the unit will be fixed to a wall or placed on the ground to respond to plot. All parts of the air source heat pump must be at least one metre from the property boundary.

**Chimneys and Groundwork**  
**Windows**: uPVC Double Glazed Window Units, Colour Grey. Obscure Glazing to Bathrooms, Ensuites and WCs.  
**Front Entrance Door**: Composite door with glazed panel. Colour Grey

4 bed - step up slope with timber



1621 Front Elevation A  
1 : 100

1621 Front Elevation - B Stone  
1 : 100

1621 Side Elevation A  
1 : 100

1621 Side Elevation B - Stone  
1 : 100



1621 Rear Elevation  
1 : 100

1621 Rear Elevation - Stone  
1 : 100

1621 Side Elevation C  
1 : 100

1621 Side Elevation D - Stone  
1 : 100

Beech – gable fronted house type



1260 SF  
1: 100



1260 Roof  
1: 100



1260 Front Elevation  
1: 100



1260 Rear Elevation  
1: 100



1260 FF  
1: 100



1260 Side Elevation 1  
1: 100



1260 Side Elevation 2  
1: 100



The annotations to plot(s) below, includes reference to the material finish. Elevations applies to the following plot(s):  
 Houses 15, 22, 23  
 No Side Elevation 2 windows to house 16  
 Gross Internal Area for this House Type: 177 sqm  
 Beds: 5 Bed 8 Persons

This drawing should be read in conjunction the proposed site plan and street sections for completeness.

**Materials**

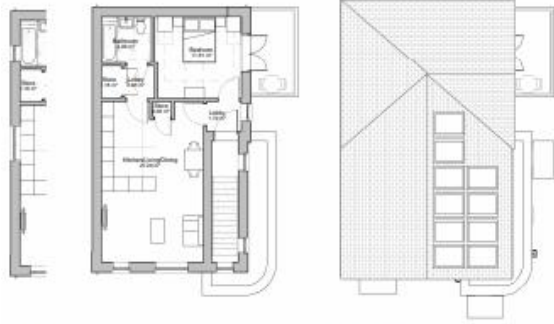
**Roof Finishes**

**Tiled Roof:** Man-Made Tile Smooth, Colour Grey  
**Monoclad Roof:** Standing Seam Cladding, Colour Grey  
**Fascia:** Gutter design colour Dark Grey  
**Rainwater Goods:** uPVC Gutters, Downpipes and Fascia Soffit with matching finish, Colour Dark Grey  
**PV:** Roof mounted solar photovoltaics. Illustrative PV panel positioned to respond to plot orientation

**Walls**

**External Brick Walls:** Brick with projecting and/or solid course detailing to eave band and material, Colour Buff Brick with Dark Buff Mortar or similar.  
**External Render Walls:** Soft render palette of render colours to eaves to add depth and variety.

5 bed - step down slope with render



1324 SF B  
1:100

1324 SF  
1:100

1324 Roof  
1:100



1324 Front Elevation  
1:100



1324 Rear Elevation  
1:100



1324 FF B  
1:100

1324 FF  
1:100



1324 Side Elevation A  
1:100



1324 Side Elevation B  
1:100



1324 GF B  
1:100

1324 GF  
1:100



1324 Side Elevation 2  
1:100

The annotations to plot(s) below, include reference to the material finish. Elevations applies to the following plot(s):  
 Side Elevation A: 91, 90, 83  
 Side Elevation B: 150, 151, 152  
 Side Elevation A: 153, 156, 157  
 Gross Internal Area for this House Type: 60 sqm  
 Bats: 1 Bat/2 Persons

This drawing should be used in conjunction with the proposed site plan and street sections for completeness.

**Materials**

**Roof Finishes**

**Tiled Roof:** Main Main Tile Smooth, Colour Grey  
**Manured Roof:** Standing Seam Cladding, Colour Grey  
**Fascia:** Galvalume colour Dark Grey  
**Rainwater Goods:** uPVC Gutters, Downpipes and Fascia Soffit with matching finish. Colour Dark Grey.  
**PP:** Roof mounted solar photovoltaics. Alternative PV panel positioned to respond to plot orientation.

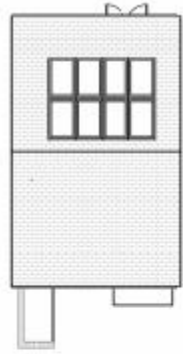
**Walls**

**External Brick Walls:** Brick with projecting and/or soldier course detailing to string bond and material. Colour Buff Brick with Dark Buff Mortar or similar.  
**External Render Walls:** Soft render palette of render colours to facades to add depth and variety. Colour to complement Brick and Stone be agreed with samples on site.  
**External Stone Walls:** Coursed rubble stone with ashlar string bond. Cotswold coloured reconstructed stone masonry with Dark Buff Mortar or similar.  
**External Clad Walls:** Dark Grey Vertical Cladding Board.  
**ASHP:** ASHP to be installed outside the rear of the house, the unit will be fixed to a wall or placed on the ground to respond to plot. All parts of the air source heat pump must be at least one metre from the property boundary.

**Windows and Glazing**

**Windows:** uPVC Double Glazed Window Units. Colour Grey. Obscure Glazing to Bathrooms, Ensuites and WCs.  
**Front Entrance Door:** Composite door with glazed panel. Colour Grey  
**Garage Door:** Composite door with glazed panel. Colour to match External Clad Wall.  
**Door Canopy:** Grey GFRP Canopy

## Affordable Housing - Maisonettes



1420 SF  
1 : 100



1420 Front Elevation A  
1 : 100



1420 Front Elevation B  
1 : 100



1420 Front Elevation C  
1 : 100



1420 Side Elevation 1 A + C  
1 : 100



1420 Side Elevation B  
1 : 100



1420 FF  
1 : 100



1420 Side Elevation 2 A + C  
1 : 100



1420 Side Elevation 2 B  
1 : 100



1420 Rear Elevation A + C  
1 : 100



1420 Rear Elevation B  
1 : 100

## Affordable – 2 bed Cherry House Type



1 Front Elevation  
0



1481 Rear Elevation  
1 : 100



1600 Front Elevation (from parking)  
1 : 100



1 Side Elevation  
0



1481 Side Elevation 2  
1 : 100



1600 Side Elevation (street)  
1 : 100



1600 Side Elevation (garden)  
1 : 100

## Affordable – 4 and 5 bed House Types



40 Front Elevation  
1:100



1540 Rear Elevation  
1:100



1840 Front Elevation  
1:100



1840 Rear Elevation  
1:100



20 Side Elevation1  
1:100



1520 Side Elevation 1  
1:100



1840 Side Elevation  
1:100



1840 Side Elevation 2  
1:100

Affordable 1 bed bungalow/Open Market 3 bed bungalow





1820 Front Elevation  
1 : 100



1820 Rear Elevation  
1 : 100



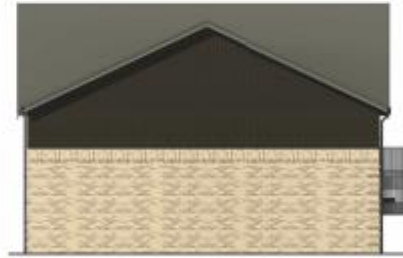
1821 Front Elevation  
1 : 100



1821 Rear Elevation  
1 : 100



1820 Side Elevation  
1 : 100



1820 Side Elevation 2  
1 : 100



Affordable and Open Market– North East apartments



1800 Elevation 1  
1 : 100



1800 - Elevation 2  
1 : 100



1800 Elevation 3  
1 : 100



1800 Elevation 4  
1 : 100

Glade LEAP – open market apartments



1380 Front Elevation  
1 : 100



1380 Courtyard Side Elevation  
1 : 100



1380 Rear Elevation  
1 : 100



1380 POS Side Elevation  
1 : 100

# Oak Tree apartments



SUDS Pond area



Central Glade area



Oak Tree flats



Oak Tree flats/neighbourhood



Oak Tree dwellings





Approaching Hewlett's Reservoir



Approaching Hewlett's Reservoir



PROPOSED VISUAL

PRECEDENTS - OAK GREEN



PRECEDENTS - LEAP PLAY



Precedent Images of Proposed Play Areas/Equipment



Arial Perspective from Harp Hill



Arial Perspective – from Oakley Grange



Arial Perspective – Wessex Drive/Sainsbury's



Arial Perspective – from Hewlett's Reservoir











# Key Planning Matters

- **Layout**

  - Conformity with Parameter Plans of outline planning permission

  - Principles of good urban design

- **Design and Scale – house/apartment types**

  - Impact on environment - landscape and visual qualities and scenic beauty of the AONB/locality in general

  - Impact on amenities of neighbouring land users

- **Affordable Housing**

  - Category type/size, tenure mix, distribution and architectural design

- **Traffic/Highway safety**

  - Design detail of proposed access arrangements, road alignment and road gradients and conformity with Condition 13

- **Landscaping – hard and soft**

  - Retained landscape features, boundary treatment, planting schedule, street tree planting, POS and tree management and maintenance

- **Conservation and Heritage**

  - Impact on grade II listed structures at Hewlett's Reservoir and non-designated ridge and furrow landform

- **Ecology**

  - Ecological survey considerations - loss of habitat, fauna, flora and biodiversity net gain

- **Drainage and Flood risk**

# Recommendation – Permit subject to Conditions

1. Facing and roofing materials – including large sample panels constructed on site
2. Hard surfacing materials, boundary treatment and retaining wall details
3. Landscape and Tree Management and Maintenance scheme (short to 30 year long term)
4. Play area scheme details
5. Landscaping and boundary treatments for Oak tree curtilage – Oak Tree Garden neighbourhood
6. Street tree planting and management details
7. Design details including window details and an EV charging point scheme
8. Solar PV panels and Air Source Heat Pump installation – no gas served development
9. Obscure glazing and permitted development rights removed for additional windows – selected plots
10. Existing and proposed site levels details – including cross section drawings indicating extent of ground works to achieve finished site levels