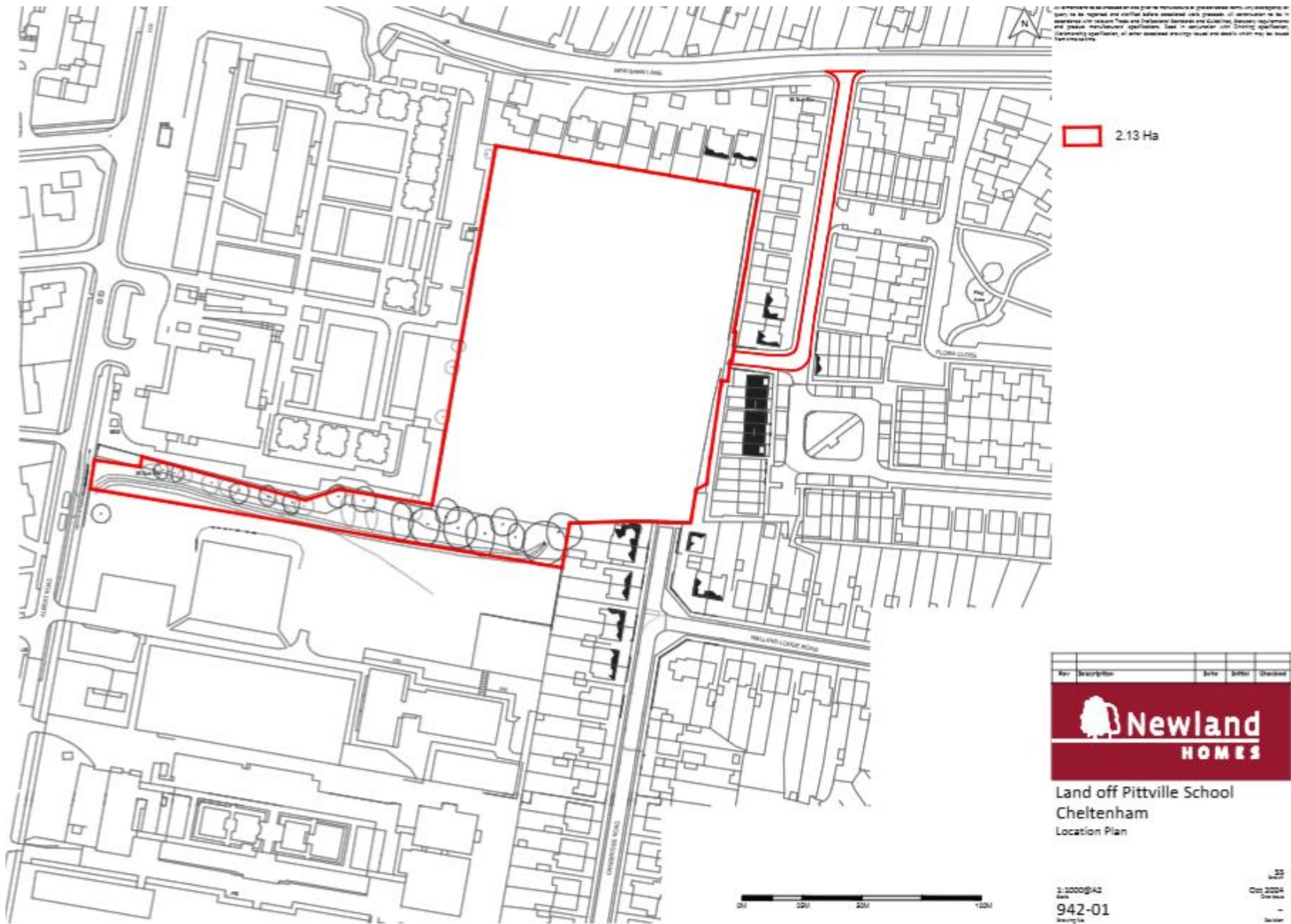


25/00780/FUL – PITTVILLE SCHOOL

Proposed Development

Full application for the erection of 58 residential dwellings including access, parking, landscaping and associated works.

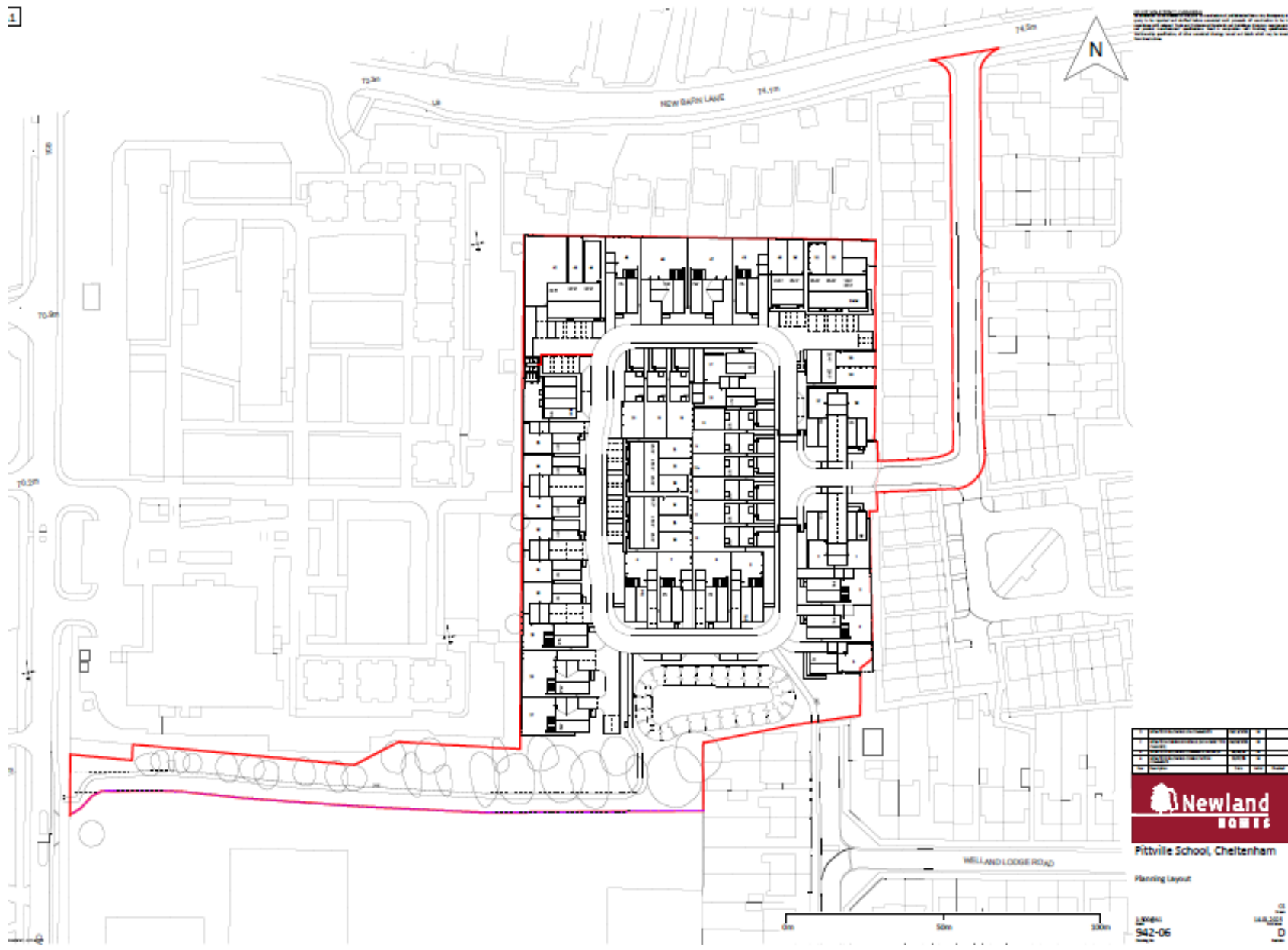
Committee determination – Prestbury Parish Council objection



Site Location Plan



Site Location/Arial View



SITE LAYOUT



SITE LATYOUT



Building Heights



Affordable Housing Layout



Soft Landscaping Scheme



External Materials Plan



ALL PLANS AND ELEVATIONS ARE FOR INFORMATION ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL LOSS OR DAMAGE, ARISING FROM THE USE OF THESE PLANS AND ELEVATIONS.



Street Scene Elevations



Pittville School, Cheltenham

PW Floor Plans and Elevations

0m 5m 10m

1:100@A2
942-30

SS
Feb 2025
A

Detached House Type



First Floor



Ground Floor



Front Elevation

Side Elevation



Rear Elevation

Side Elevation



Pittville School, Cheltenham

HO Floor Plans and Elevations

0m 5m 10m

1:100@A2
942-34SS
Feb 2025
A

Detached House Type



First Floor



Ground Floor



Front Elevation

Side Elevation



Rear Elevation

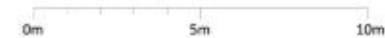
Side Elevation

1	Detached House (PB) comments	20/08/2025	SS	
2	Detached House (PB) comments	20/08/2025	SS	
3	Detached House (PB) comments	20/08/2025	SS	



Pittville School, Cheltenham

PB Floor Plans and Elevations



1:100 @ A2
942-31
Drawing No.

SS
Cheltenham
Feb 2025
Final
B

Detached House Type



Second Floor



First Floor



Ground Floor



Front Elevation

Side Elevation



Rear Elevation



Side Elevation



Pittville School, Cheltenham

DR Floor Plans and Elevations

0m 5m 10m

1:100@A2
942-32
Newland55
FEB 2025
A

Detached 2.5 Storey Town House Type

A2



Second Floor



First Floor



Ground Floor



Front Elevation

Side Elevation



Rear Elevation



Side Elevation

0m 5m 10m



Pittville School, Cheltenham

HX Floor Plans and Elevations

1:100@A2
942-33A
Drawing No.

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Detached Three Storey Town House Type - red brick



3	3 bed Semi-Detached House Type	2019/2020	10	
4	3 bed Semi-Detached House Type	2019/2020	10	



Pittville School, Cheltenham

3B5P 93 Floor Plans and Elevations

0m 5m 10m

1:100@A2
942-36

55
55
Feb 2025
B

3 bed Semi-Detached House Type



First Floor

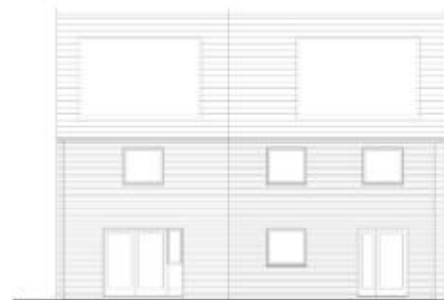


Ground Floor



Front Elevation

Side Elevation



Rear Elevation

0m 5m 10m



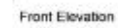
Pittville School, Cheltenham

4B7P 115 & 3B5P 94 Floor Plans and Elevations

1:100@A2
Scale
942-40
Drawing No.

88
Date
July 2025
1st issue
A
Revision

3 Bed Terraced House Type



Side Elevation



Side Elevation



Newland
HOMES

1B2P M4(3A) 70 & 3B5P 94 Floor Plans and Elevations

58
Duxbury
Feb 2024
Final issue
C
Harvard

A2



Second Floor



First Floor



Ground Floor

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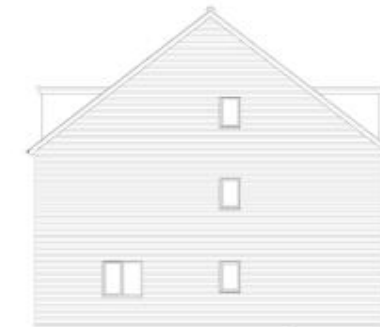


Front Elevation

Rear Elevation



Side Elevation



Side Elevation



Pittville School, Cheltenham

A6 1B2P Floor Plans and Elevations

0m 5m 10m

1:100 @ A2
942-39
Drawing No.

88
Drawn
Feb 2025
Test Date
C
Reviewed

Four One Bed Apartments

Key Planning Matters

- **Principle of Development/Planning History**

- Policy SD10 of JCS

- NPPF Paragraph 11(d)

- **Design and Scale and Layout**

- Principles of good urban design

- Architectural design and materials palette of house/apartment types

- Impact on amenities of neighbouring land users

- **Affordable Housing**

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

- **Access/Traffic/Highway safety**

- **Landscaping – hard and soft**

- Boundary treatment, planting schedule, street tree planting, POS and management and maintenance

- **Conservation and Heritage**

- **Ecology**

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

- **Drainage and Flood risk**

Recommendation – Permit subject to s106 and Conditions

1. Facing and roofing materials – inc. window details and large sample panels constructed on site
2. Landscape and Tree Management and Maintenance scheme (short-term to 30 year long-term)
3. Biodiversity Gain Plan and Habitat Management and Maintenance Plan
4. Implementation of the footpath links
5. Implementation of ecological enhancements and ecological protection during construction phase
6. External lighting strategy
7. Solar PV panels and Air Source Heat Pump installation – no gas served development
8. Obscure glazing (selected plots) and permitted development rights removed for additional windows
9. Detailed Drainage Strategies inc. maintenance

Section 106 Heads of Terms

1. 40% Affordable Housing on-site provision - 23 dwellings (70% social rent and 30% shared ownership)
2. Financial contributions towards Education (school places) and improvements in resources and facilities at Prestbury Library
3. Financial contributions towards improvements in playspace/recreation facilities at Pittville Park and local allotment provision
4. Monitoring of Biodiversity Gain/Habitat long-term management
5. Management of proposed on-site Public Open Space and footpaths
6. Mitigation for recreational pressure on the Beechwoods Special Area of Conservation (SAC)
7. Residential Travel Plan monitoring