

Our Ref: PJF/gp/PF/10093
(Please reply to Banbury office)

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24th April 2020

Ms T Crews
Director of Planning
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 1PP

FAO: Emma Pickernell, Planning Officer

Dear Ms Crews

**TOWN AND COUNTRY PLANNING ACT 1990
LAND OFF OAKHURST RISE, CHELTENHAM**

I write on behalf of William Morrison (Cheltenham) Limited and the Trustees of the Carmelite Charitable Trust to submit a planning application seeking planning permission for:

'outline application for residential development of 43 dwellings – access, layout and scale not reserved for subsequent approval'

on land off Oakhurst Rise, Cheltenham.

The application has been prepared following pre-application discussions with your Officers Emma Pickernell (Planning) and Chris Morris (Heritage).

As you are aware, when submitting applications via the Planning Portal, the required response to Q14 (Residential/Dwelling Units) on the online application form is 'No' irrespective of whether residential units form part of the proposal or not. The inclusion of a Supplementary Information Template is then also required. Accordingly, the application form states 'No' to this question when, in fact, the proposal does include residential units. The requisite Supplementary Information Template therefore also accompanies this application.

It is anticipated that a Section 106 Planning Obligation will be sought on a similar basis to the Planning Obligation entered into for 68 dwellings, but recognising the lower scale in the amount of new housing proposed. The Applicants are keen to progress the Planning Obligations at the earliest opportunity so that the Obligations may be settled at the date of determining the merits of this proposal. I would be

grateful if instructions were so issued to the Council's legal department so that this process can commence including the provision of a cost undertaking and preliminary matters such as proof of Title.

As explained in the Planning Statement, a Confidential Badger Appendix to the Ecological Appraisal is provided, and I will do this under separate cover directly to the Planning Officer (Emma Pickernell).

I shall be pleased to discuss the proposals with you.

Yours sincerely



Mr P J Frampton

Enc: Outline Application Form and Certificates
Residential Dwelling Units Supplementary Information Template
CIL Form 1
Notice 1

Covering Letter for Notice 1 to St Edward's Preparatory School

Application Drawings:

- Dwg No. PL001 Site Location Plan
- Dwg No. PL002 Topographical Site Survey
- Dwg No. PL003 Existing Block Plan
- Dwg No. PL004 Proposed Block Plan
- Dwg No. PL005 Site Plan
- Dwg No. PL006 Building Scale Plan
- Dwg No. PL010 Plan and Site Section
- Dwg No. 19216.101 Rev D Landscape Strategy
- Dwg No. 38-1036.03 Rev A Tree Protection Plan
- Dwg No. 38-1036.02 Rev B Tree Survey and Retention Plan
- Dwg No. C21505 - SK01C Drainage Strategy Sheet 1
- Dwg No. C21505 - SK02C Drainage Strategy Sheet 2
- Dwg No. CTP-16-332-SK01-Q Proposed Site Road Layout
- Dwg No. CTP-16-332-SK09-T Preliminary Site Assessment
- Dwg No. CTP-16-332-SP01-S Swept Path Analysis - Refuse Vehicle
- Dwg No. CTP-16-332-SP02-P Swept Path Analysis - Estate Car
- Dwg No. CTP-16-332-SP07-A Swept Path Analysis - Fire Tender

Illustrative Drawings:

- Dwg No. PL007 Affordable Housing Distribution
- Dwg No. PL008 Indicative Potential House Types Dy & Te
- Dwg No. PL009 Indicative Potential House Type Hi & Pa
- Dwg No. PL011 Boundary Treatment Plan
- Dwg No. PL014 Nolli Plan
- Dwg No. CTP-16-332-LA01-J Indicative Adoption Plan

Planning Statement

Design & Access Statement

Planning Submission for Arboriculture

Ecological Appraisal (including separate Confidential Badger Appendix)

Flood Risk Assessment

Proposed Tree Planting Management Plan

Heritage Impact Assessment

Landscape & Visual Statement

Non-Motorised User (NMU) Context Report

Transport Assessment

Travel Plan

Site Photographs (including supporting photographs from inside Ashley Manor)

Fee: £13,941 (£13,916 + £25 Planning Portal service charge)

(Fee calculated as follows:

- £11,432 for the first 2.5ha, then £138 per 0.1ha thereafter (or part thereof)
- Site area = 4.2879ha (rounded to 4.3ha)
- 4.3ha – 2.5ha = 1.8ha (i.e. 18 lots of 0.1ha), therefore 18 x £138 = £2,484
- £11,432 + £2,484 = £13,916)

CC: Mr H Evans, William Morrison (Cheltenham) Ltd
Mr J Smith, William Morrison (Cheltenham) Ltd
Mr G Lawrence, William Morrison (Cheltenham) Ltd
Ms E Pickernell, Cheltenham Borough Council
Miss M Goodman, Framptons, for monitoring