

Advice Note

Land off Oakhurst Rise, Charlton Kings, Cheltenham

Re: Revised Layout Plan Dwg No. PL005 Rev D

Date: 23/05/19

Introduction

An outline application ref:18/02171/OUT for residential development of up to 69 dwellings including access, layout and scale, with all other matters reserved for future consideration, was recently refused by Cheltenham Borough Council. This was a revised scheme following refusal of application 17/00710/OUT.

The Examining Inspector to the Cheltenham Local Plan reviewed the evidence submitted for the Examination including the layout plan submitted with the planning application (18/02171/OUT). The Inspector undertook a site view.

The Inspector considered that there is *'good reason to amend the boundaries of the development area ... to safeguard the settings of both listed buildings'*.

The layout for a Wheatcroft amendment which is requested (Drawing No. PL005 Rev D) respects the Examining Inspector's considerations on heritage matters. The scheme sets back the development from Ashley Manor – including the provision of tree planting along the site boundary – and from Charlton Manor. The low level of *'less than substantial harm'* to the significance of the two heritage assets (Ashley Manor and Charlton Manor), which I identified in the Heritage Impact Statement, is reduced further by this revision to the scheme – to a negligible impact.

Dr Carole Fry
Director AHC Consultants
23/05/19