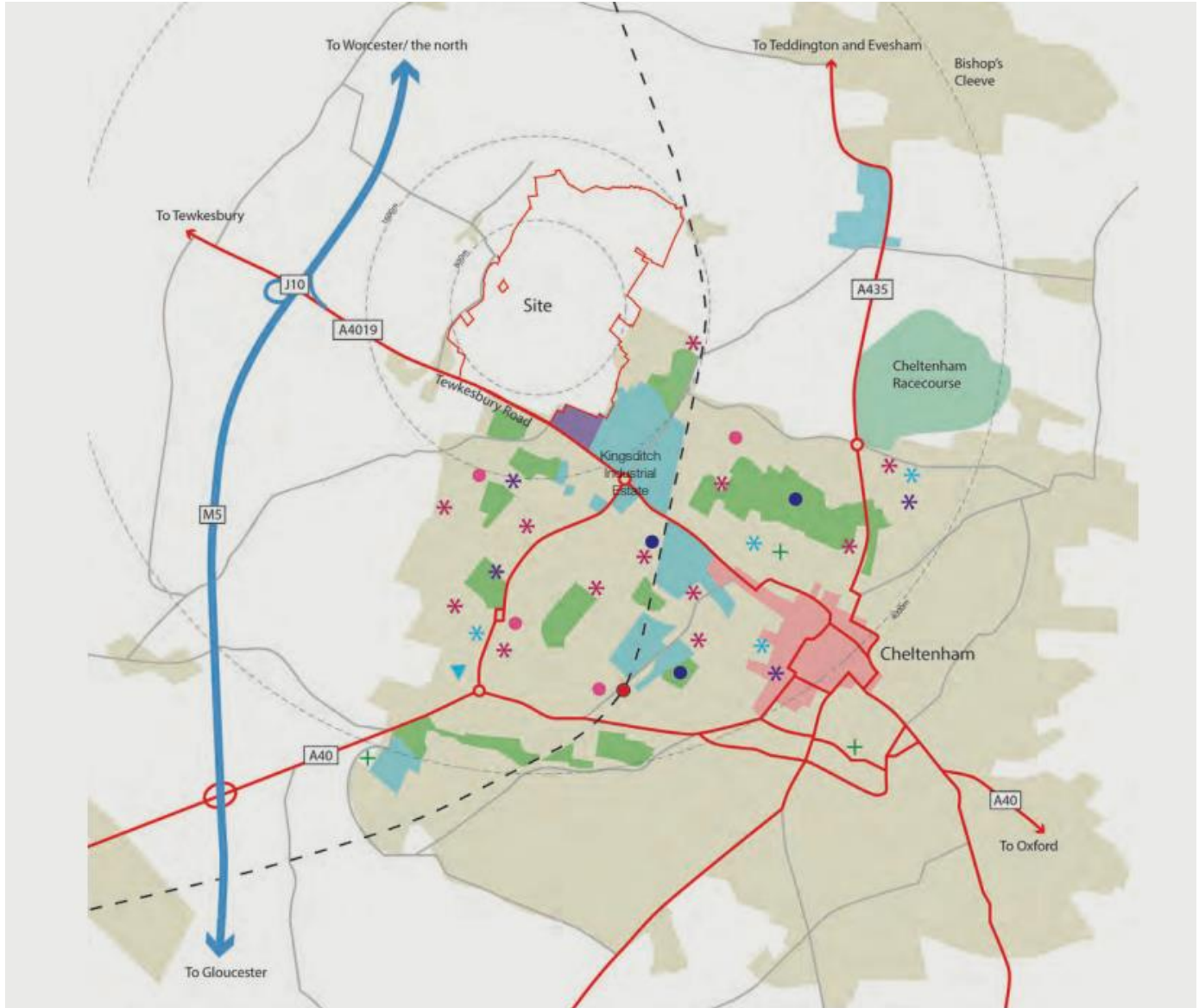
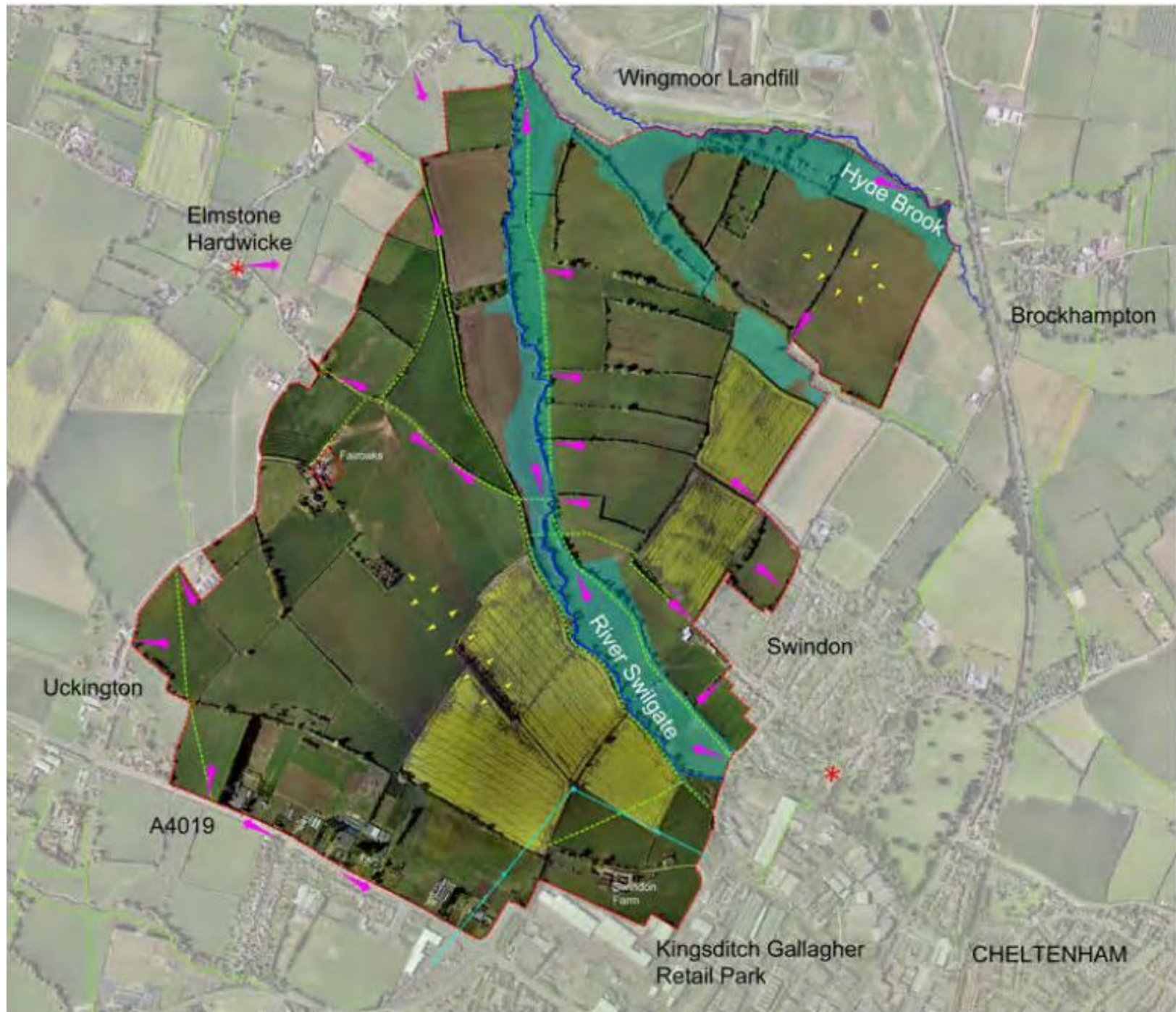


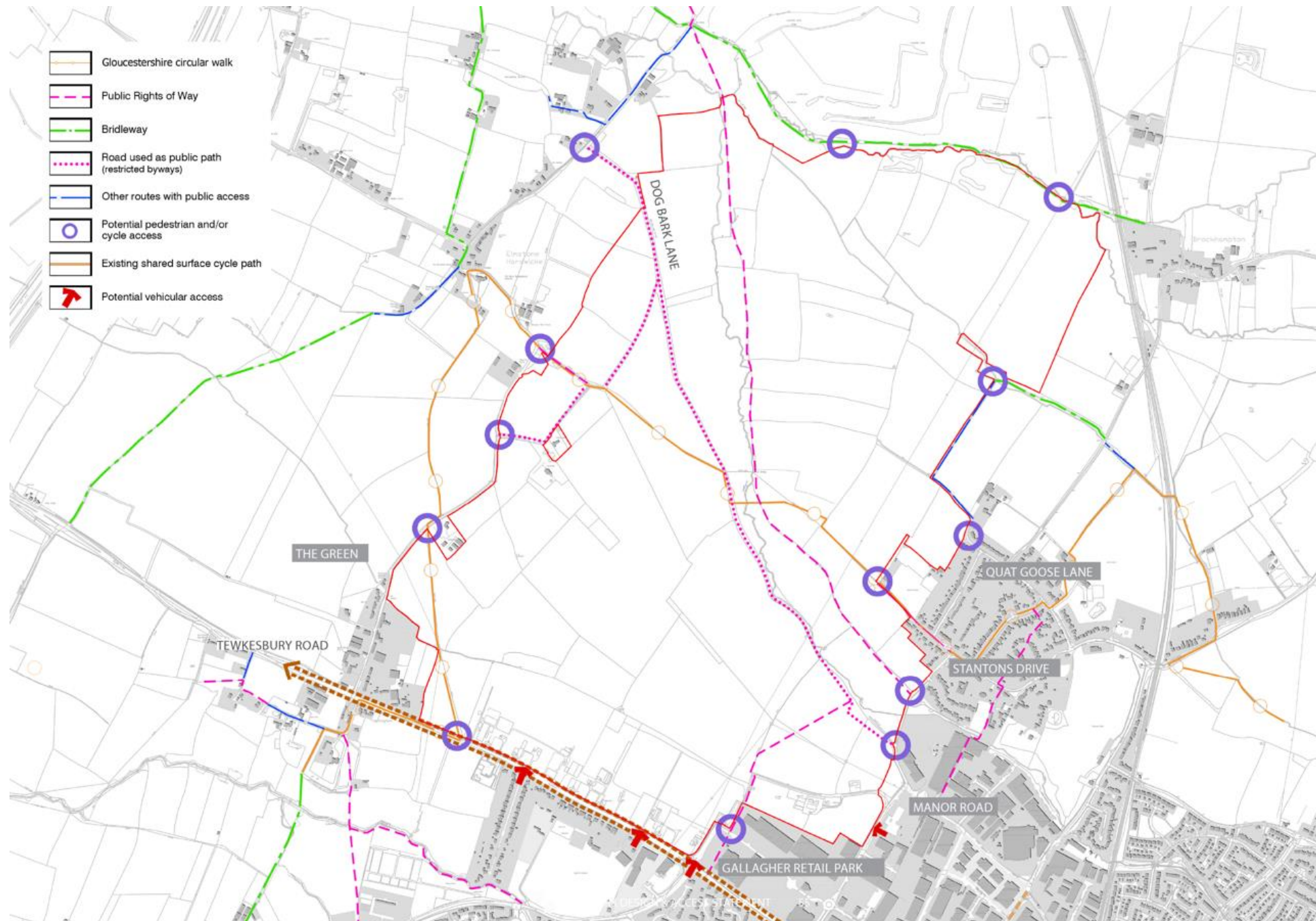
16/02000/OUT ELMS PARK COMMITTEE PRESENTATION





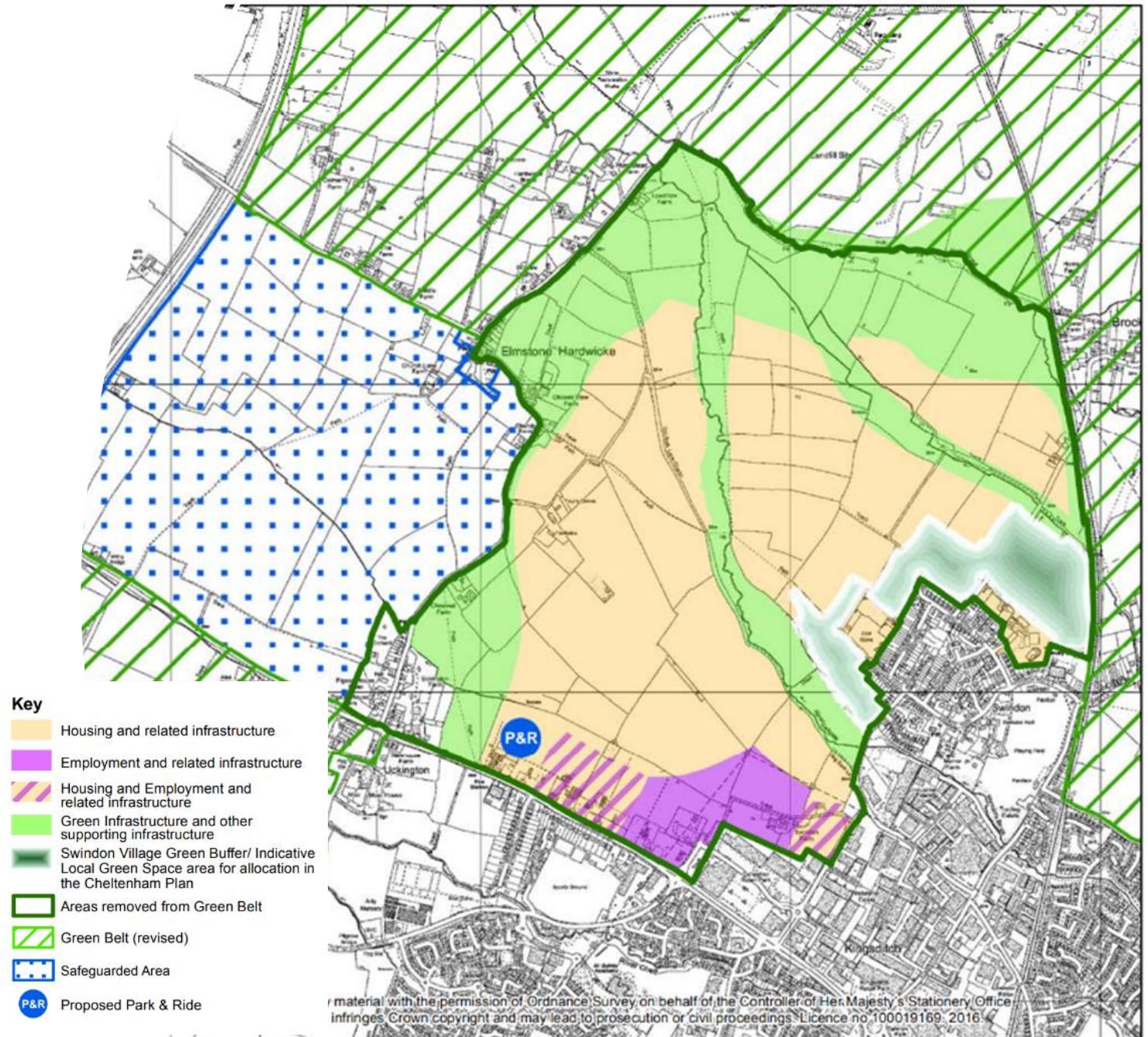
- Site
- Existing Settlement
- Watercourses & floodplain
- Existing vegetation - hedgerows, trees & woodland
- Existing public right of way
- Localised landform
- Village Churches
- Key views
- Electricity lines & pylons

EXISTING LANDSCAPE
FEATURES PLAN

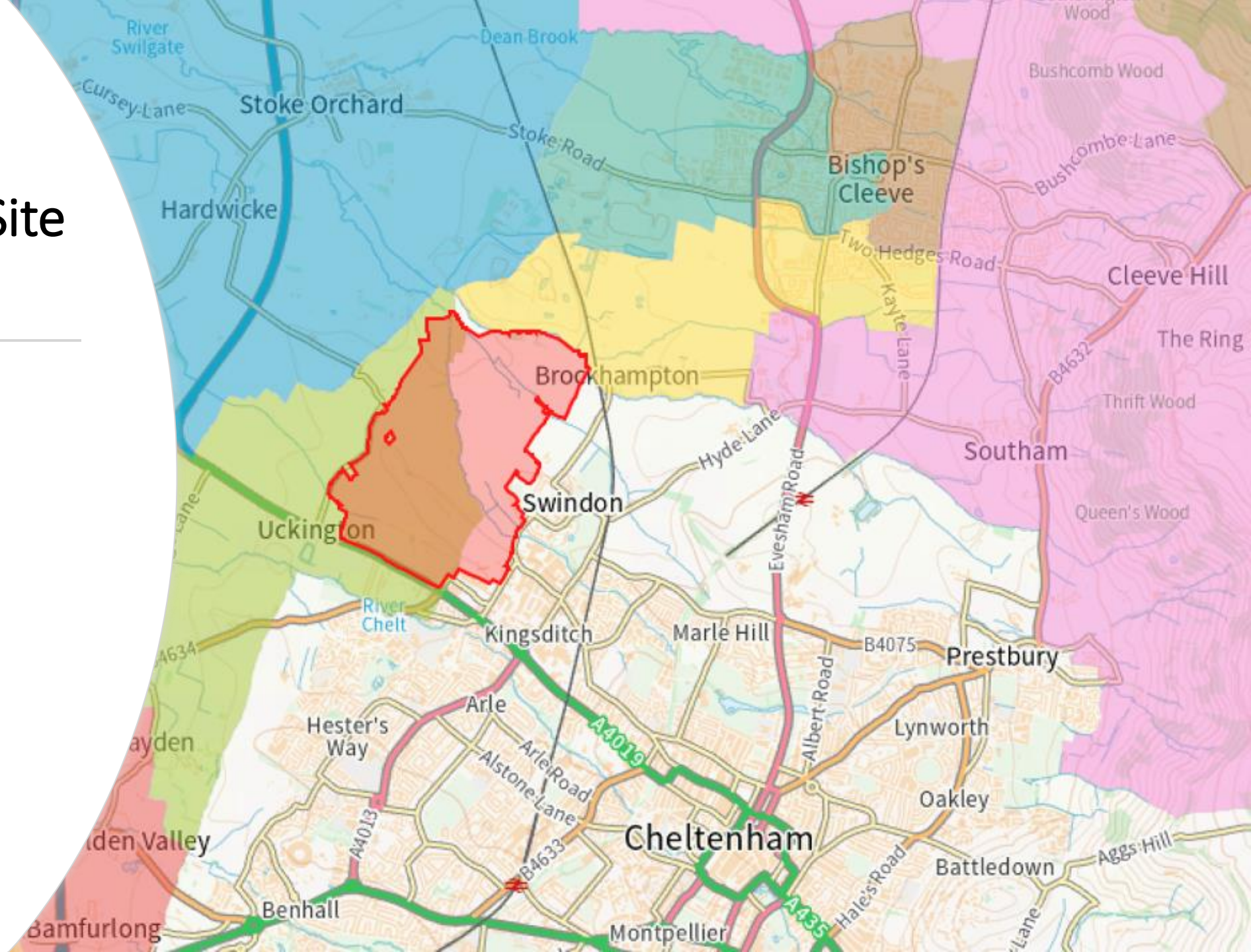


JCS STRATEGIC ALLOCATION A4

- Allocated December 2017
- 4,285 new homes
- 10 hectares B-Class Office Park
- 13 hectares non-B Class employment to meet needs of community
- New Primary and Secondary Schools
- Green infrastructure network of circa 100 hectares

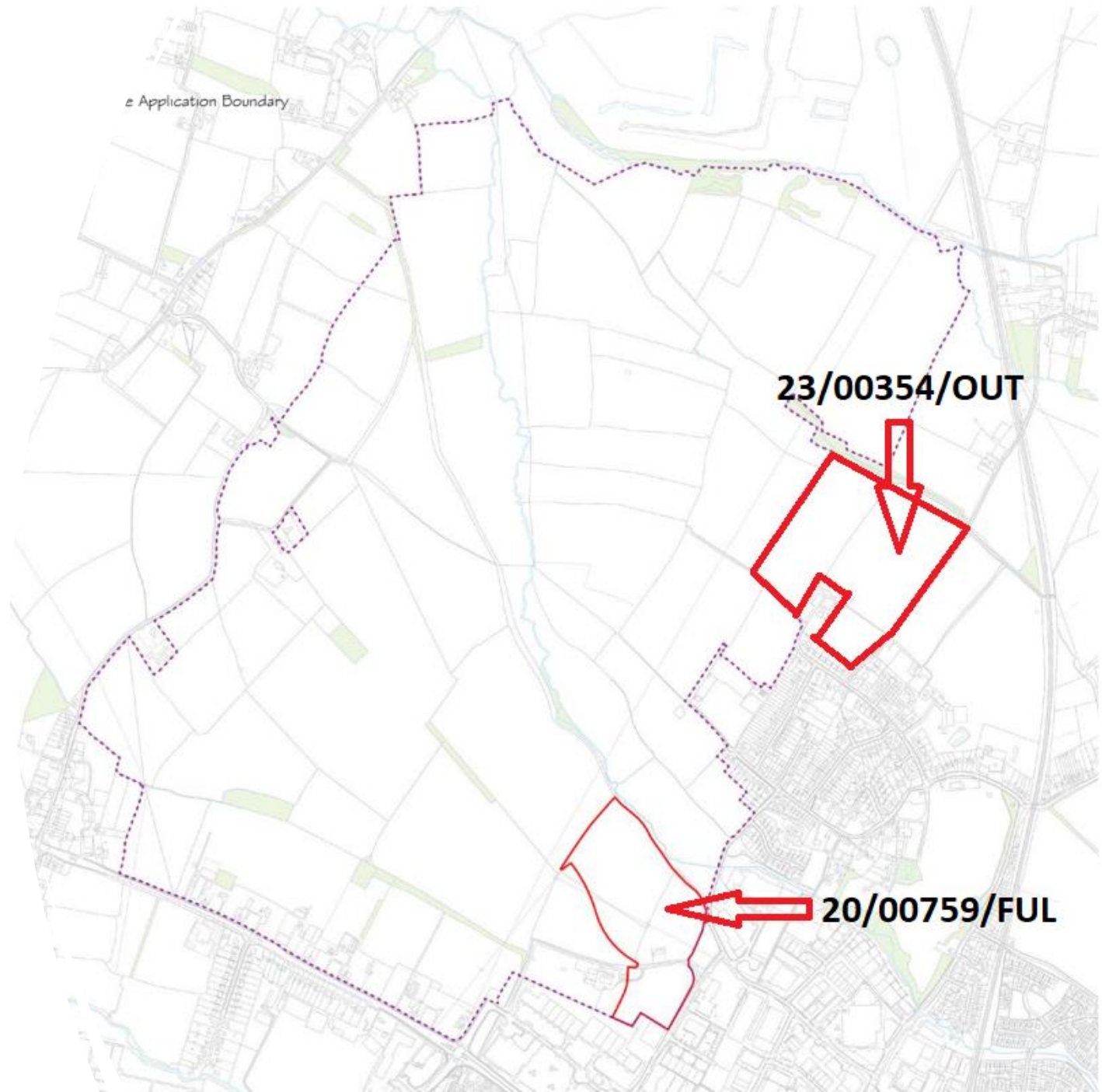


Cross Boundary Site Context



Strategic Allocation Applications

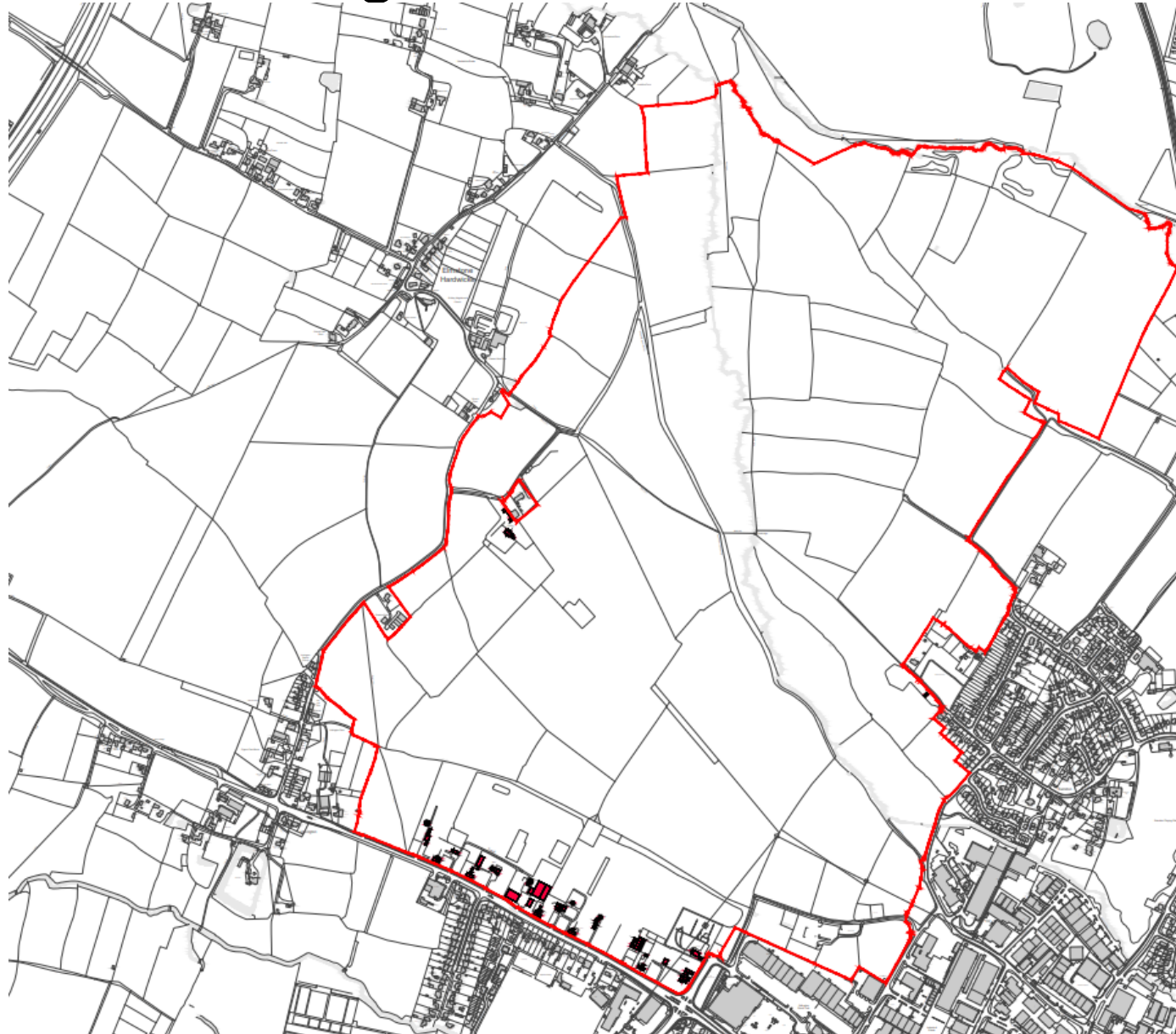
- 20/00759/FUL: Permission for 266 dwellings with access off Manor Road. Permitted June 2023
- 23/00354/OUT: Up to 165 dwellings with access off Quat Goose Lane. Pending Consideration



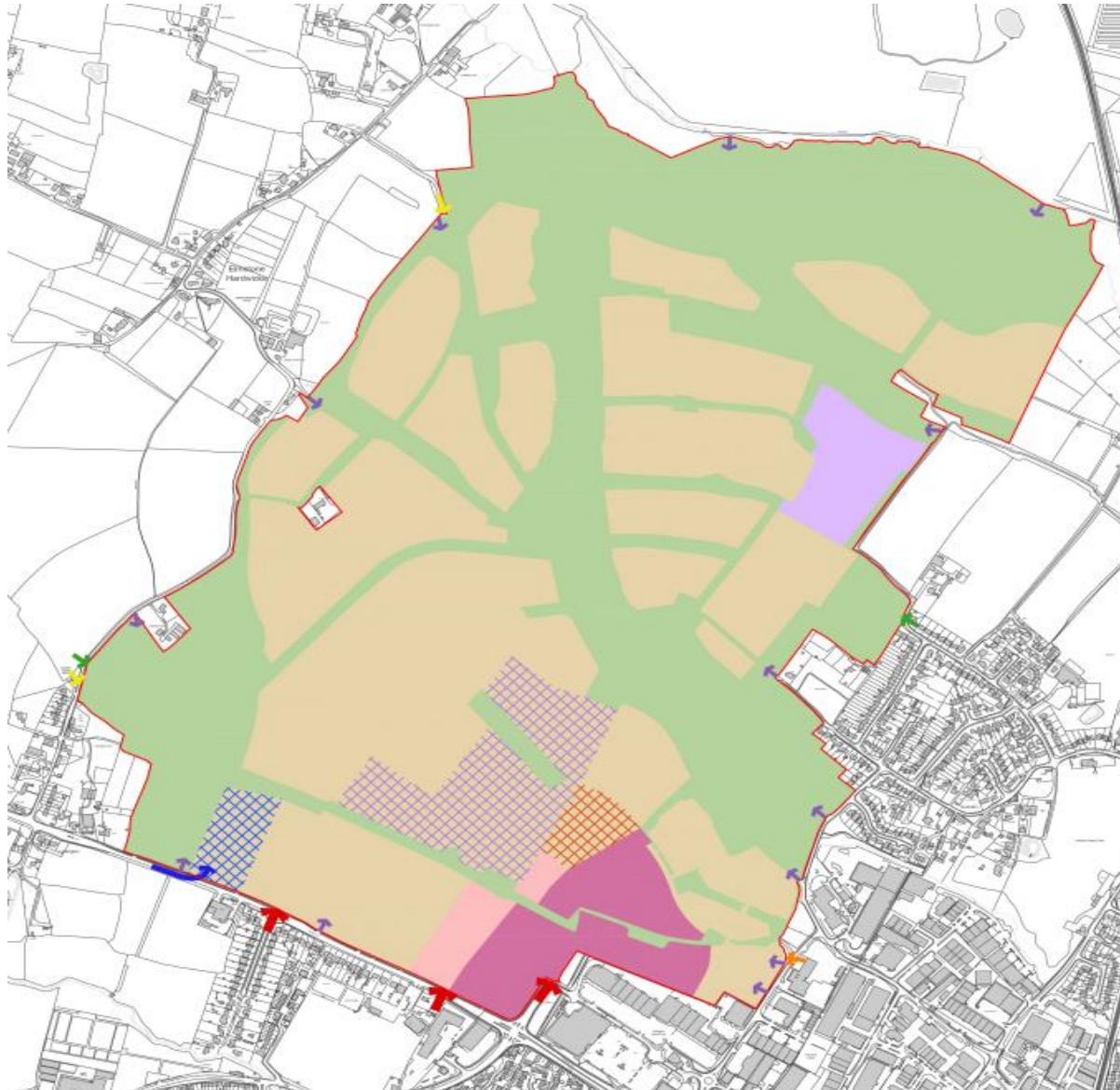
Application 16/02000/OUT



- Validated October 2016
- Up to 4,115 dwellings (circa 8,800 population) including affordable and elderly persons accommodation (35%)
- 24 hectares of employment generating business uses (such as appropriate scale retail, health and community facilities including 10ha B1 Business Park (up to 40,000 sq m). The business park is estimated to create circa 4,000 jobs
- A hotel up 200 rooms
- Mixed Uses Centres providing retail and community facilities (A1-A5 up to 6,150 sq m & community uses D1-D2 up to 3,000 sq m)
- One secondary school including sixth form and two primary schools
- Transport Hub and Public Transport Interchange
- Green infrastructure including play sports hub, woodland planting and allotments (circa 113 hectares)
- Vehicular Access off Tewkesbury Road and Manor Road

Building Demolition Plan

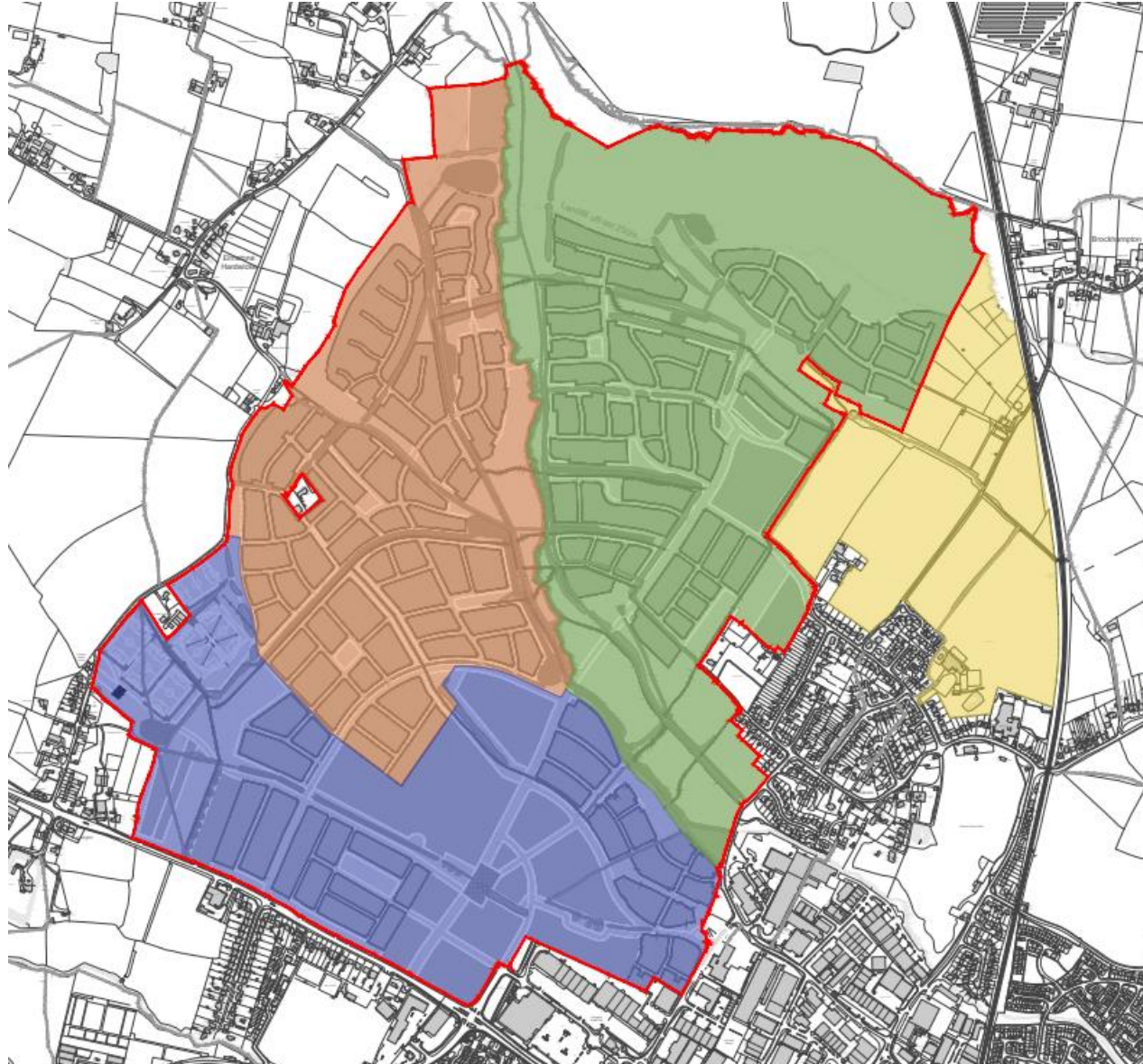


Land Use Parameter Plan

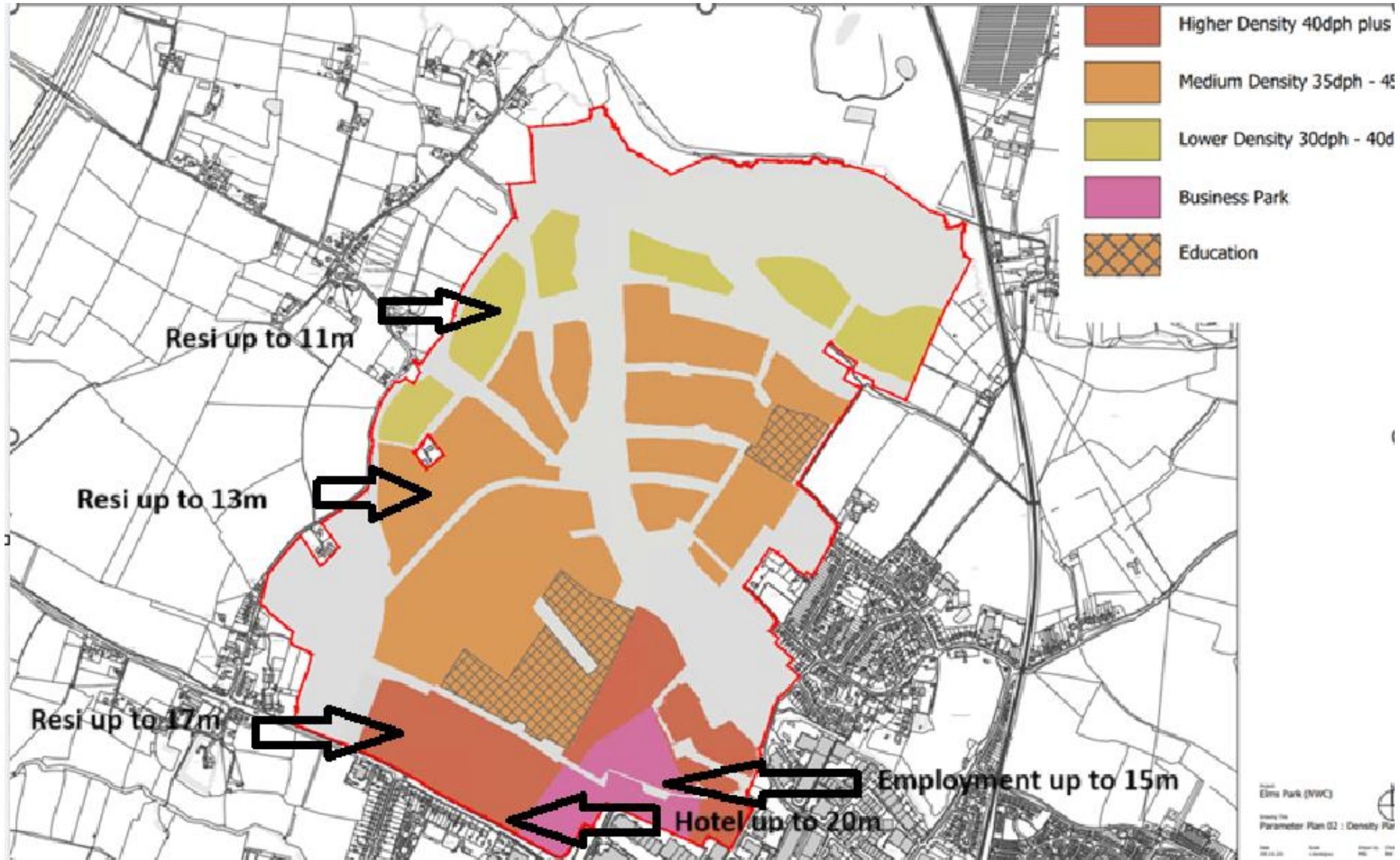


-  Residential (including care village, incidental POS, LEAPs, LAPs, local shops, cafe or restaurant, pub or drinking establishment and associated infrastructure including drainage and energy infrastructure) ¹
-  Mixed Use: Residential and Community uses
-  Business Park (including drainage and energy infrastructure)
-  Mixed Use: Residential and Education
-  Mixed Use: Local Centre (to include employment, retail and community uses, primary school, residential and infrastructure including drainage and energy infrastructure)
-  Mixed Use: Residential and Transport Hub
-  Mixed Use Neighbourhood Centre (to include employment, retail and community uses, residential, hotel and infrastructure including drainage and energy infrastructure)
-  Green Infrastructure (to include play areas, sports pitches, planting, crossing points, roads, footpaths, drainage and energy infrastructure)
-  Main Vehicular Access ³
-  Secondary Vehicular Access ³
-  Restricted or Emergency Access ³
-  Public Transport, Pedestrian & Cycle Only Access ³
-  Transport Hub Entry Access ³
-  Pedestrian and/or Cycle Access ³

Phasing Parameter Plan



Density Parameter Plan



Green Infrastructure Parameter Plan



Play Strategies Plan

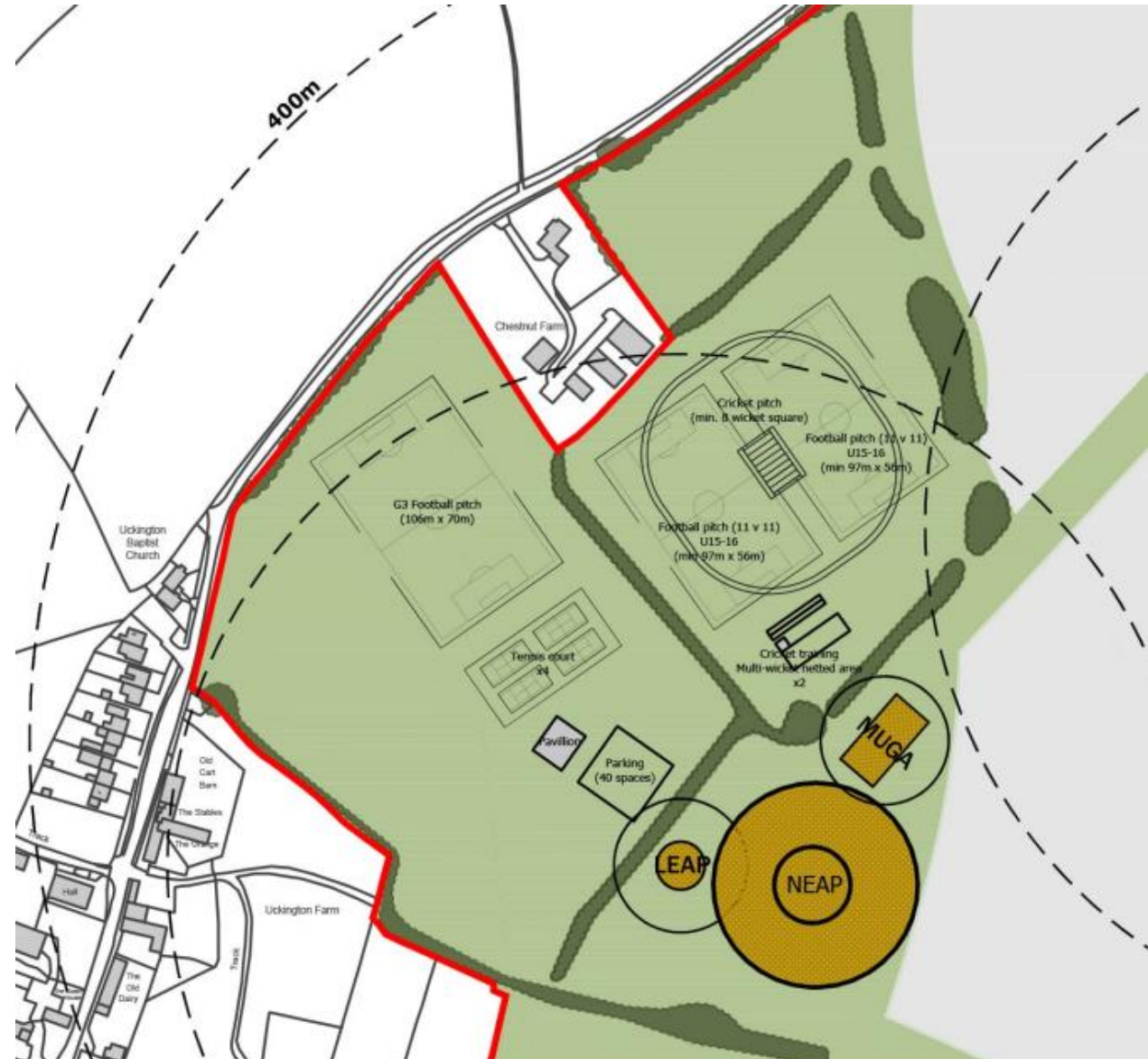


- 1 Housing
- 2 Business Park
- 3 Neighbourhood Centre
- 4 Local Centre
- 5 Primary School
- 6 Secondary School
- 7 Sports Hub & Pitches
- 8 Care Village
- 9 Transport Hub (P&R)
- 10 Public Open Space
- 11 Local Food Production
- 12 Attenuation Basin
- 13 Primary Access Point
- 14 Secondary Access Point
- 15 Transport Hub Access
- 16 Pedestrian/Cycle/Bus Only Access
- 17 Pedestrian/Cycle Access
- 18 Restricted/Emergency Access
- 19 Additional Land included in North West Cheltenham Strategic Allocation
- 20 Land Retained in Agricultural Use
- 21 Play areas
- 22 Primary Sub-Station Compound



Sports Hub

- Pavillion with club room
- 1no. cricket pitch and 2 bay cricket net
- 1no. 3G full sized pitch with flood lighting
- 2no. youth football pitches
- 4no. tennis courts (min 2 lit)
- 2 NEAPS, 3 MUGA, 9 LEAPS
- Off- Site – Hockey £366k towards AGP Pitch Pates Grammar School
- Rugby £321K improving facilities at Cheltenham Tigers and Cheltenham North



Southern Community Hub

- 800 sq m Community Centre - flexible space to include dedicated youth space, a community café, flexible meeting spaces, toilets, and associated parking.
- 1,264 sq m health provision
 - GP Surgery
 - District Nurses
 - Community Midwives
 - Physio-therapists
 - Dental-Suite
- 4 court sports hall if 6 court not provided in secondary school





Northern Community Hub

- 600 sq m flexible shared space(s) that can be adapted to suit a variety of uses, and would include co-working space, café, shop, meeting / studio space, youth space, toilets and any necessary ancillary parking.
- Adjacent to Primary School and Local Centre



Third Party Land ('A' left and 'B' right)

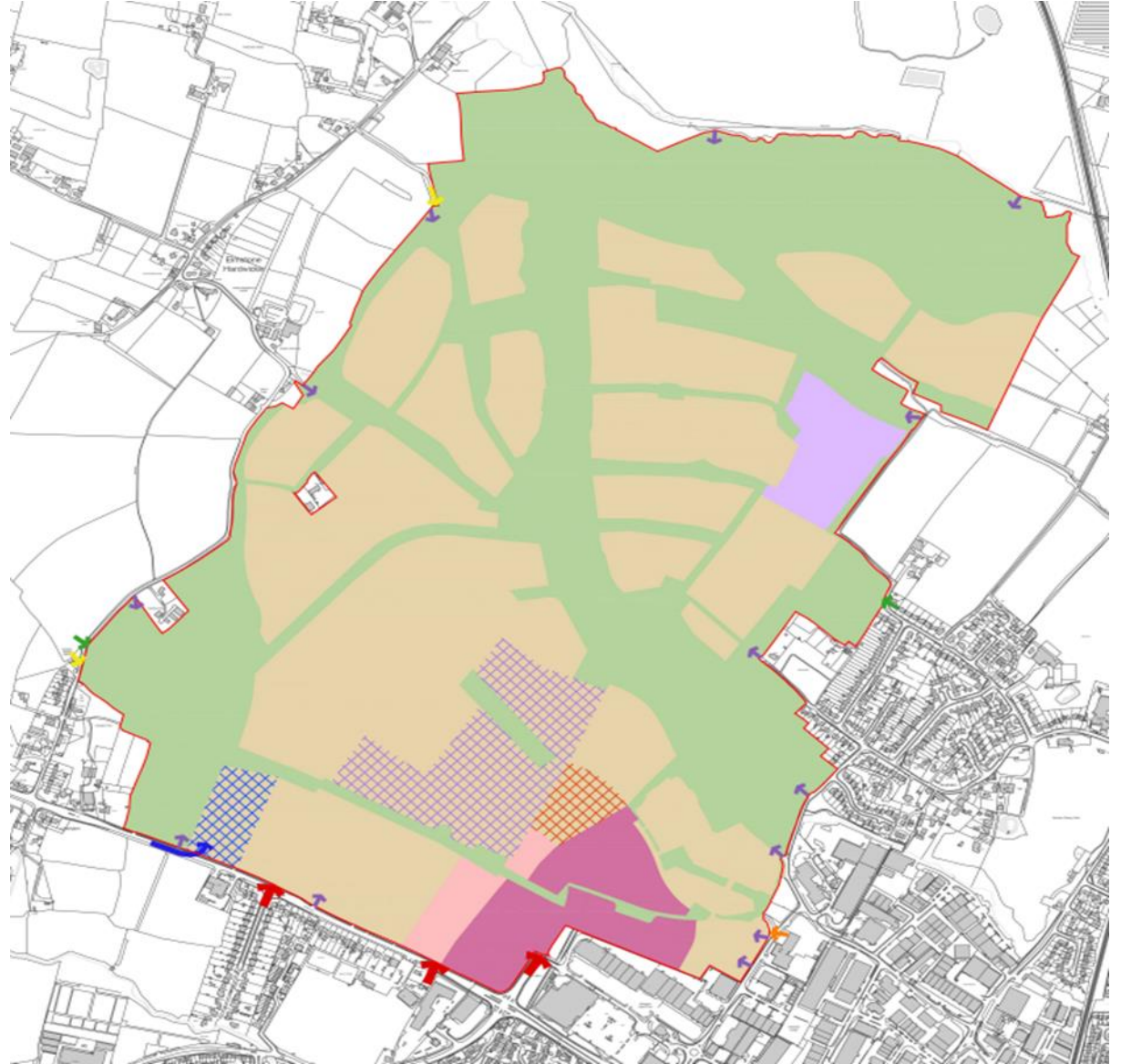


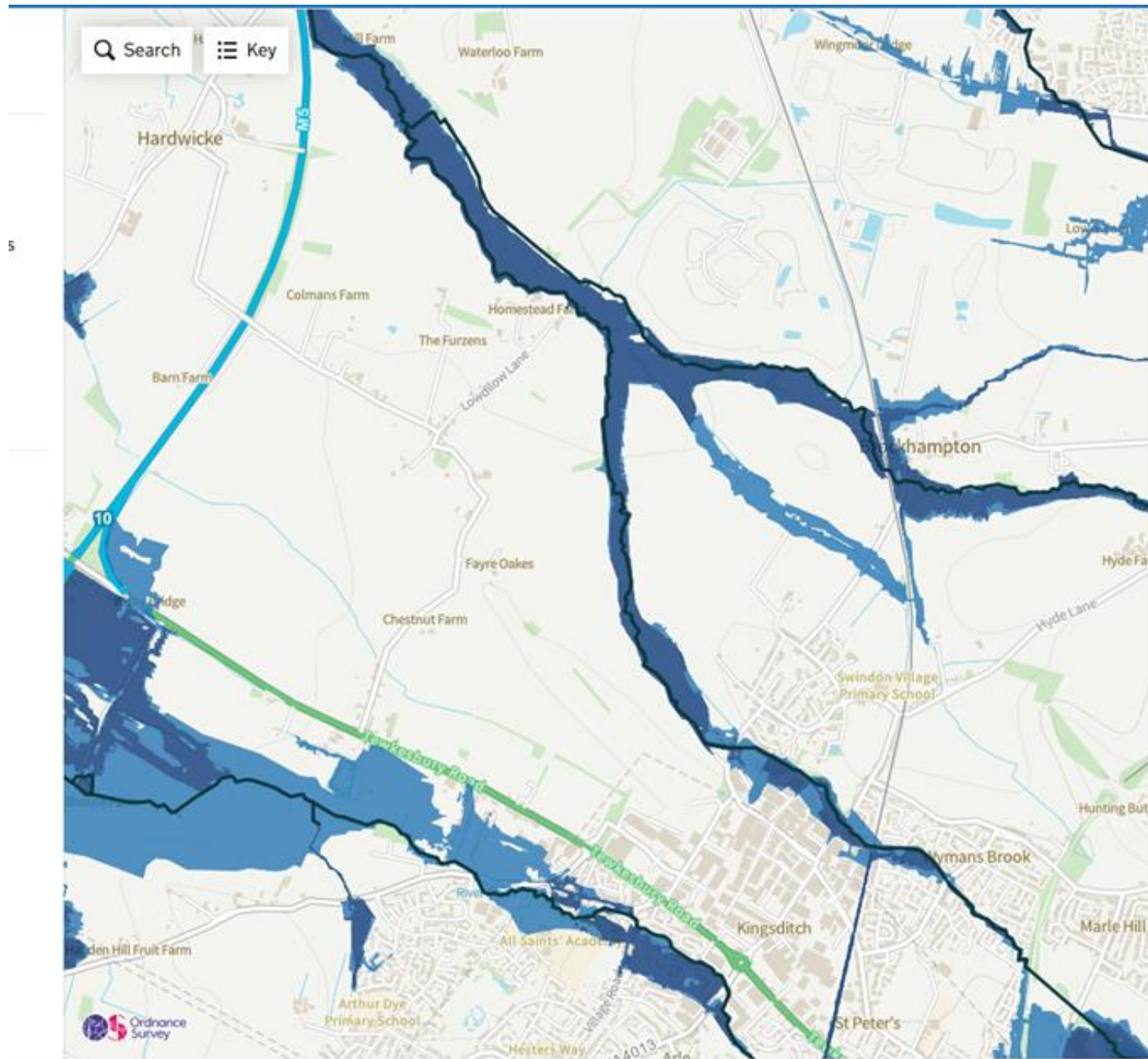
Elms Park
Bird's-Eye View

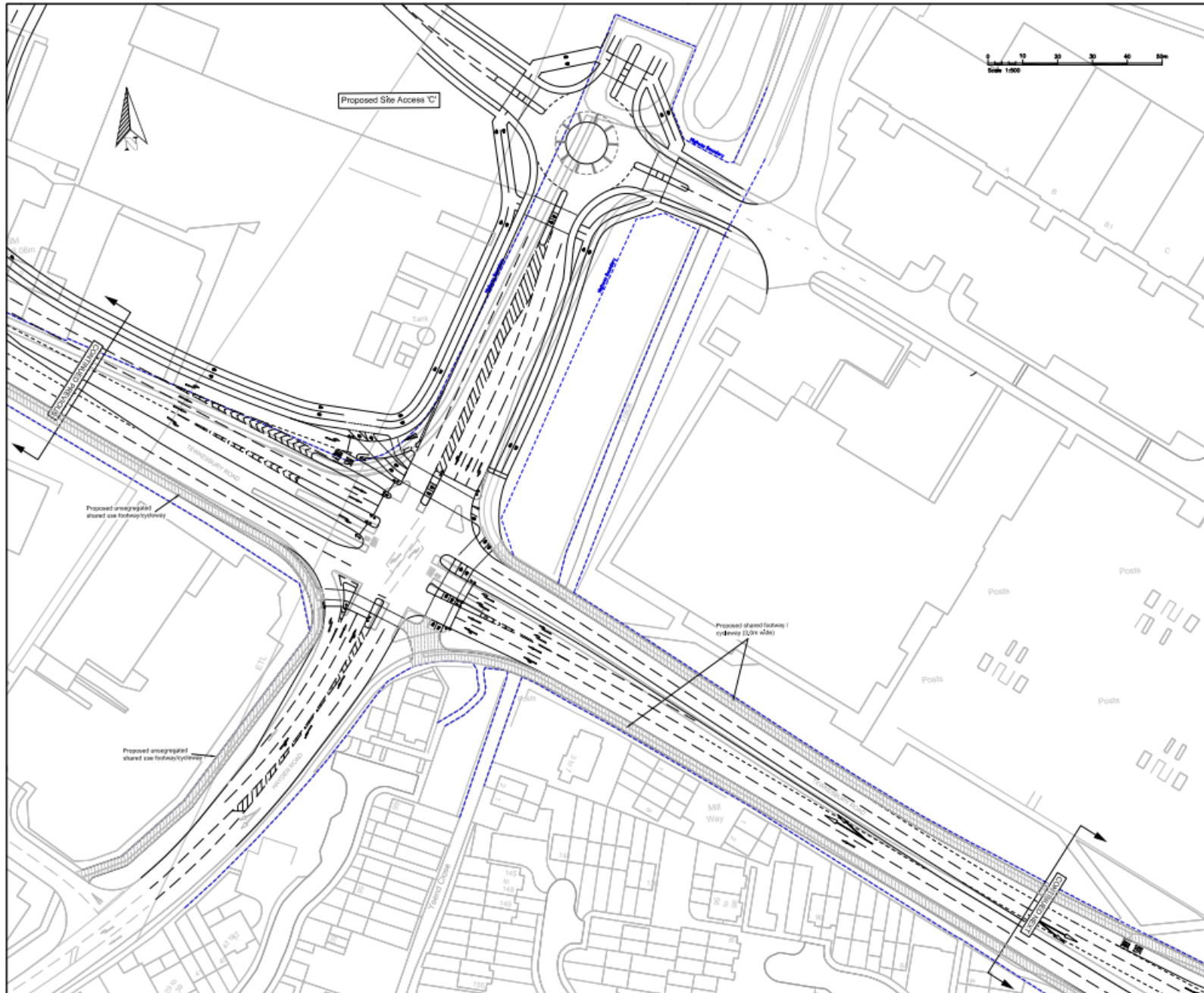
16 May 2025 / 333100748 / BL-M-20



Questions?







KEY:
 Proposed shared use unsegregated cycle track/footway
 Existing highway boundary

0 10 20 30 40 50m
 Scale 1:500

02-10-21 Access B changed to Access C
 02-10-21 02-10-21 02-10-21

PHIL JONES ASSOCIATES
 transport planning consultants

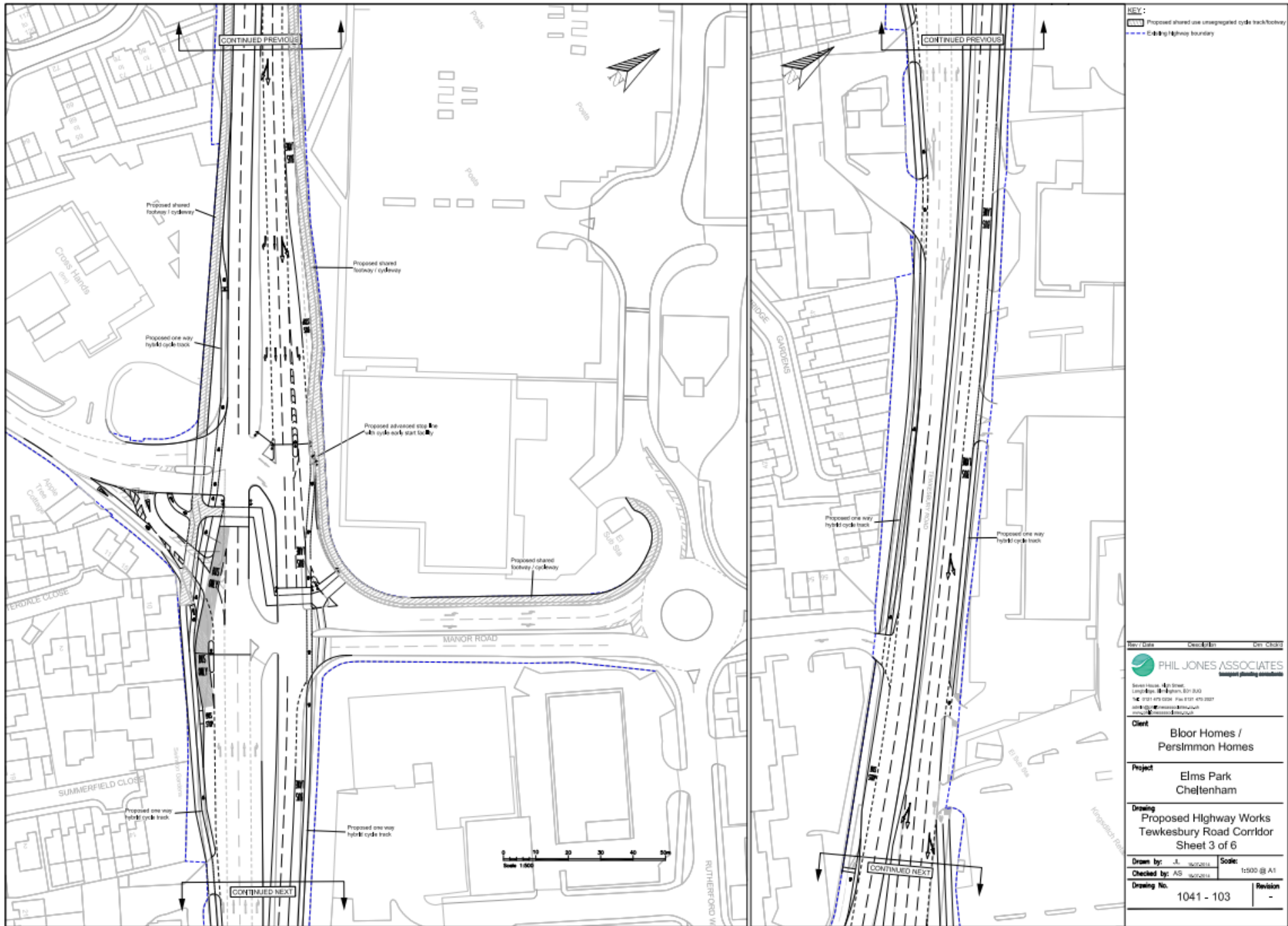
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 Llanelli, SA41 1AA
 Tel: 01292 475 0258 Fax: 01292 475 0207
 phil@philjones.co.uk
 philjones.co.uk

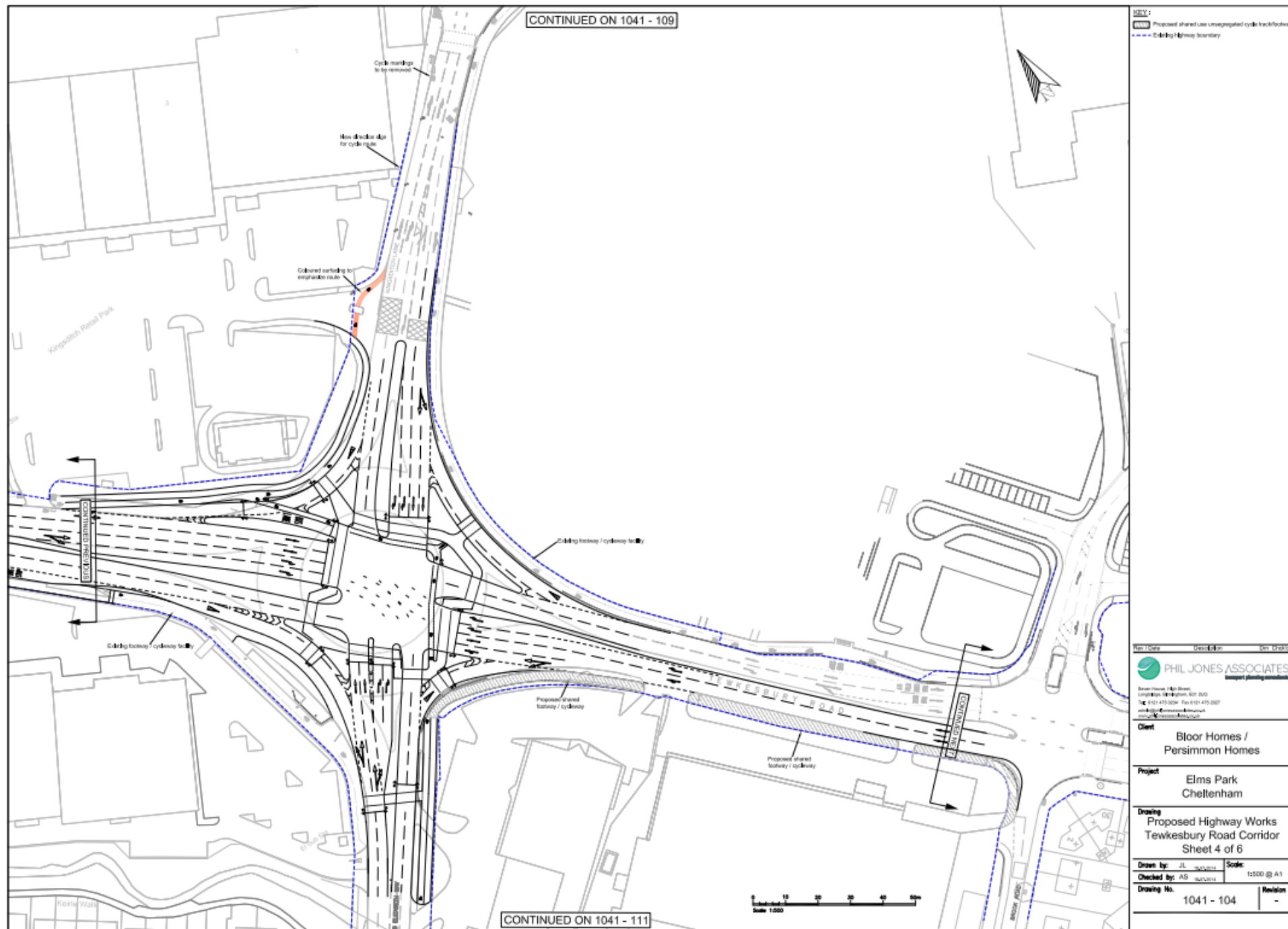
Client
 Bloor Homes / Persimmon Homes

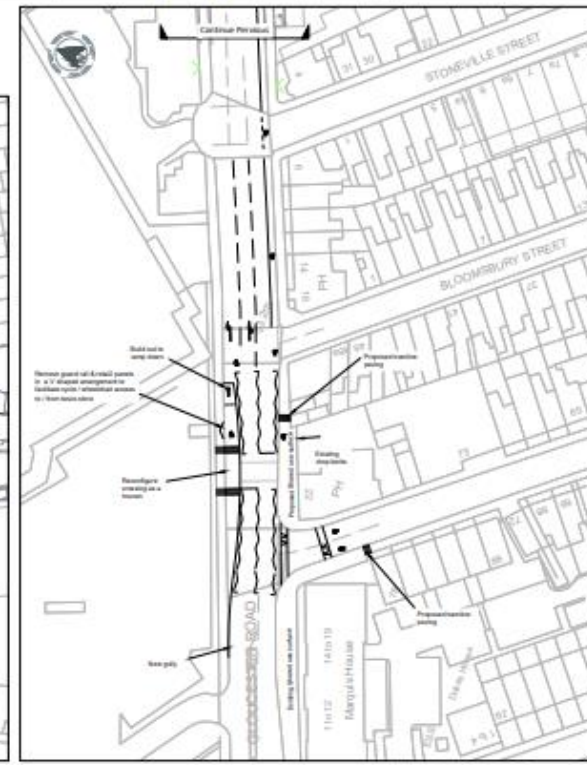
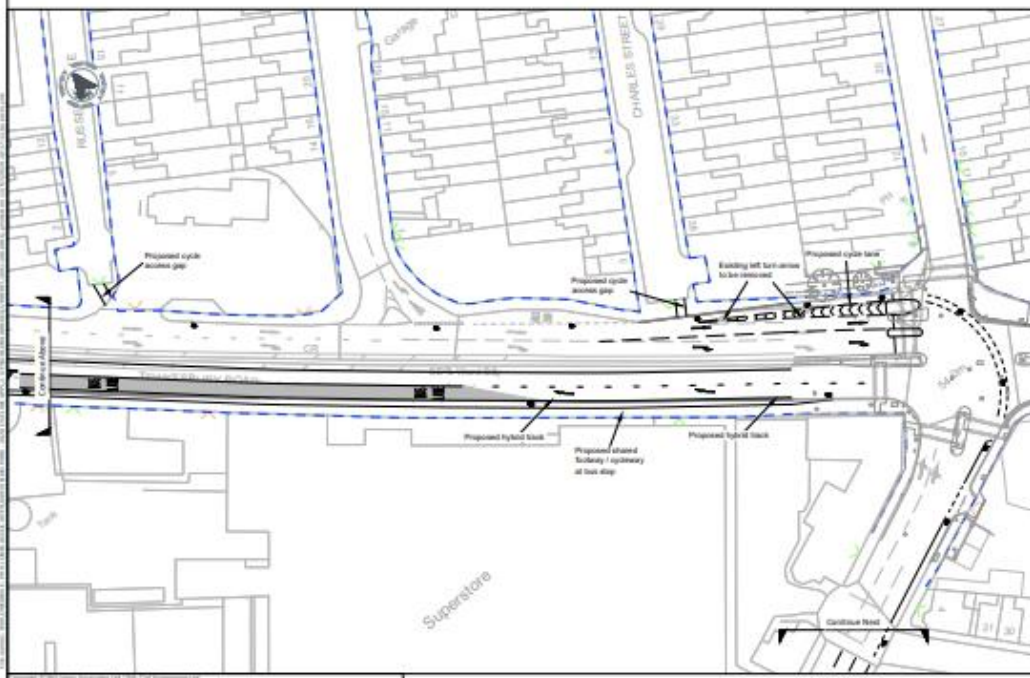
Project
 Elms Park
 Cheltenham

Drawing
 Proposed Highway Works
 Tewkesbury Road Corridor
 Sheet 2 of 6

Drawn by: AJ / 10/10/20
Checked by: AS / 10/10/20
Drawing No. 1041 - 102
Scale: 1:500 @ A1
Revision
 A







COM Note

These drawings have been produced with reference to the COM Regulation 2015. Please note that these are pre-construction phase drawings and should be subject to further design risk management as required in accordance with Regulation 6.

Notes

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8. All works are proposed to be within the highway boundary in accordance with the Highway Act 1980 and the Highway Regulations 1987.
9. The design is preliminary and subject to discussion with the local planning and highway authorities. This drawing should not be used for tendering or construction purposes and requires further development as part of the detailed design and understanding of highway authority preferences, which vary between authority.
10. All works are proposed to be within the highway boundary in accordance with the Highway Act 1980 and the Highway Regulations 1987.
11. Any existing details which are shown on this drawing are for information only and are to be checked on site.
12. The highway improvement scheme and features are presented on the following plan and the highway clearance plan with drawing reference 001-001.

Key

- Existing highway Boundary
- Channel/Verdure
- Footway
- 100m to Signal Head (CD 200)
- Indicative Primary Signal
- Proposed Road Marking (White)
- Existing Road Marking (White)
- Bus Lane
- Pedestrian Access Removal
- Pedestrian Access Removal
- Vehicle Access Removal
- Vehicle Access Removal

Revisions

No.	Description	Date	By	Check
1	Issue for information	15/05/2024	JM	AM
2	Issue for information	15/05/2024	JM	AM

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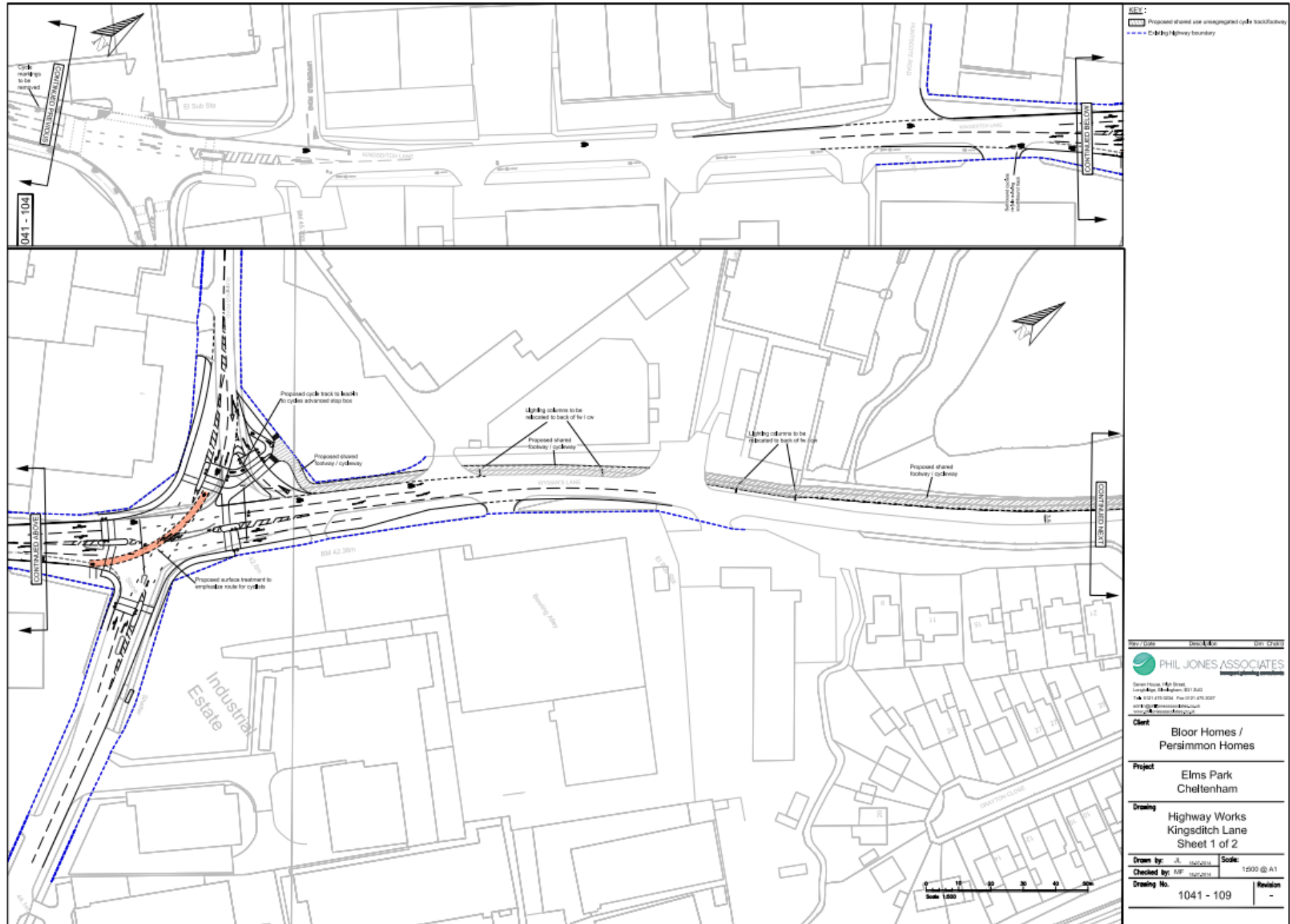
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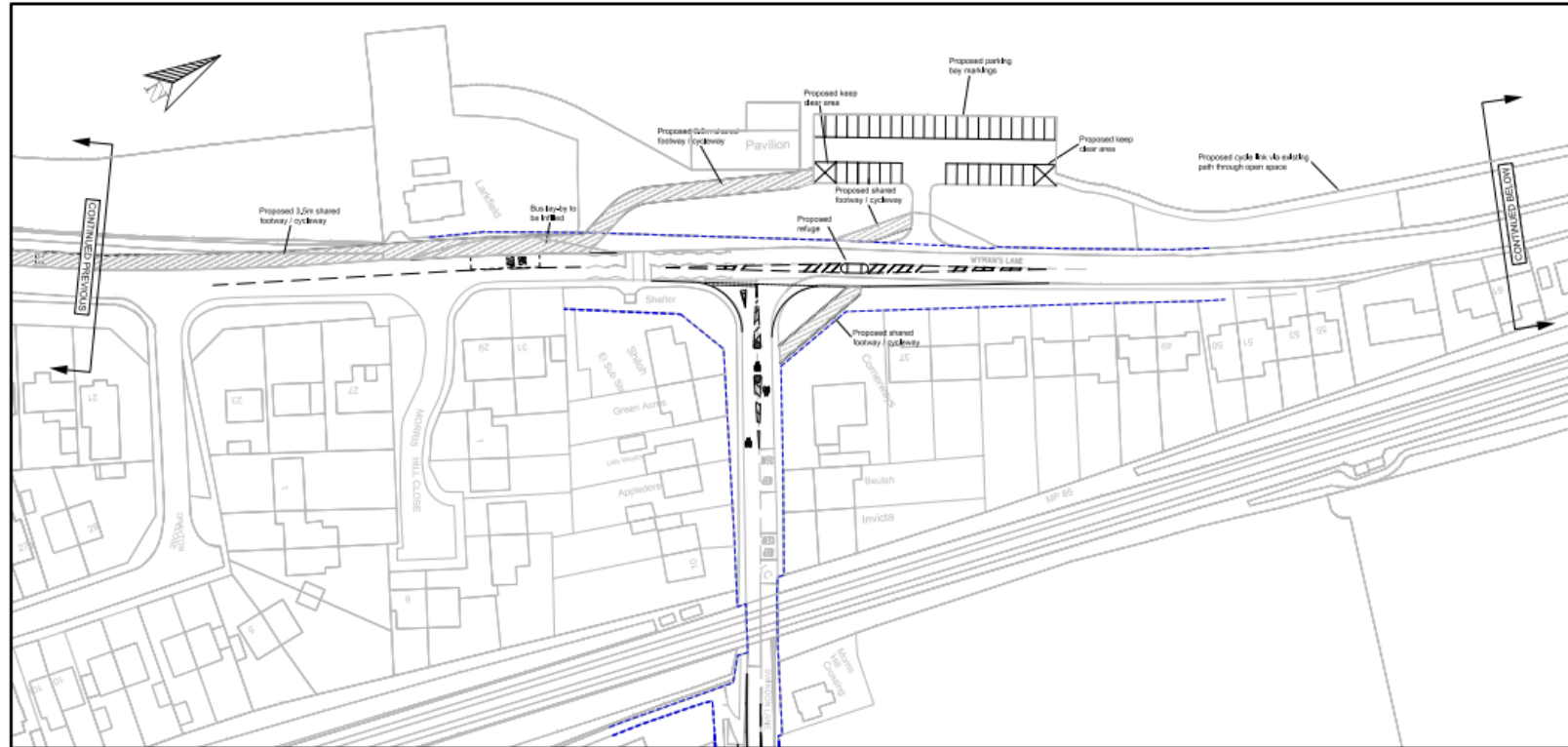
Project: Elms Park, Cheltenham

Title: Proposed Highway Works
Towlesbury Road Corridor
Sheet 6 of 6

Drawing Information:

Rev. No. 1
Scale 1:100
Date 15/05/2024
Drawing No. 001-001
Project No. 001-001
For Information: jpa.world@pja.co.uk





KEY:

- Proposed shared use unsegregated cycle track/footway
- Existing Highway boundary

Rev / Date Description (in Check)

PHIL JONES ASSOCIATES
 Transport planning consultants
 Deans House, 110 St. Paul Street, London, EC1A 4BB
 Tel: 020 475 0004 Fax: 020 475 0007
 phil@philjones.co.uk phil@philjones.co.uk

Client
 Bloor Homes / Persimmon Homes

Project
 Elms Park Cheltenham

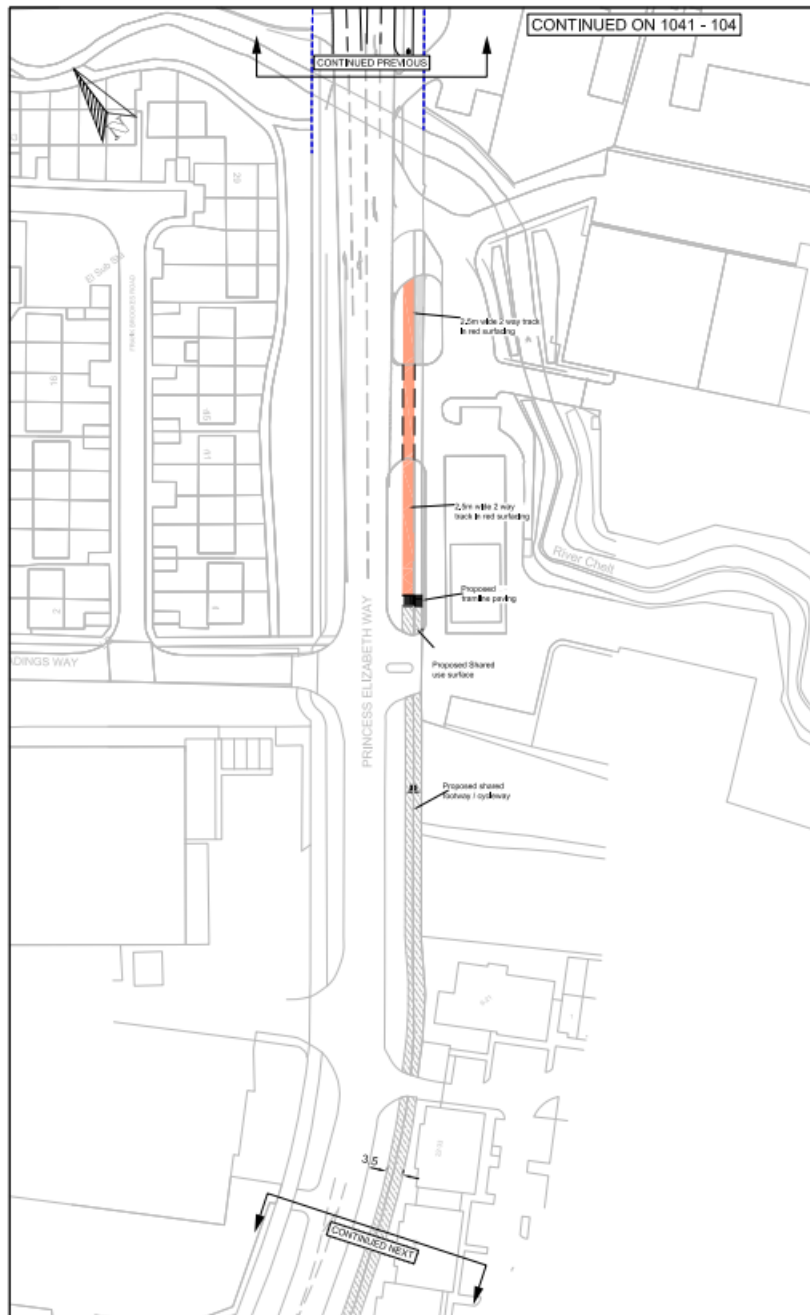
Drawing
 Highway Works Kingsditch Lane Sheet 2 of 2

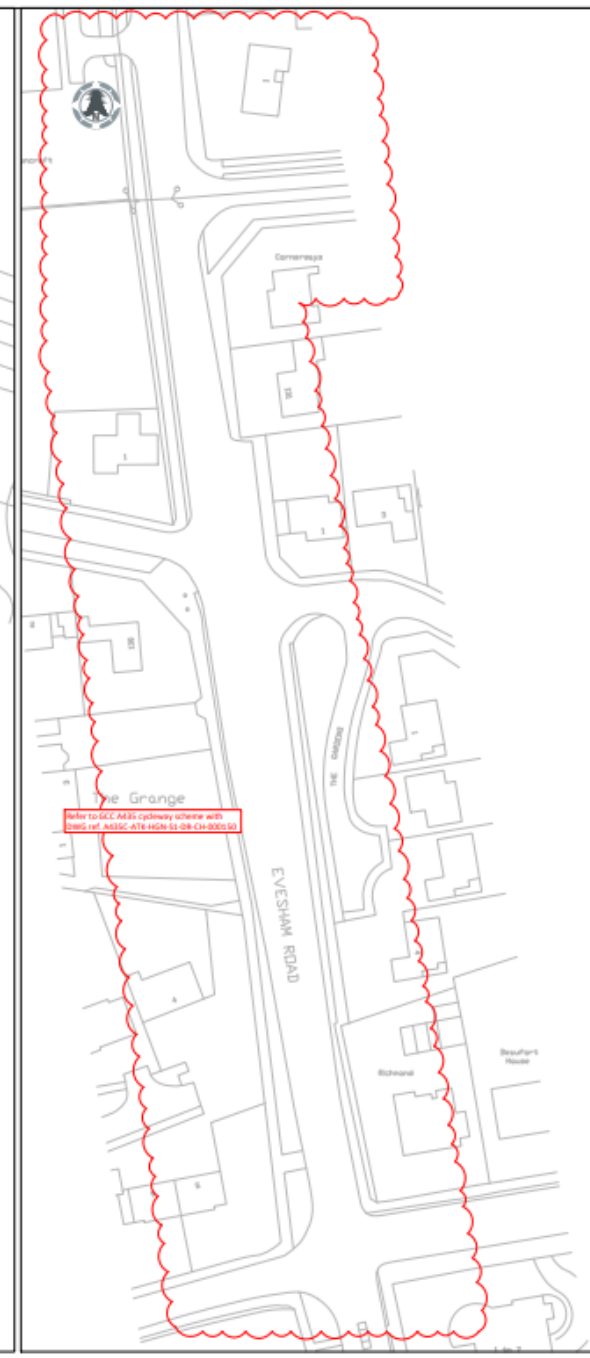
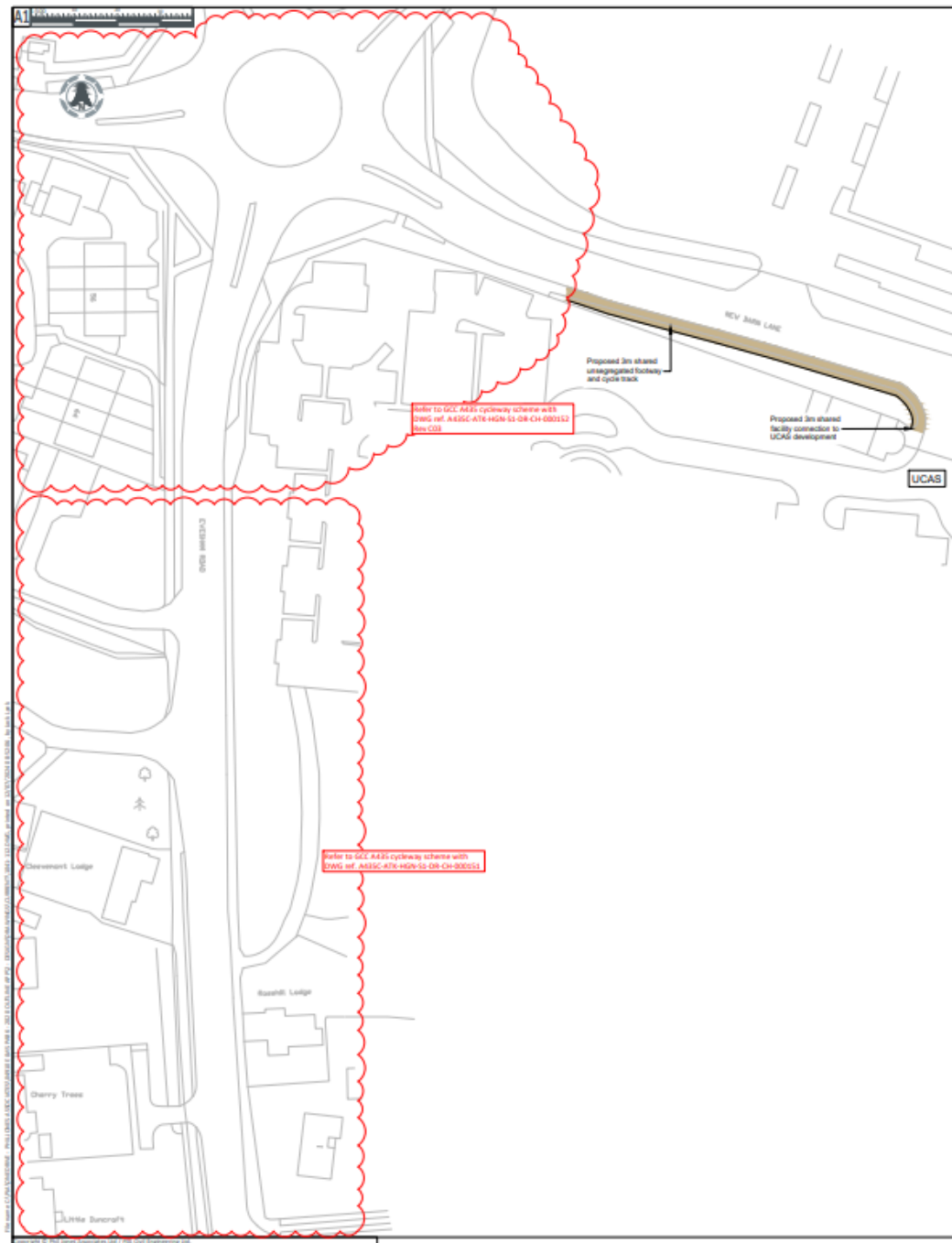
Drawn by: AJ 10/02/2014 **Scale:** 1:500 @ A1
Checked by: AS 10/02/2014

Drawing No. 1041 - 110 **Revision** -

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 Scale 1:500

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Client Note

These drawings have been produced with reference to the CDM Regulations 2015.

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- All works are proposed to be within the highway boundary or Developer owned land or land made available to Developer.
- Use specific detailed surveying need to be carried out to confirm design information, which may impact the outline design proposals. These include, but are not limited to ground conditions, groundwater levels, utilities, ecology, tree protection etc. impacts related to other civils features have not been detailed and are subject to detailed design.
- Any existing details which are shown on this drawing are for guidance only and are to be checked on-site.
- The highway improvement measures and functions are presented on the supporting On and Off-site Highway Scheme Plan with drawing reference 1001-001.

Key

- Edging
- Shared Footway/Cycleway

Client Technical Approval has been obtained from the relevant Local Authorities or Highway Bodies. It should be understood that all drawings are based on preliminary and NOT for Construction. Should the Contractor and / or Employer commence work prior to approval being given, it is entirely at their own risk.

Rev	Description	By	CHK	DATE
1	Issue for approval	JW	AK	04/05/2024
2	Issue for construction	JW	AK	05/05/2024

PJA Park Place, High Street, Leamington, Warwickshire, CV32 3JL
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plymouth | glasgow

Client
Bloor Homes / Persimmon Homes

Project
Elms Park, Cheltenham

Title
Evesham Road
Proposed Cycling Scheme

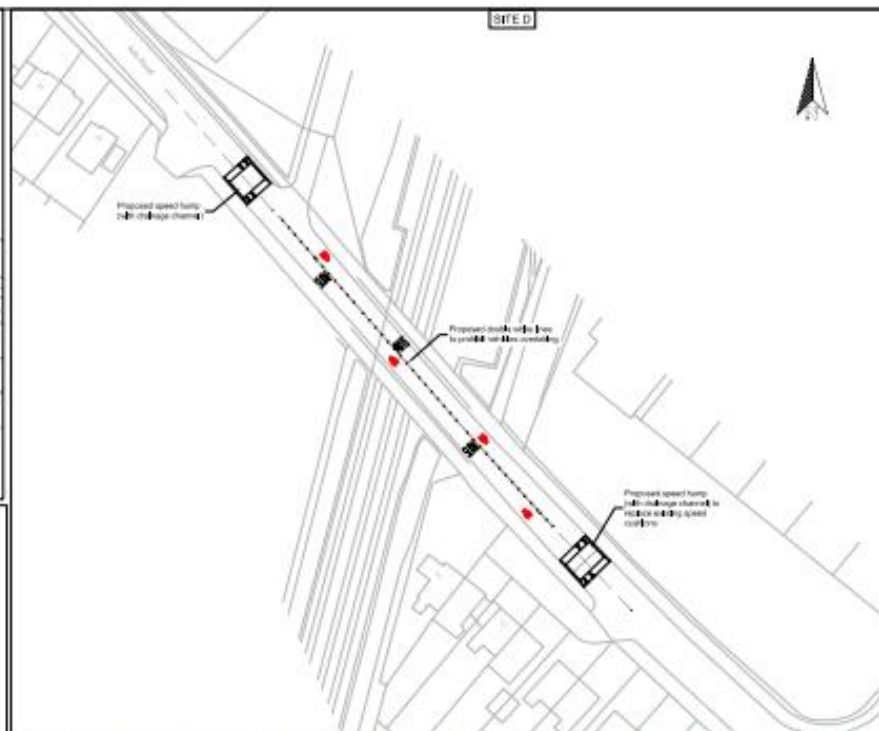
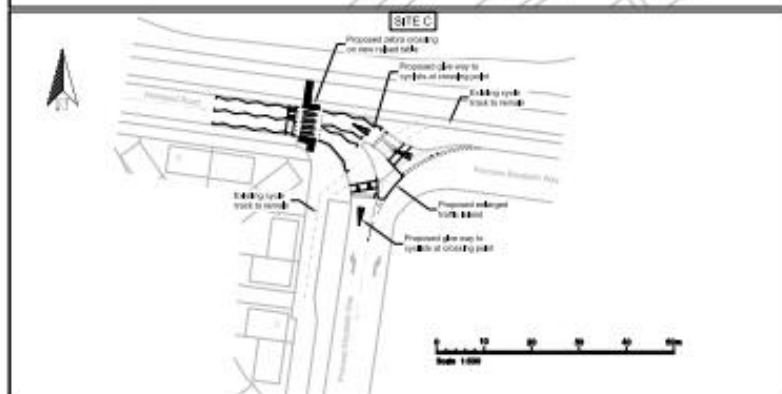
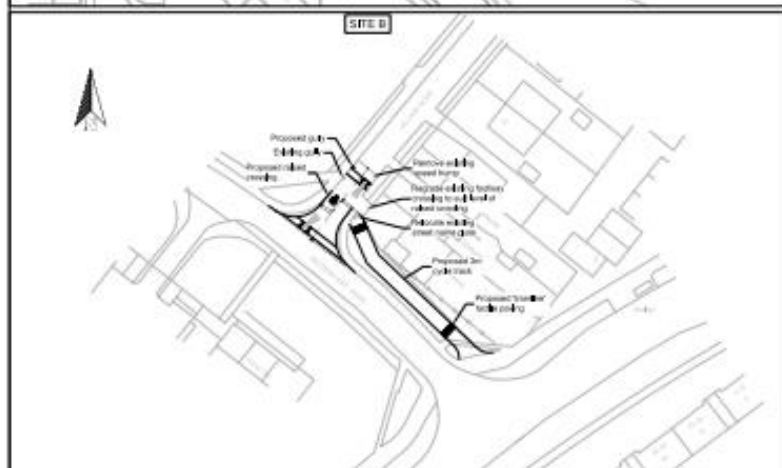
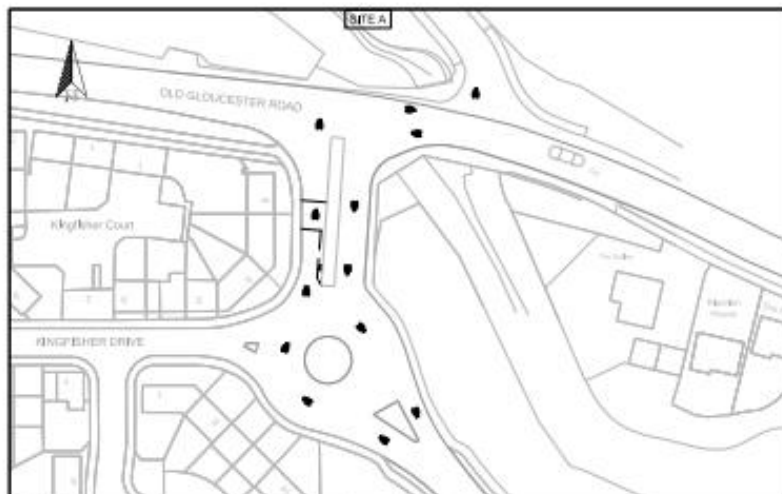
Drawing Issue Status
For Information

PJA Ref	Scale @ A2	Date
04810/A	1:500	May 2024

Drawing No.
1041-112

Revision
A

Primary Contact
joe.woodridge@pja.co.uk



PHIL JONES ASSOCIATES

Open House 1000
Length 1000
No. 1000

Client Bloor Homes /
Persimmon Homes

Project	Elms Park Cheltenham
---------	-------------------------

Drawing
Highway Works
Arts Area Cycling
Network Improvements

Drawn by: JG 11/02/04	Scale: 1:500 @ A1
Checked by: AB 11/02/04	
Drawing No. 1041 - 113	Revision -

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