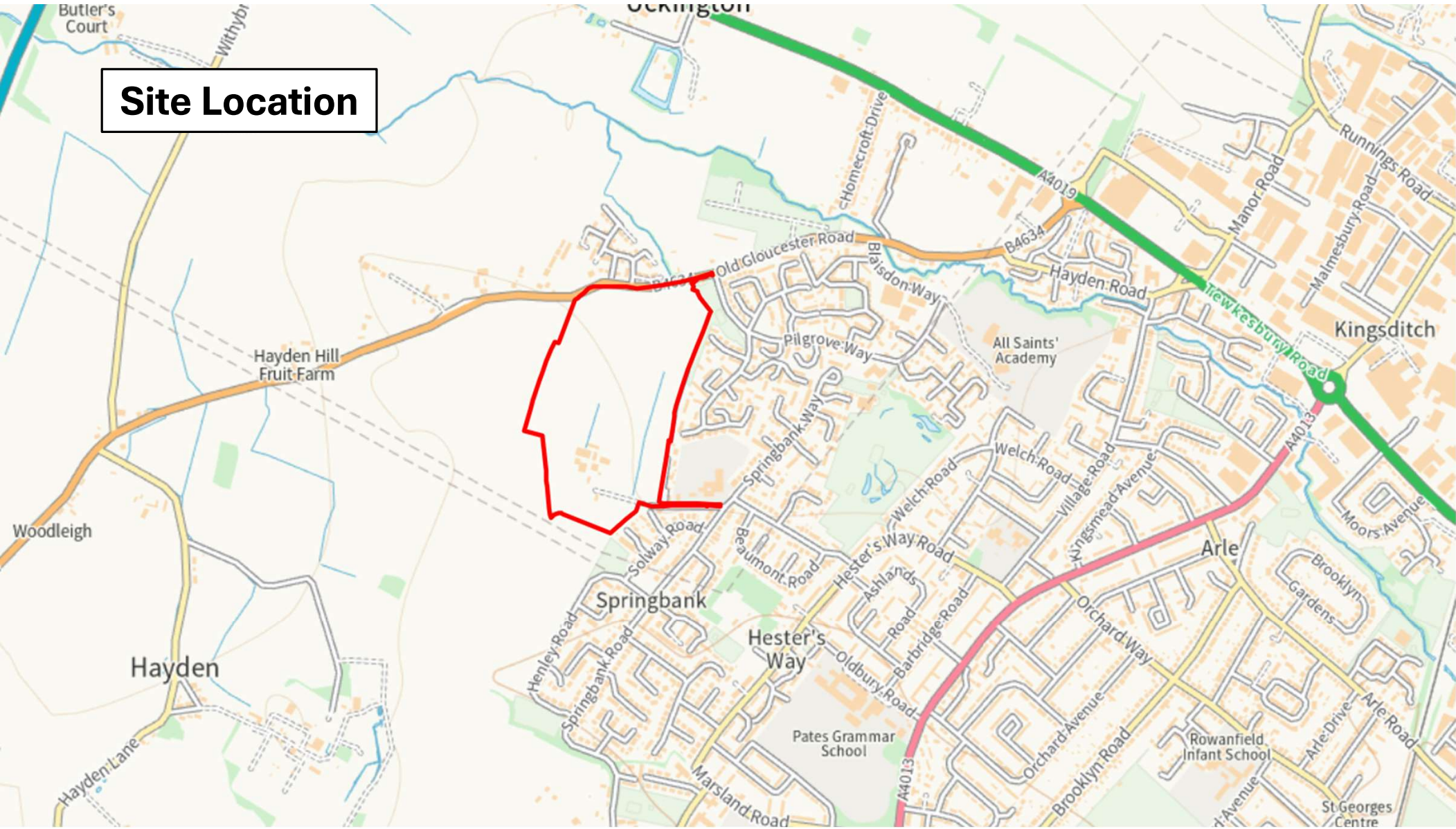


# **23/01874/OUT**

Outline planning permission (with all matters reserved except for access) for a severable and phased development to provide new homes (Use Class C3) and non-residential floorspace comprising flexible commercial and community uses (Use Class E), as well as land for potential primary education (Use Class F1) and other associated infrastructure.

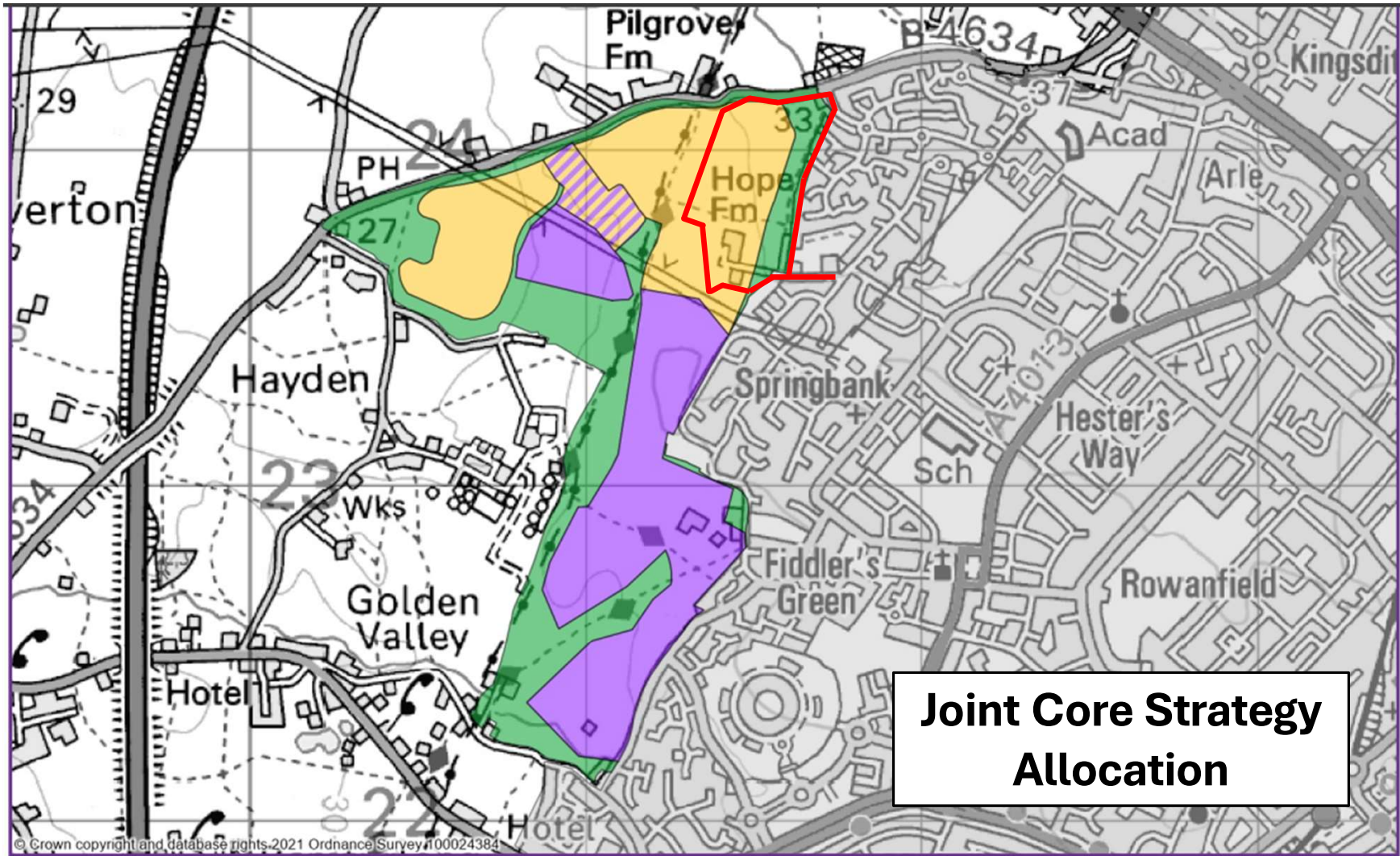
**Land at West Cheltenham/Golden Valley (Northern Parcel),  
South of Old Gloucester Road, Cheltenham**

# Site Location



**Site Location**





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**Old Gloucester  
Road**



**Old Gloucester  
Road**



**Old Gloucester  
Road**



**Old Gloucester  
Road**



**Old Gloucester Road  
– looking south**



**Hope Orchard –  
looking north**



**Hope Orchard –  
looking northwest**



**Hope Orchard –  
looking north**



**Hope Orchard –  
looking north**



**Hope Orchard –  
looking west**

**Hope Farm**



**Hope Cottage**



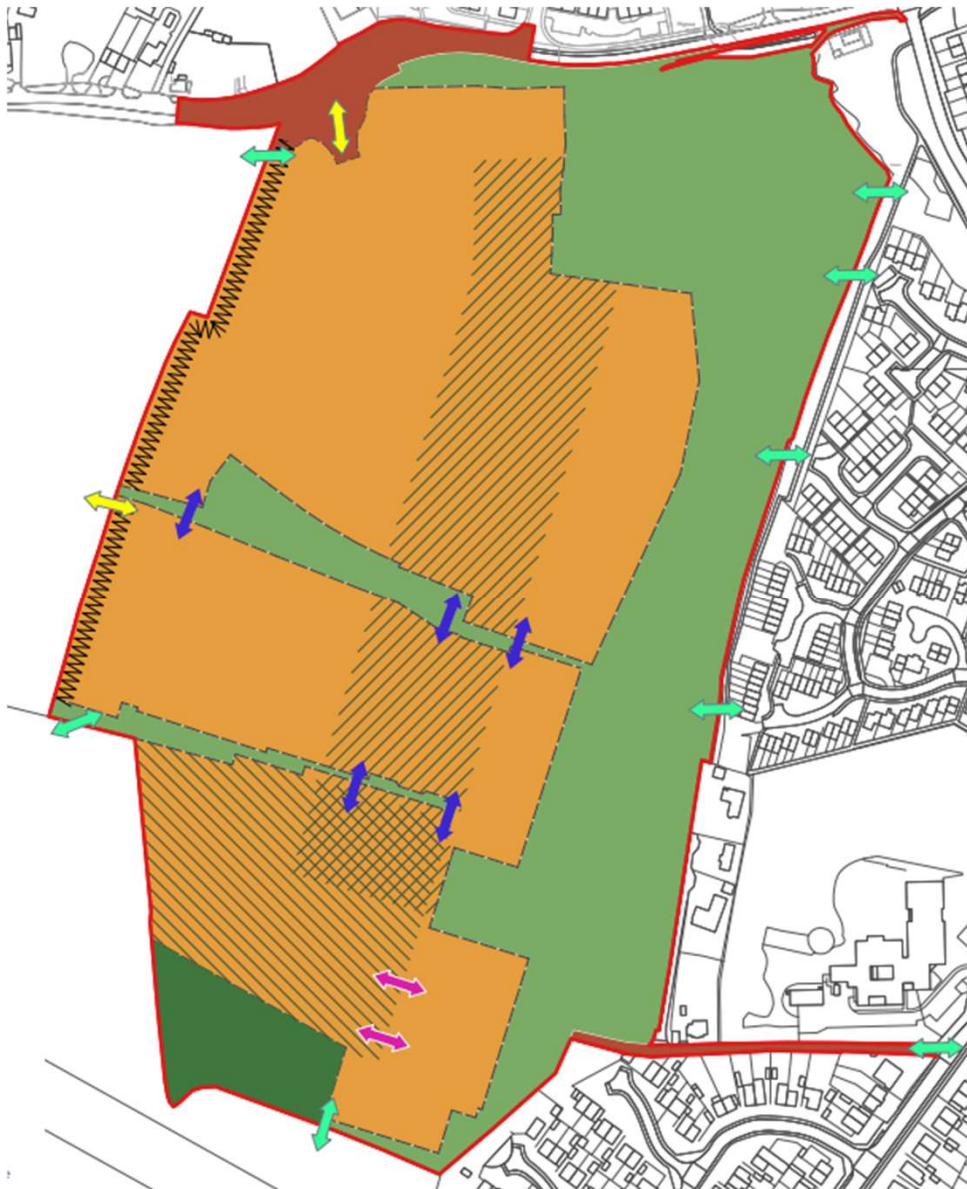





-  Proposed all modes access
-  Proposed pedestrian / cycle only access
-  Potential Focal areas
-  Residential Development
-  Primary School Site (1.9ha total including neighbouring site)
-  Potential Focal buildings
-  Potential mixed use building
-  Public Open Space including SUDS and Strategic Landscape areas
-  Potential strategic planting and ecological net gain areas
-  Existing hedges / trees / planting
-  Proposed trees / planting areas
-  Raingarden and swale
-  SUDS area
-  Play surface
-  Community productive garden/allotments
-  Habitat pond
-  Indicative arrangement for sports pitches (spans into neighbouring site)

# Illustrative Master Plan

# Parameters Plan





 Land required for proposed access roads / footpaths / emergency access as applicable (0.72ha)


 Gross residential development (class C3) including access roads and private drives and incidental open space (parks and gardens; children's play). Development up to three storey. (max building height 12m above surveyed height AOD)  
Development Gross Area: **11.8ha** (dashed boundary).  
Number of dwellings **Up to 443 dwellings**  
**Up to 500sqm footprint non-residential uses (class E)**


 4-storey buildings acceptable at key locations (max building height 16m above surveyed height AOD)


 Flexible land within which Primary School (class F1) can be accommodated (max building height 12m above surveyed height AOD) which can revert to residential land should school not be required (1.9ha) (included within Development Gross Area Above)


 Open space including parks and gardens, amenity green space, children's play/provision for young people, allotments, structural and tree planting and SUDS. Area includes scope for connecting roads between green corridors. (6.54ha)

 Land for playing pitches (open space) to be provided as part of the wider Golden Valley provision (0.6ha)























 Connectivity allowable between residential parcels for all modes / dedicated pedestrian / cycle. Location and quantum of crossings shown by the arrows is indicative and not intended to be fixed by this plan

 Connectivity allowable between residential parcels and Primary School land. Location, type and quantum of access positions is indicative and not intended to be fixed by this plan

 Indicative all modes connectivity as current in January 2026 and to be checked against the relevant adjacent proposals by others for co-ordination purposes on future detail design

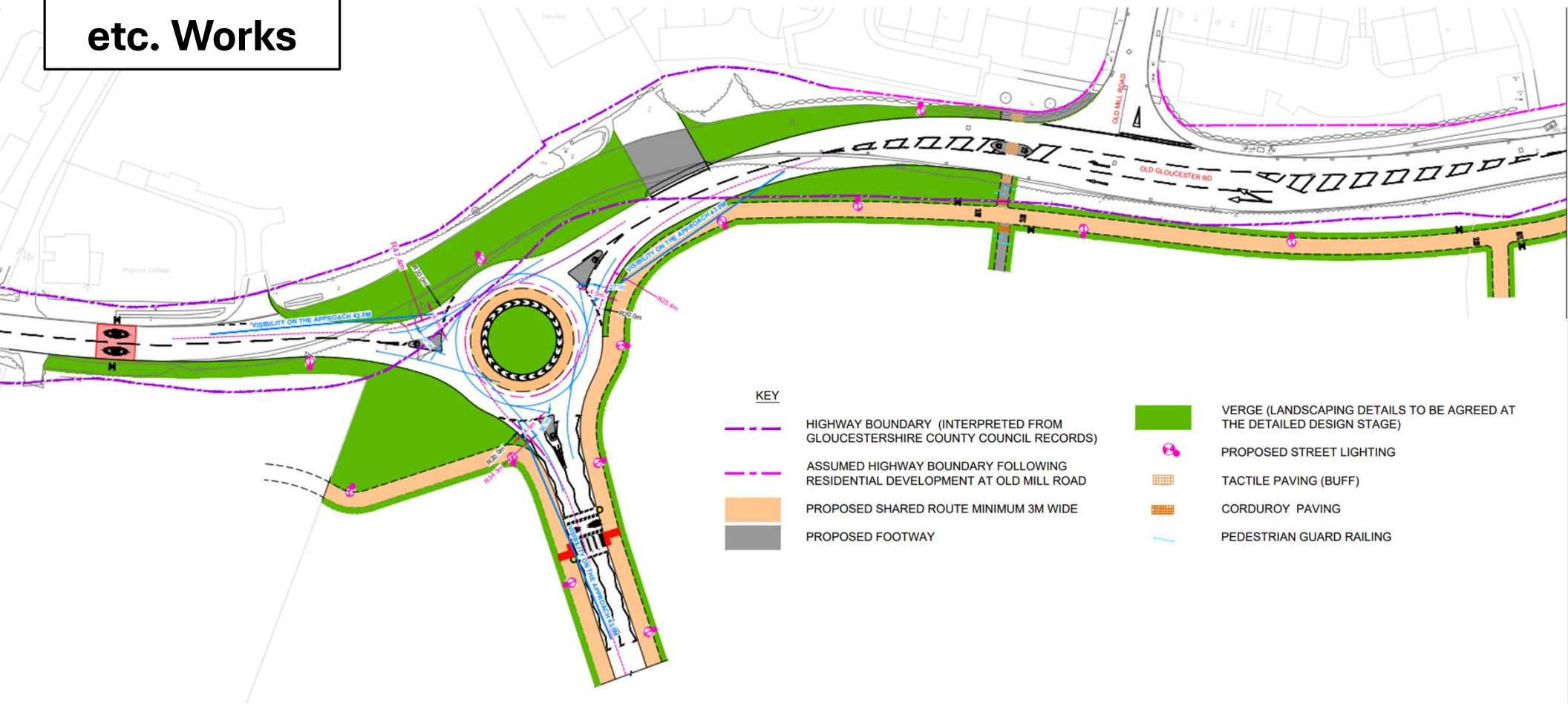
 indicative pedestrian access positions (not intended to be fixed by this plan) to the site to be captured within the proposals







- |   |   |   |  |
|---|---|---|--|
|    | Planning application boundary                       |  | Public Open Space including: SUDS; Strategic Landscape; informal paths (white) |
|    | Proposed all modes access                           |  | Indicative location of SUDS  |
|    | Existing / proposed pedestrian / cycle only access  |  | Indicative location of play surface  |
|    | Indicative cycle route                              |  | Indicative location of community productive gardens/allotments                 |
|    | Indicative bus route                                |  | Indicative location of habitat pond  |
|    | Indicative tertiary connections                     |  | Location for sports pitches (spans into neighbouring site)                     |
|    | Key building frontage                               |  | Indicative location of trees / planting areas                                  |
|    | Residential development parcels                     |  | Primary school site (1.9ha total including neighbouring site)                  |
|    | Indicative location of focal buildings / apartments |  | Education zone   |
|   | Zone for mixed use building                         |   |  |
|  | Indicative location of roads                        |   |  |
|  | Indicative location of footways                     |   |  |
|  | Indicative location of private drives               |   |  |

**Regulatory  
Plan  
(Design Code)**

# Roundabout etc. Works



## KEY

-  HIGHWAY BOUNDARY (INTERPRETED FROM GLOUCESTERSHIRE COUNTY COUNCIL RECORDS)
-  ASSUMED HIGHWAY BOUNDARY FOLLOWING RESIDENTIAL DEVELOPMENT AT OLD MILL ROAD
-  PROPOSED SHARED ROUTE MINIMUM 3M WIDE
-  PROPOSED FOOTWAY

-  VERGE (LANDSCAPING DETAILS TO BE AGREED AT THE DETAILED DESIGN STAGE)
-  PROPOSED STREET LIGHTING
-  TACTILE PAVING (BUFF)
-  CORDUROY PAVING
-  PEDESTRIAN GUARD RAILING