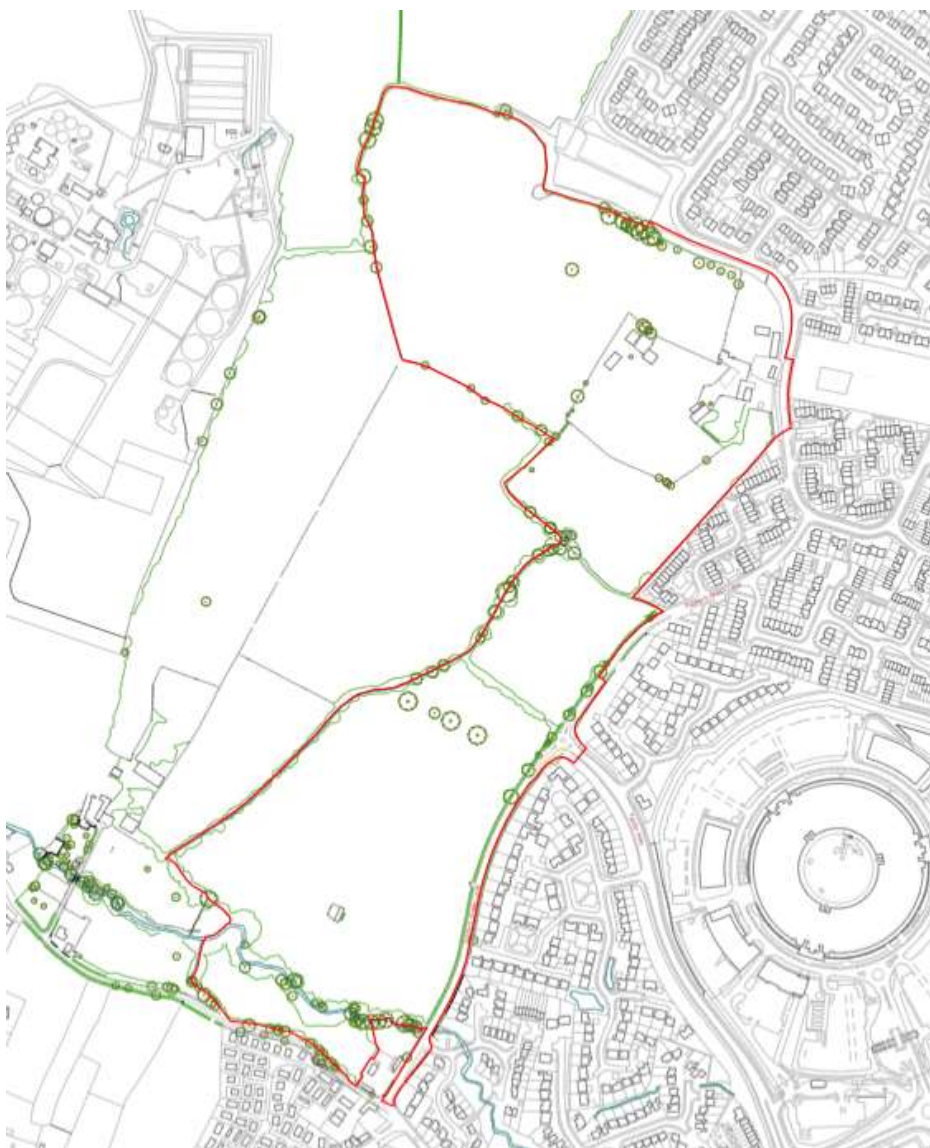


23/01875/OUT

Applicant: Henry Boot Development and Cheltenham Borough Council

Proposal: “Outline planning permission (with all matters reserved except for access) for a severable and phased development to provide non-residential floorspace comprising flexible commercial and community uses (Use Classes E, F and Sui Generis), new homes (Use Class C3) and other associated infrastructure.” The application is for a maximum of 576 new homes and up to 125,698 sqm (GIA) of employment floorspace.

Address: Southern Parcel, West Cheltenham (Golden Valley)



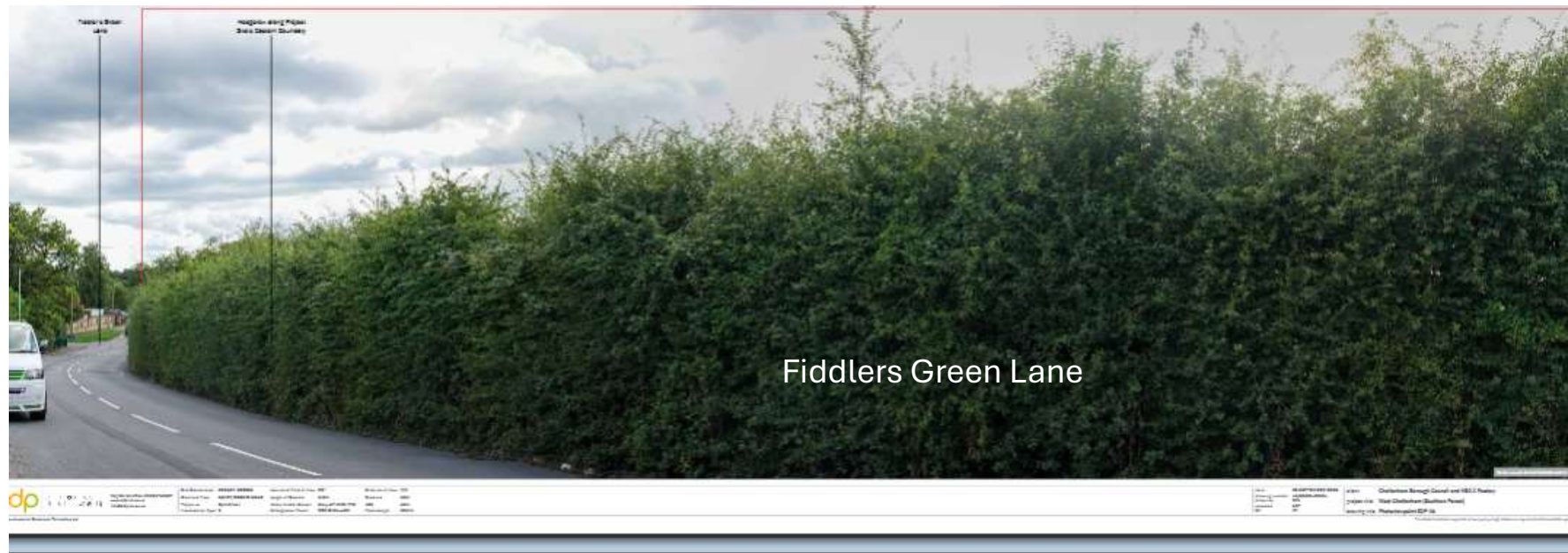


Footpath ZCH102 to west of Hope farm and close to junction with Footpath ZCH5

	<p>Department of Planning Infrastructure and Transport</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>	<p>Project Name: ZCH102, ZCH103 Date and Time: 20/10/2023 09:00:00 Location: ZCH102, ZCH103</p>
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View from Leckhampton Hill







Arboricultural survey (2022)

Outline Planning Application boundary

Category A trees

Category B trees

Category C trees

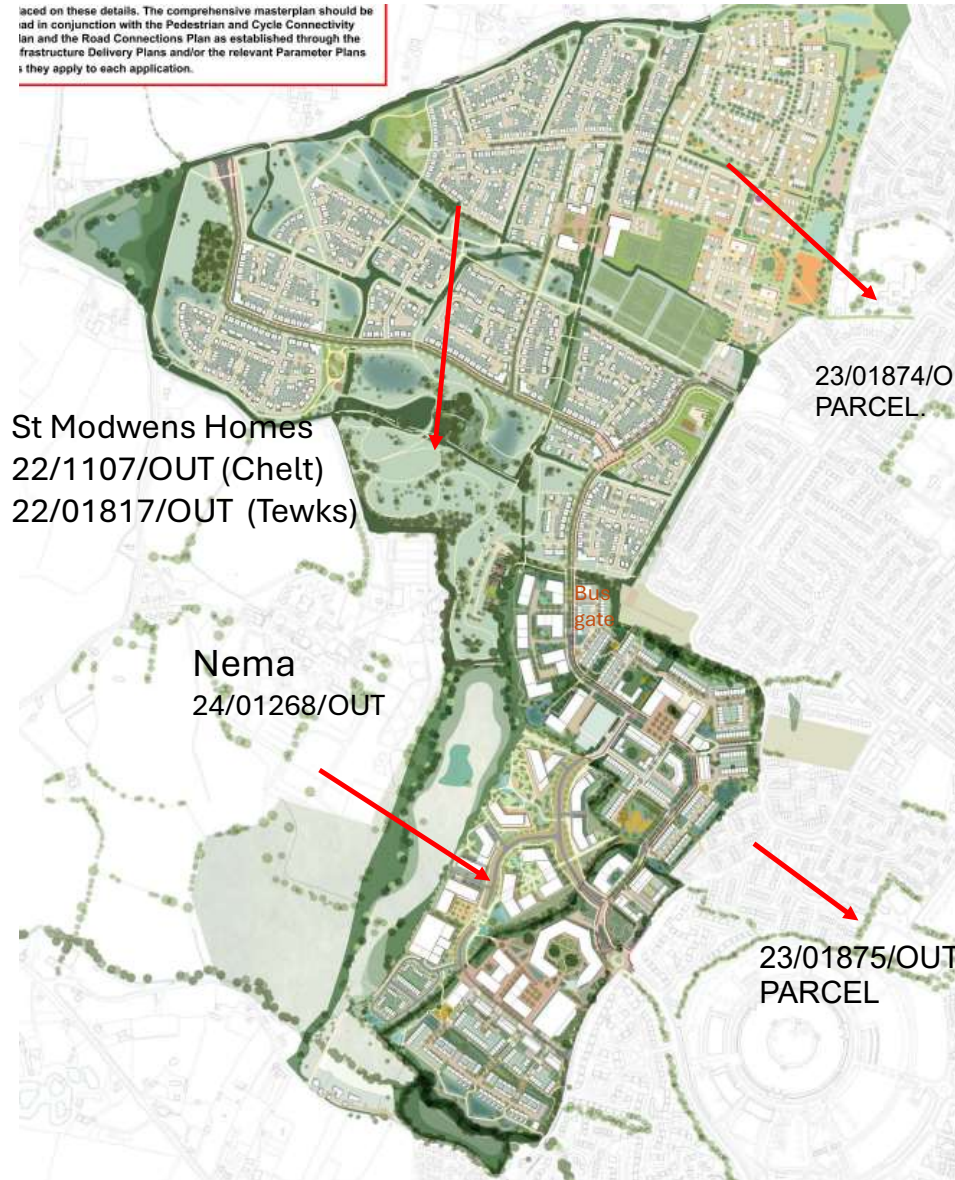
Category U trees

Ancient woodland/ ancient trees

Tree Preservation Order (TPO)



based on these details. The comprehensive masterplan should be read in conjunction with the Pedestrian and Cycle Connectivity Plan and the Road Connections Plan as established through the Infrastructure Delivery Plans and/or the relevant Parameter Plans as they apply to each application.



St Modwens Homes
22/1107/OUT (Chelt)
22/01817/OUT (Tewks)








Nema
24/01268/OUT

23/01874/OUT CBC NORTHERN
PARCEL

23/01875/OUT CBC SOUTHERN
PARCEL



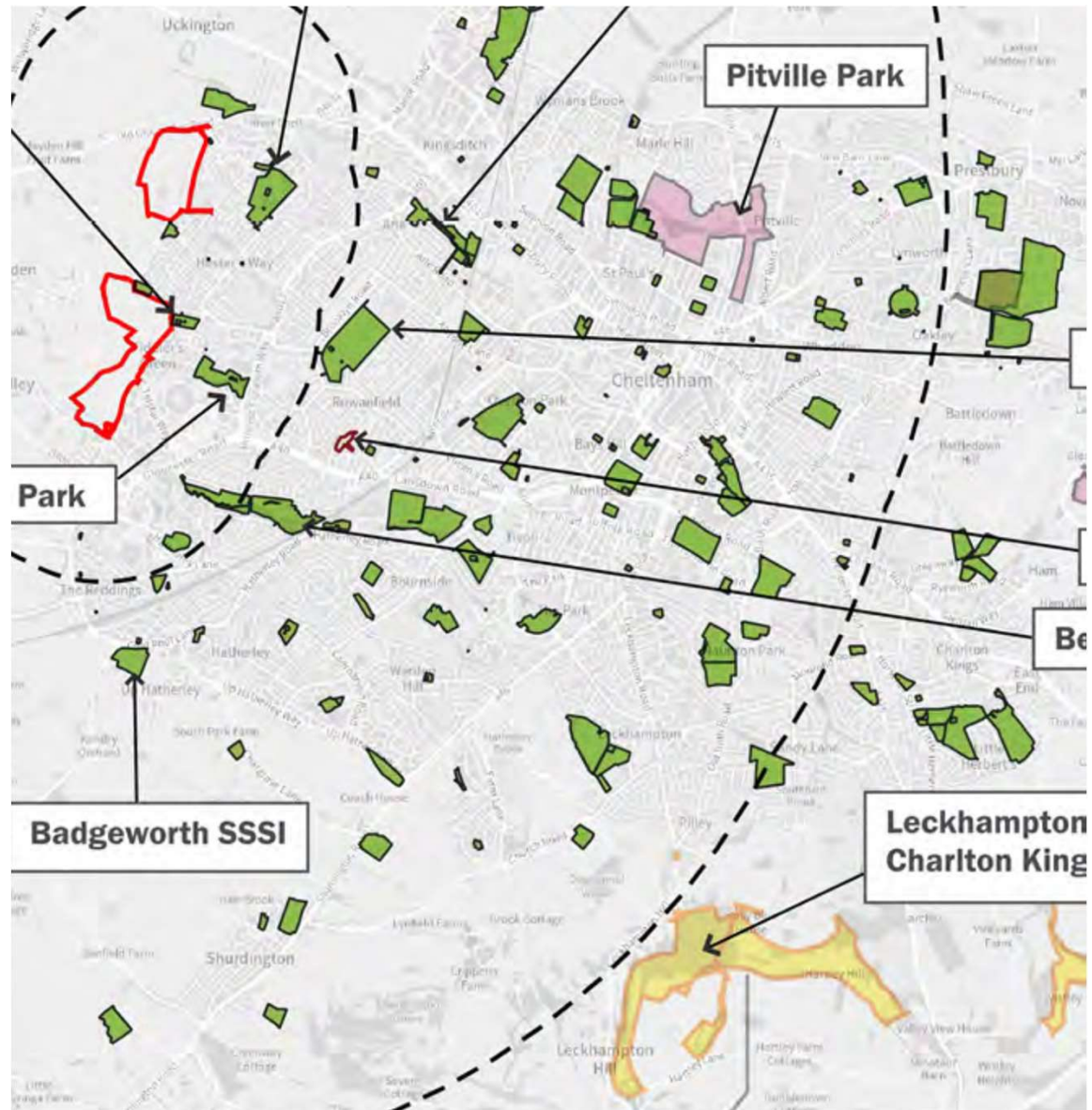
DRAWING KEY

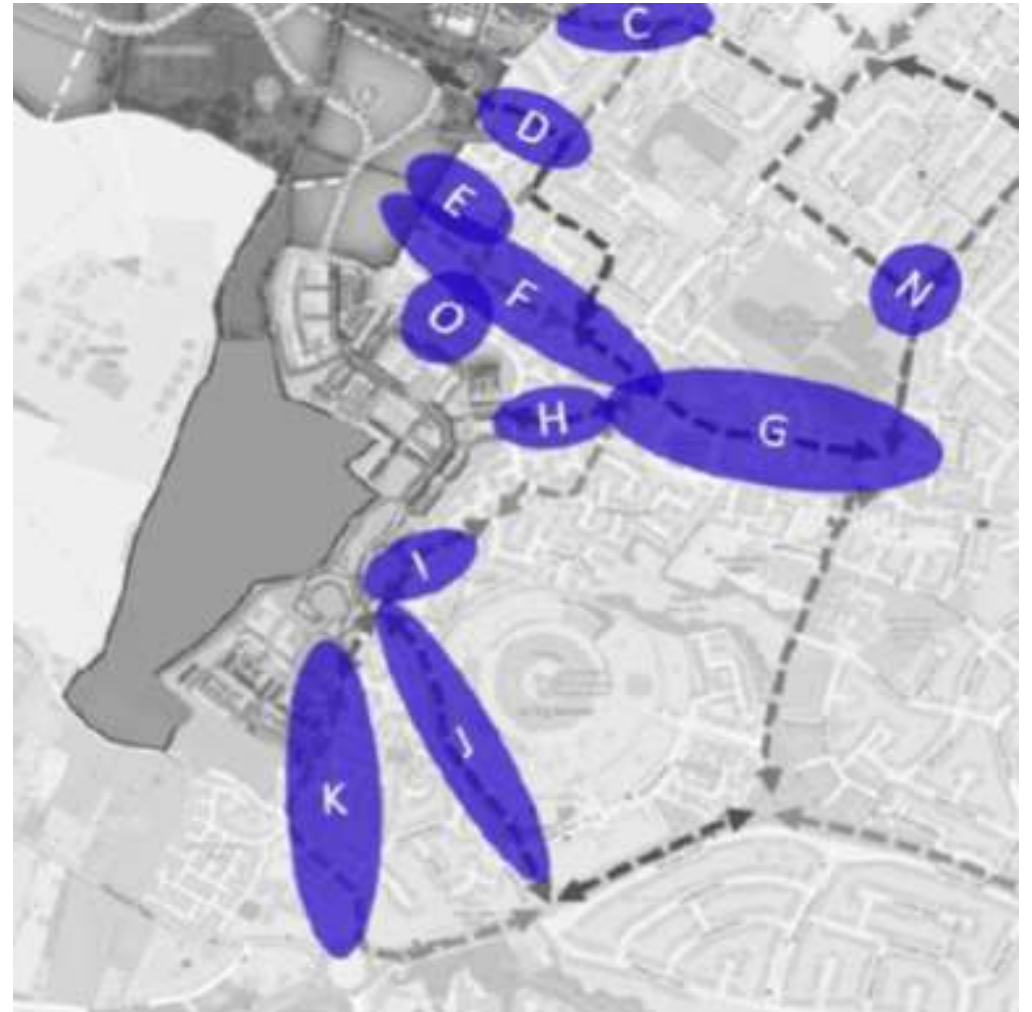
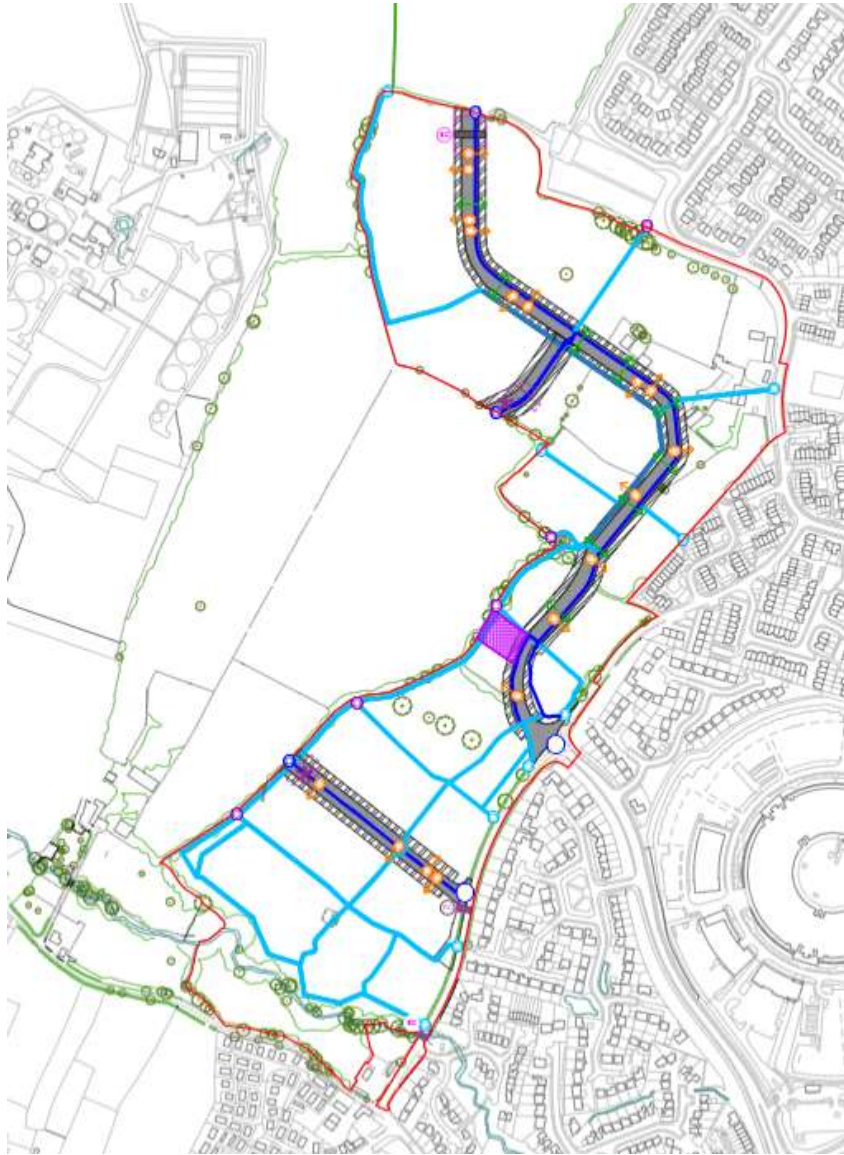
-  70.00-75.00m AOD (Proposed) Equivalent to 5-7 storeys
-  65.00-70.00m AOD (Proposed) Equivalent to 5-6 storeys
-  60.00-65.00m AOD (Proposed) Equivalent to 4-5 residential storeys
-  55.00-60.00m AOD (Proposed) Equivalent to 3-4 residential storeys
-  43.00-55.00m AOD (Proposed) Equivalent to 2-3 residential storeys
-  Maximum building heights*
-  Outline Planning Application boundary

Maximum building heights: accounts a 2m buffer for roof pitches, plant spaces and balustrades.













15.5 Festival Village

Description

Festival Village will be a busy, yet tranquil mixed-use area with a focus on education, arts and culture. Workspace buildings around a neighbourhood square - Festival Square - with attractive ground floor retail, f&b, exhibition, and community spaces will make it a vibrant part of the masterplan. A second mobility hub will serve as a community resource, delivering car clubs, bike hubs and storage, modal shifts, EV charging, and small-scale commercial uses. A range of housing typologies will offer options for varied domesticity and intergenerational living.



Illustrative view of Festival Village



Illustrative view of Foragers' Walk



Illustrative view towards Innovation Square



Description

Hatherley Gardens will be designed to be a wonderful place to live around a linear park, with links to the Spine route and the existing communities to the east.

The neighbourhood will comprise a mix of high-quality townhouses and apartment blocks with ground floor uses. The buildings will be designed to capitalise on views to the south, and convenient access to a rich wetland meadow by Hatherley Brook.



Illustrative view of Hatherley Gardens linear park



Recommended parking typologies

(refer to section 14.4 for complete library)

- O_A_01_Integral garage
- O_A_02_Outside dwelling
- O_A_03_Between dwellings
- O_A_04_Mews
- O_A_05_Undercroft at-grade
- O_B_03_Parking court



Precedent image mews street with studios above garages

Climate Change



Affordable Housing and Viability

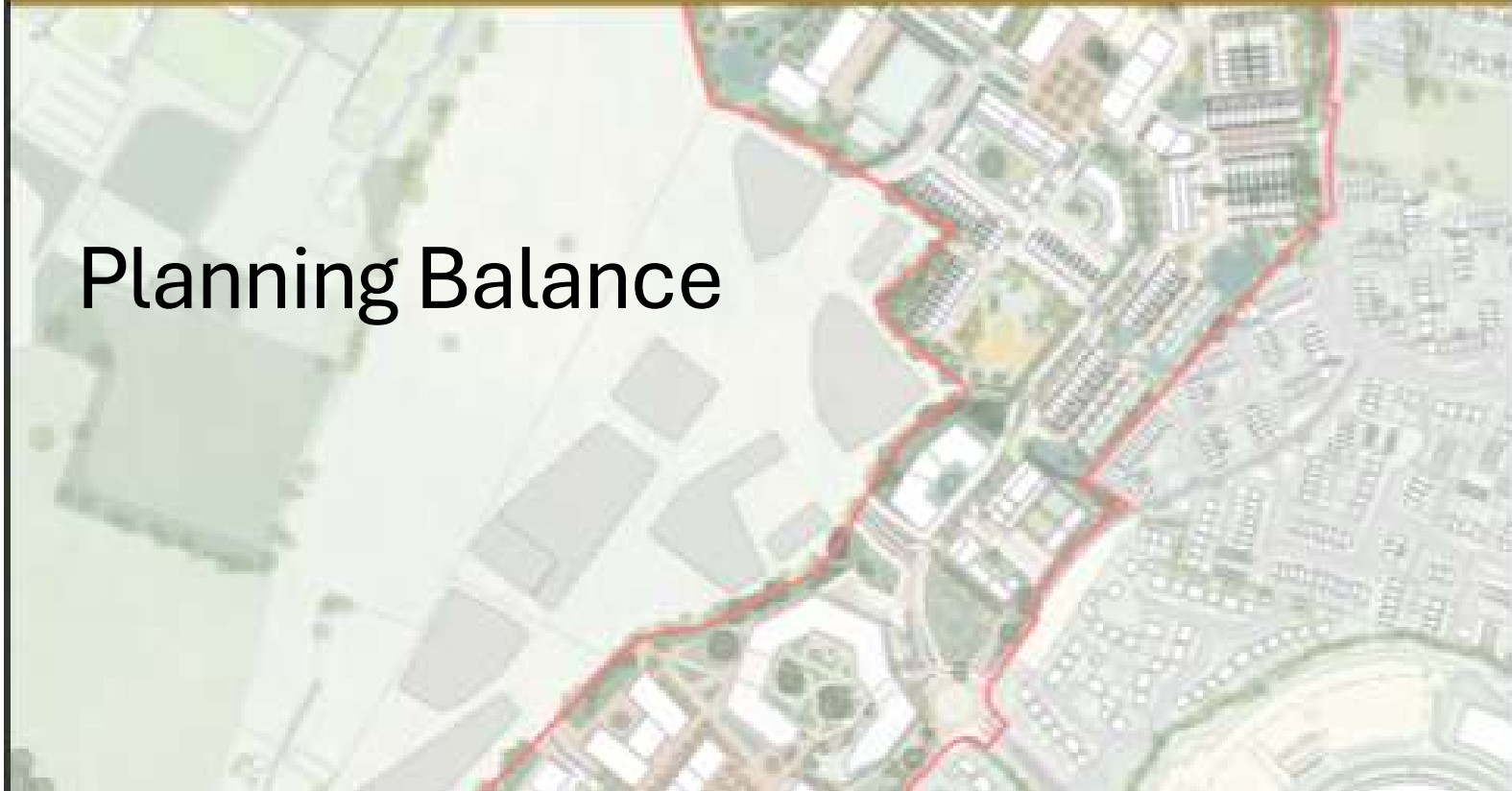
150 AH- 26%	Social Rent	Mental Health Social Rent	Affordable Rent	First Homes (30% discount)	Shared Ownership	Totals
1b2p flat, M4(2) 50m2	16	0	0	10	0	26
1b2p houses, M4(2), 50m2	2	2	0	0	0	4
1b2p flat, M4(3)(2)(b), 58m2	3	0	0	0	0	3
1b2p Bungalows, M4(3)(2)(b), 58m2	4	2	0	0	0	6
2b3p M4(3) bungalow, 61m2	0	0	4	0	0	4
2b4p flat, M4(3)(2)(b), 70m2	0	0	1	0	0	1
2b4p flat, M4(2), 70m2	0	0	5	9	0	14
2b4p house M4(2), 79m2	0	0	22	0	24	46
3b5p M4(3)(2)(b) flat, 86m2	0	0	1	0	0	1
3b5p house, 93m2, M4(2)	0	0	10	0	12	22
3b6p house, 102m2, M4(2)	0	0	9	0	5	14
4b7p house, 115m2, M4(2)	8	0	0	0	0	8
5b8p house, 134m2, M4(2)	1	0	0	0	0	1
Totals	34	4	52	19	41	150
%	23%	3%	35%	13%	27%	100%

Key Issues & late representations received

- Policy Framework and Principle of Development
- The Golden Valley Supplementary Planning Document
- Economic Impact
- Design and Layout
- Biodiversity, Ecology and Green Infrastructure
- Landscape, Trees and Visual Impact
- Impact on Neighbouring Amenity
- Odour, Air Quality and Noise
- Sustainability
- Drainage/Flood Risk
- Transport
- Viability
- Housing Mix
- Section 106 Obligations

THE
GOLDEN VALLEY
DEVELOPMENT

Planning Balance



Conditions

Recommendation

To delegate authority to the Head of Planning to permit the application subject to:

A) the conditions as set out or substantially similar as may be agreed under delegated authority given to the Head of Planning; and

B) completion of a S106 obligation and/or other legal document to deliver the infrastructure and other mitigation, as set out in this Report at paragraphs 7.352-7.356, and for alterations to s106 heads of terms as may be agreed under delegated authority given to the Head of Planning in consultation with the Chairman and Vice Chairman of the Planning Committee.

C) In the event that the S106 obligation and/or other legal document remains unsigned nine months after this resolution, that the application is reviewed by the Head of Planning in consultation with the Chairman and Vice Chairman of the Planning Committee, and if no progress is being made delegated authority is given to the Head of Planning to refuse the application in the absence of an agreed S106 Agreement.