

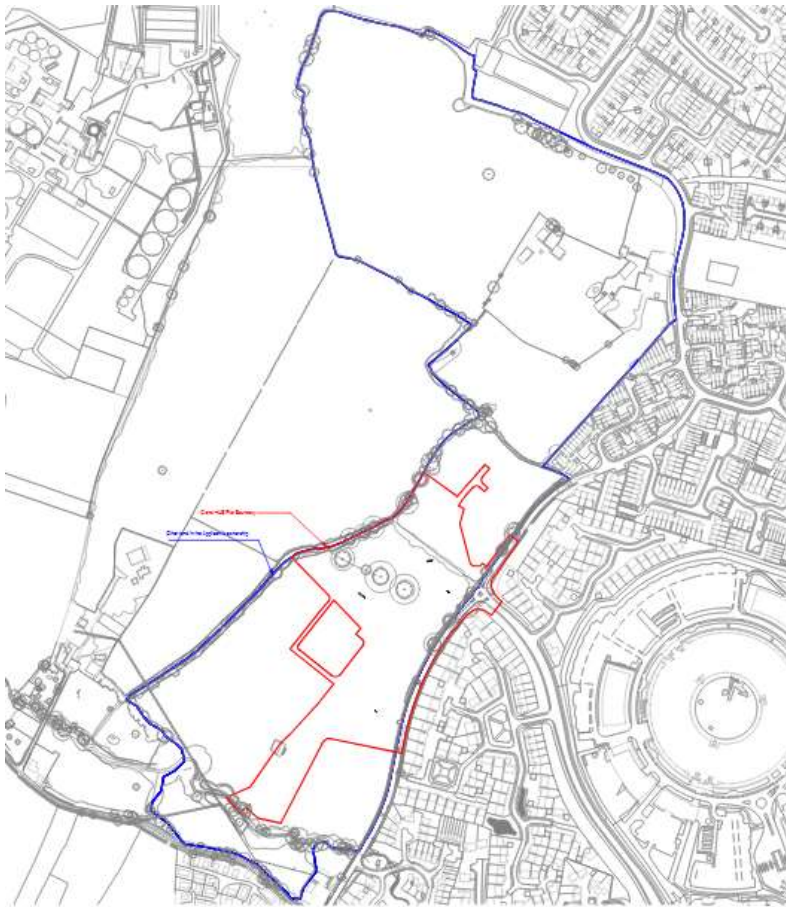
Land at West Cheltenham Southern Parcel

26/00001/REM

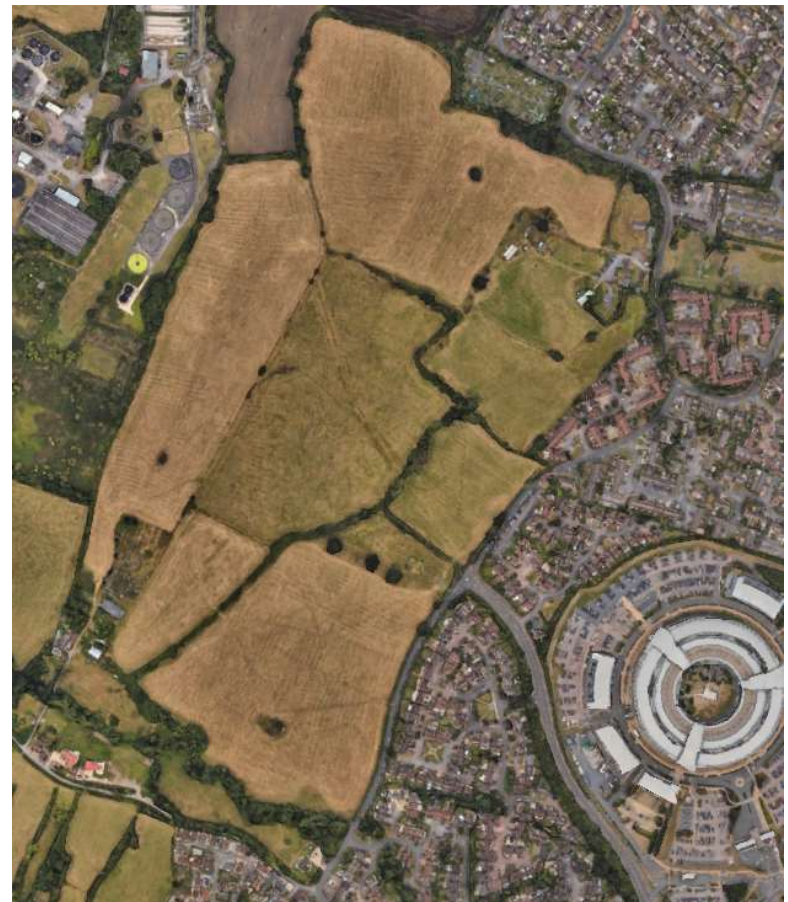
Application for the approval of Reserved Matters (layout, scale, appearance, landscaping and access) for Phase 1 of development pursuant to Outline Planning Permission 23/01875/OUT for an Innovation Centre with ancillary cafe and event spaces (Class E), a Mobility Hub (Sui Generis) with flexible retail (Class E) and community uses (Class F) on the ground and first floor, and all associated infrastructure and open spaces

Officer recommendation: Grant approval of reserved matters subject to conditions

Site location plan



Google earth image



Illustrative plan showing general location of Innovation Centre and Mobility Hub



26/00001/REM

Google street view image



Proposed elevations – Innovation Centre



North



East

Proposed plans – Innovation Centre

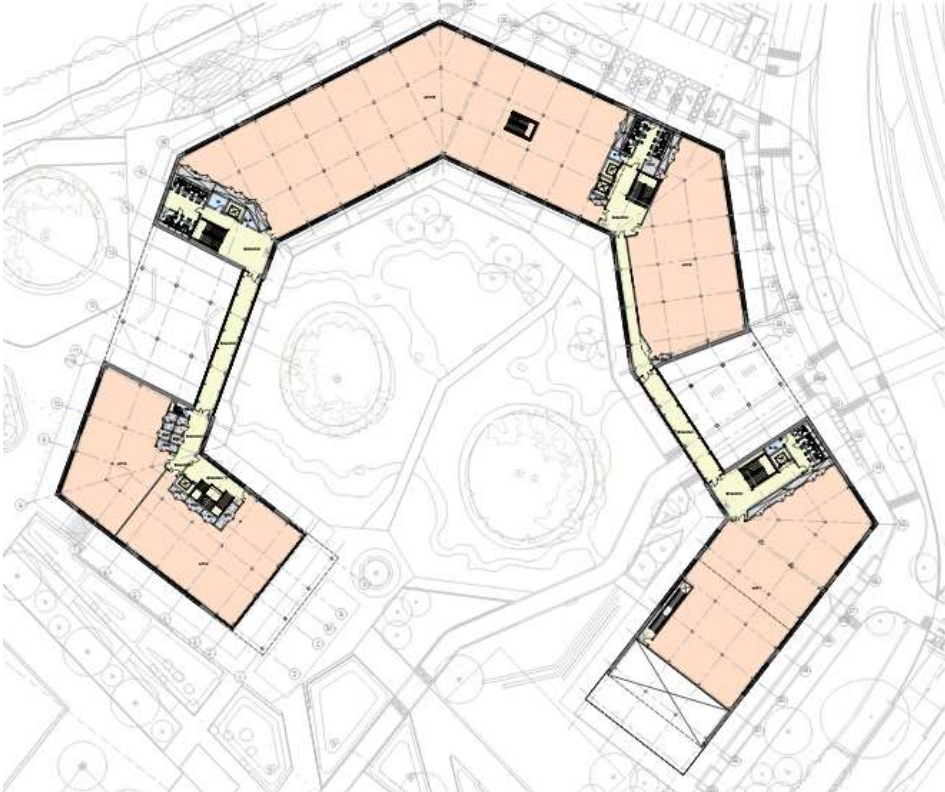


Site

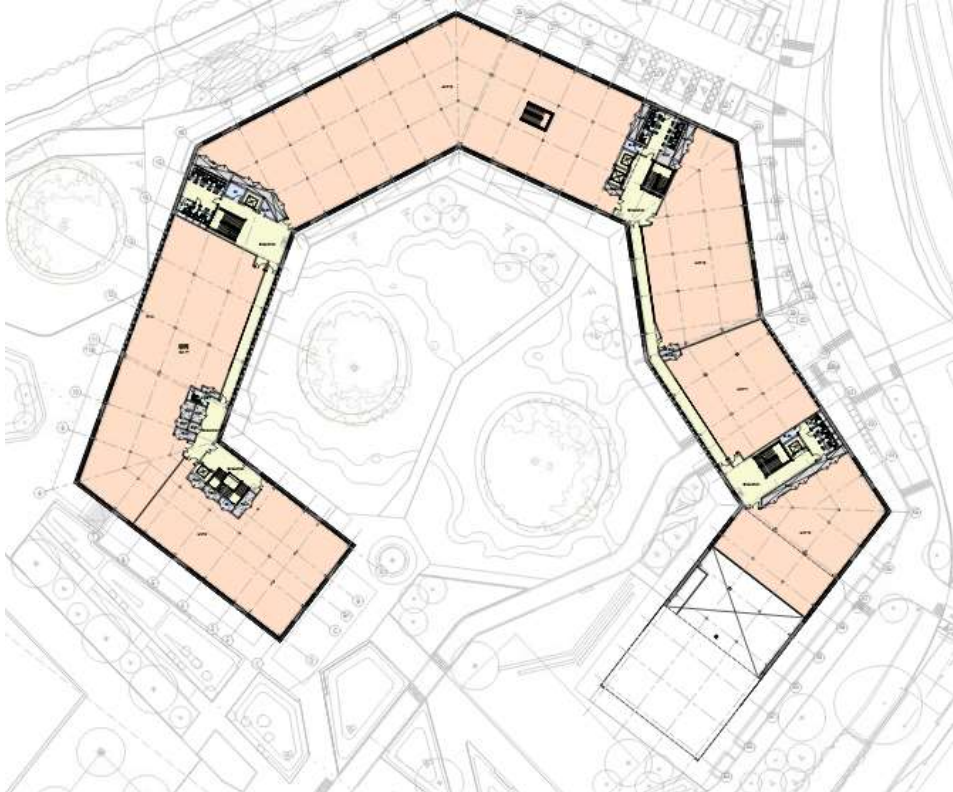


Level 0

Proposed plans – Innovation Centre



Level 1

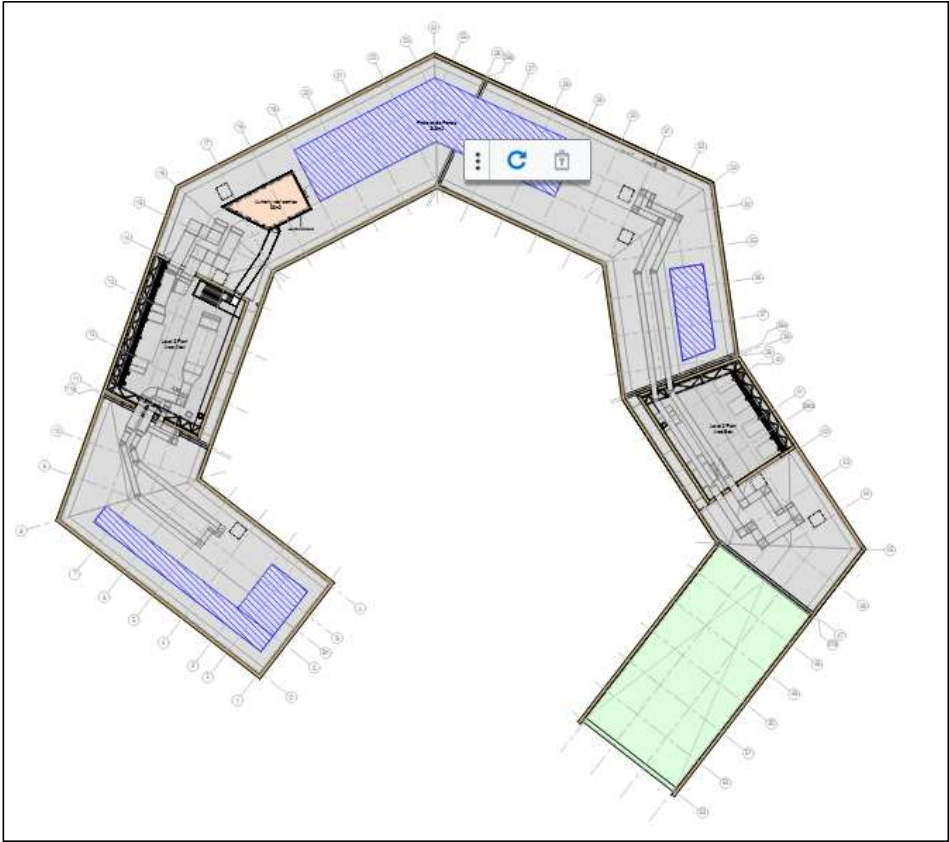


Level 2

Proposed plans – Innovation Centre



Level 3



Roof

Context elevations – Innovation Centre



Innovation DDM Context Chesham Innovation Centre Innovation DDM Context

Context Elevation AA



Innovation DDM Context Southern Mobility Hub Chesham Innovation Centre Innovation DDM Context

Context Elevation BB



Existing greenfield site (suitable for development) Chesham Innovation Centre Fishley Green Lane Existing Residential Area

Context Elevation CC



Innovation DDM Context Chesham Innovation Centre Southern Mobility Hub Innovation DDM Context

Context Elevation DD



Illustrative views – Innovation Centre



Proposed elevations – Mobility Hub



North-east

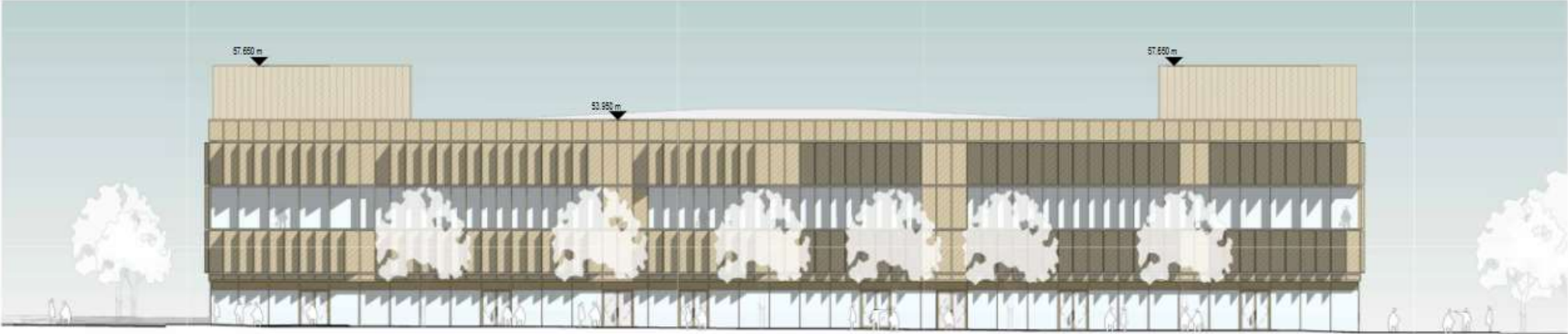
Car park Cycle facilities & Circulation Core Commercial Unit 1



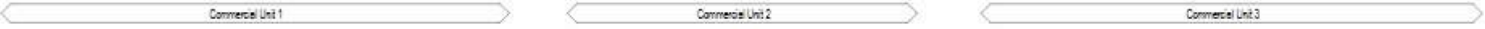
South-west

Commercial Unit 3 Bin Store, Plant & Circulation Core Car park Car Park Entrance Car park

Proposed elevations – Mobility Hub

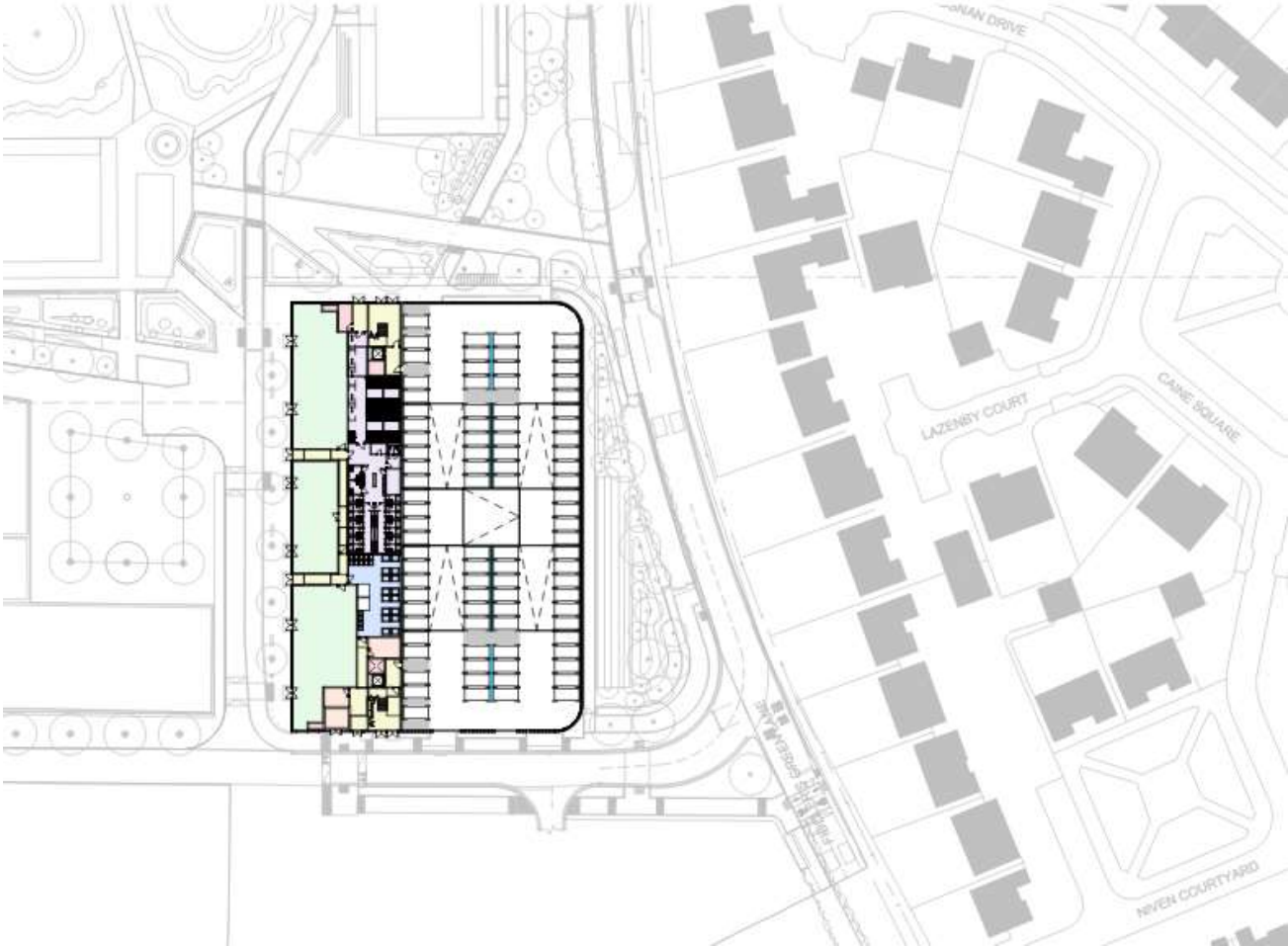


North-west



South-east

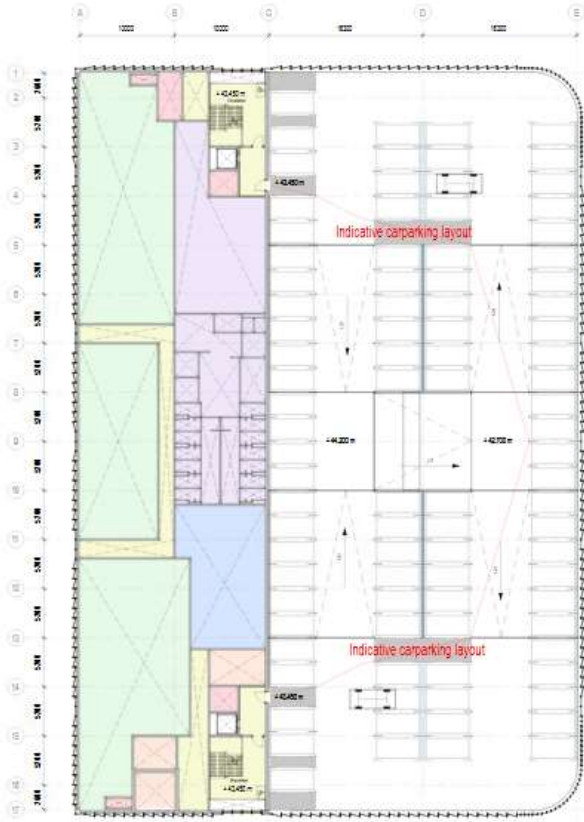
Site plan – Mobility Hub



Proposed plans – Mobility Hub

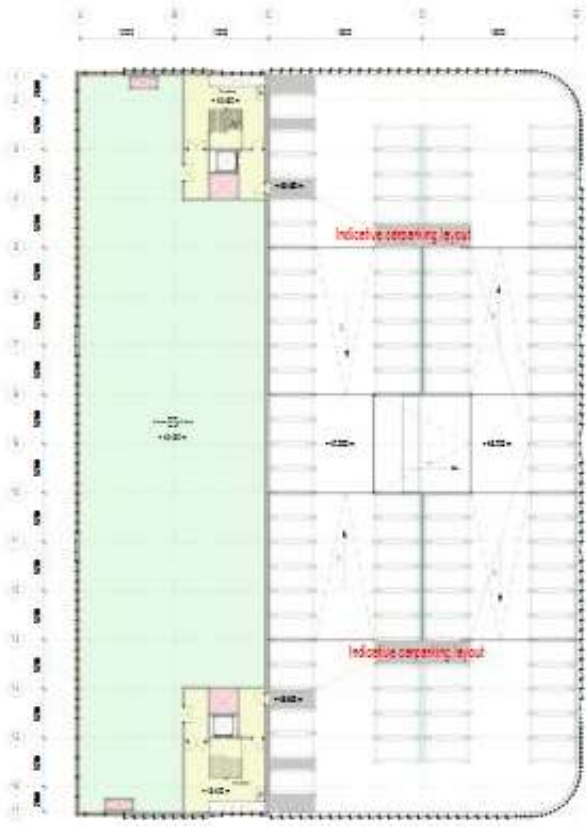


Level 00

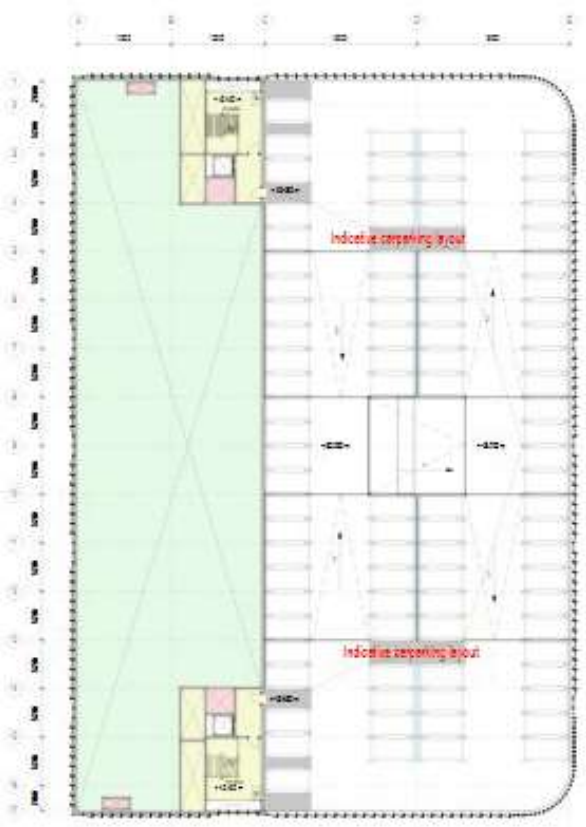


Level 01

Proposed plans – Mobility Hub



Level 02



Level 03

Context elevations – Mobility Hub



Golden Valley Warehouse Southern Parcel Innovation Centre Southern Mobility Hub Golden Valley Warehouse Southern Parcel

Context Elevation AA 1:500



Golden Valley Warehouse Southern Parcel Southern Mobility Hub Innovation Centre Golden Valley Warehouse Southern Parcel

Context Elevation BB 1:500



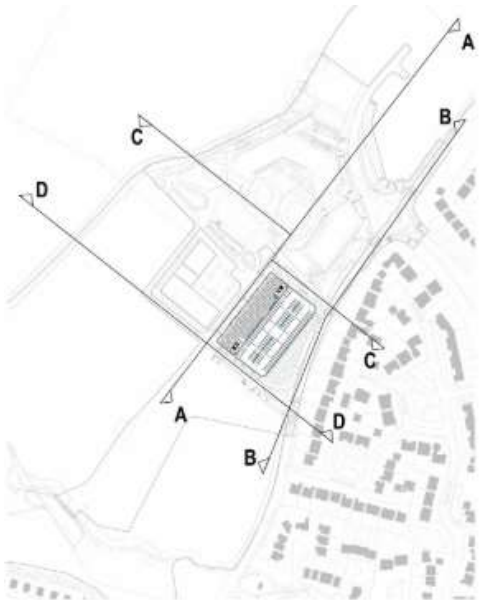
Overhead HCMA Building on Future Mainframe Golden Valley Warehouse Southern Parcel Southern Mobility Hub Residential

Context Elevation CC 1:500

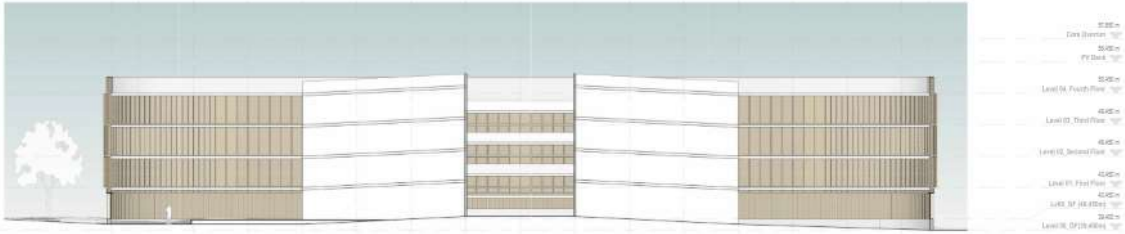


Golden Valley Warehouse Southern Parcel Southern Mobility Hub Innovation Centre Overhead HCMA Building on Future Mainframe

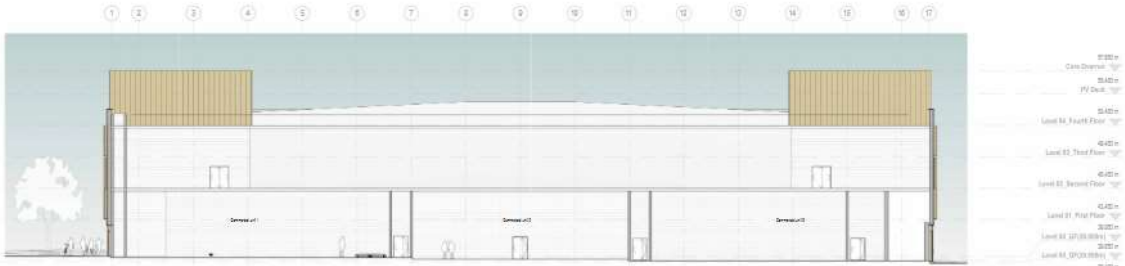
Context Elevation DD 1:500



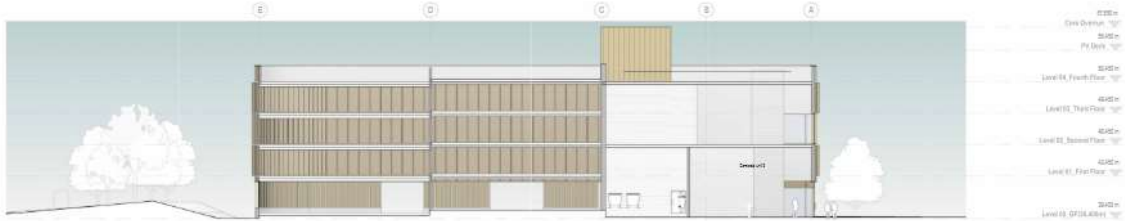
Proposed sections – Mobility Hub



Section AA



Section BB



Section CC

Illustrative views – Mobility Hub



Summary of officer recommendation

- The principle of development has been firmly established by the earlier grant of outline planning permission.
- The submitted details fully accord with the Tier 2 design code and parameter plans approved at outline stage and all information required by conditions imposed on the outline permission has been submitted, where appropriate.
- As the Innovation Centre and Mobility Hub will be the first buildings delivered on site, the quality and appearance of the buildings will set the tone for the remainder of the wider development. The phase 1 proposals are of a high design quality and will set the tone for the remainder of the development moving forwards.
- The delivery of the Innovation Centre is a critical part of the West Cheltenham Strategic Allocation and of national importance.
- The officer recommendation therefore is to grant approval of the reserved matters subject to conditions.

26/00001/REM

Suggested conditions

- Time limit
- Approved plans
- Revised Embodied Carbon Assessment - Mobility Hub
- Sample panel(s) - specific external material choices and finishes, including bricks, mortar mix colour, window and door frames, and cladding panels
- Construction of means of access – vehicles, pedestrians and cyclists
- Streets Management Plan (if access road to remain private)
- Visibility splays
- Pedestrian visibility splays
- Accordance with phase 1 Biodiversity Gain Plan
- Servicing hours (6am to 8pm)