

Design and Access Statement

For:
Development of land off Oakhurst Rise,
Cheltenham

Prepared by:
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On behalf of:
William Morrison (Cheltenham) Ltd and
the Trustees of the Carmelite Charitable
Trust



Rev A – Layout plans updated to reflect agreed affordable housing provision – May 2020

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1.0 Introduction

This Design and Access Statement is to accompany an Outline Planning Application for a residential development on land off Oakhurst Rise, Cheltenham, Gloucestershire.

The level of information provided is proportionate to the proposal and relates to layout and design only. In respect of planning policy matters, reference should be made to details provided by Frampton Town Planning. In respect of strategic Landscape proposals, reference should be made to details provided by MHP.

This document will set out the approach that has been taken to the development of a scheme for 43 units on the site.

Previous applications for greater number of units on the site have refused by the local authority. In developing this revised submission, we have sought to address the reasons for refusal, as well as developing an enhanced scheme which increases the benefits that the development of the site will offer.

Since the first application was determined, the revised NPPF has been published. As such, this scheme has been developed to accord with the revised parameters set out within that document.

During the development of this application we have engaged with the Local Authority planning team and, in particular, the pre-application Case officer and Conservation Officer.

We have also referred to the relevant planning policies, including SD4 and its Master planning principles, and Policy HD4 of the Cheltenham Local Plan.

This Statement will seek to demonstrate that the proposal is the result of a thorough and careful analysis of the site and its surrounding context, which has identified the sites opportunities and constraints.

2.0 Site

2.1 Site Location

The site is located to the East of Cheltenham, town centre within Charlton Kings, and is within the towns settlement boundary. To the west of the site is the Ewens Farm estate. To the north and east is the Battledown Estate, and to the south is the St Edward's Preparatory School.

The site is not located within a Conservation Area or an AONB, and is not designated as Green Belt.

Due to its elevated position, the site can be seen from a few public vantage points around the town, but because of the density of residential development around the site it is not very visible from public vantage points within the town itself or the roads within the immediate vicinity of the site.

The site comprises part of the land leased by St Edward's Preparatory School from the Trustees of the Carmelite Charitable Trust. There are no public rights of way across the site.

The main point of vehicular access to the site is from the end of Oakhurst Rise, in the north west corner of the site.

2.2 Topography and Character

In general terms the ground level drops from the northern boundary of the site down to the southern boundary. The levels undulate across this fall with varying degrees of gradient. The topography of the site is best described as sloping and undulating.

The site comprises two predominant open areas which are separated by a strip of landscaping which comprises, trees, hedgerow and scrub. This landscape belt runs north, south through the site and effectively splits the site 1/3rd and 2/3rds.

The open spaces within the site comprise unkempt grass and a few trees. The trees have been surveyed and are identified on the plans and within the Arboricultural report which accompany this application.

Within the site the majority of the trees are native species. Within the gardens surrounding the site there are some non-native species trees which neighbours have planted over the years to provide additional screening to their properties.

The views from the site across the town looking south are very attractive and the Cotswold escarpment can be seen in the distance.

2.3 Surrounding Buildings

There are no buildings on the development site, although there is a former ice house. Further details of this structure are provided within the 'Heritage Impact Assessment'.

Ewens Farm

To the west of the site, the Ewens Farm estate comprises a mixture of modest three bed family homes and bungalows. Oakhurst Rise, through which the site is accessed, comprises a number of brick built bungalows on elevated plots.



View along Beaufort Road looking South.



View along Oakhurst Rise looking North.



View towards site entrance

Battledown Estate

To the north and east of the site, the rear gardens of the properties within the Battledown Estate abut the site. The estate comprises a number of large detached dwellings of varying style and character.

Of most significance to the site is the listed building Charlton Manor. This is located to the eastern side of the site.



Charlton Manor



Adjacent Dwelling

St Edward's Preparatory School

St Edward's Preparatory School sits to the south of the site and comprises a collection of historic and modern buildings. The oldest section of the school is Grade II* listed. However, over the years, a number of more modern teaching and sports buildings have been developed around the historic element.



St Edward's Preparatory School viewed from the South



View toward St Edward's Preparatory School from within the site



2.4 Wider Context

Greater detail regarding the wider context of the site is provided in the LVIA, prepared by MHP, that accompanies this application, however there are some salient points that we wish to note within this document. These have influenced the proposed layout and design of the units.

Due to the site's topography and its elevated position, it is visible from elevated public vantage points around the town such as Leckhampton Hill and when travelling into Cheltenham on the Cirencester Road.

When seen from these vantage points, the site reads as a green space surrounded by residential development.

As such, when developing the scheme it has been important to consider how the development of the site will affect these views.



View towards the site from the Cotswold Escarpment



View towards the site from Ashley Road



2.5 Summary of Site Analysis

The site's location within the town, and its immediate context of varying residential forms of development, establish that this is a site that is suitable for residential use. However, as we have already highlighted, the site is prominent within the town and any form of development needs to be sensitive to its location and should not harm the wider setting.

As we have discussed, the site is well screened from the immediately adjacent public vantage points but is visible from public vantage points further afield. As such, when developing the layout, it has been important to consider how the grain of the development will sit within the context of the wider setting and town.

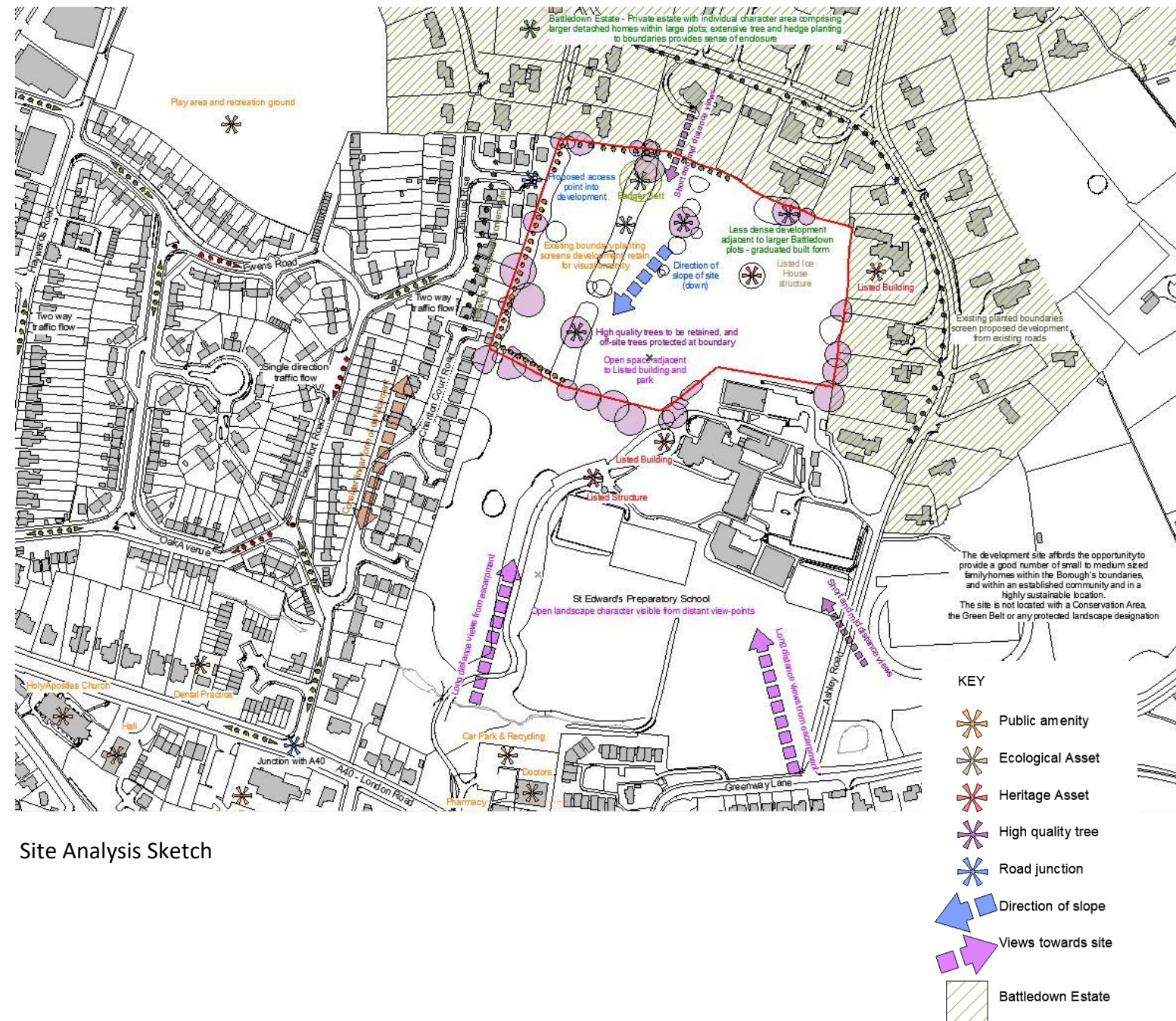
The Battledown Estate to the north and east of the site is an estate comprising detached dwellings in large plots. As such, the density of this development is not typical of the town.

The Ewens Farm estate, to the west of the site, is more typical of town development in terms of density and layout.

The site boundary is defined by tree planting which surrounds the site and, with the exception of the southern boundary between the site and St Edwards School, the other three boundaries are effectively defined by the rear gardens of the surrounding dwellings.

A number of the trees surrounding the site and within the site are protected and the scheme will be developed to pay due regard to this.

There is an opportunity to develop the site to provide a number of high quality dwellings within an established setting as well as providing an attractive location to live.



Site Analysis Sketch

3 Constraints and opportunities

3.1 Constraints

In respect of developing a design for a residential scheme on the site, there are a limited number of constraints on the site, namely:

- The access is via an existing roadway in the North-West corner of the site.
- The design of the scheme will need to ensure that the development provides adequate turning for service and emergency vehicles within the consented development.
- The site is visible from afar from public vantage points.
- The topography of the site will inform the road layout.
- There are a number of protected trees surrounding and within the site.
- There are a number of veteran trees surrounding and within the site.
- There are a number of species on site that will need to be considered in the development of the layout.
- There are a number of heritage assets adjacent to the site.

3.2 Opportunities

A number of opportunities exist for the development of the site including:

- The provision of a significant number of high quality dwellings.
- The provision of residential development on a site identified for development within HD4 within the town's settlement boundary.
- The development of a mixture of residential dwellings within a sustainable location within the town.
- Due to the scale of the development, there is the potential to provide a number of affordable units within the development.
- Due to the size of the site, and the protected and veteran trees on site, there is an opportunity to create a residential development set within an established landscape that benefits from a significant amount of open green space.
- The development of the site enables a significant amount of open green space to be available to the residents.



View from the top of the site

4 Design Principles

In developing a revised scheme for the site, we have reviewed the previous planning decision notice, and subsequent Appeal Decision, and have revised our previous 'Design Principles' to address the points raised. The refusal reasons were;

1 - *The proposed development fails to adequately address the constraints and site-specific requirements set out within emerging Cheltenham Plan Policy HD4 which identifies the site as a potential land allocation for housing. Although the Cheltenham Plan is currently under examination and has not yet been formally adopted, and there are significant unresolved objections to the policy, paragraph 48 of the NPPF (2019) does allow the Local Planning Authority to afford some weight to this policy in the emerging plan.*

2 - *The proposed development would result in the loss of a number of trees within the application site, including a significant TPO'd tree which has some valuable characteristics and features of a Veteran tree. The scale of the development on this valuable site would also be likely to result in the deterioration of the retained Veteran trees, which would fail to be outweighed by wholly exceptional reasons.*

3 - *The proposed development would have a significant impact on the setting of nearby listed buildings, particularly Ashley Manor, an important grade II* listed villa of more than special interest. The resultant 'less than substantial' harm to these designated heritage assets must be afforded significant weight, and this harm would fail to be outweighed by the public benefits arising from the proposal in the overall planning balance.*

4 - *The application site is host to a number of protected species which would be affected by the proposed development. Most notably, a large badger sett is located to the north of the site which the application proposes to be relocated as part of the development. Paragraph 175(a) of the NPPF and Natural England's standing advice sets out a three-stage approach to addressing impacts on biodiversity, and that compensation measures such as replacing setts that would be destroyed should be employed as a last resort. Alternative measures to avoid or mitigate harm to the badger sett do not appear to have been fully explored. Additionally, insufficient information has been submitted to demonstrate the future success of the relocated sett. The development would have a negative impact upon this valuable habitat of hedgerows and pasture, and biodiversity across the site generally.*

5 - *The application site is located in an elevated position above the town, outside of, but in close proximity to, the Cotswolds Area of Outstanding Natural Beauty (AONB). The scale of the proposed development in this tranquil location would have a negative impact on existing landscape character, and on views into and out of the AONB.*

Following the determination of the application, and the submission of an appeal, the Local Authority withdrew the refusal reasons 4 & 5.

When the appeal was submitted, the main issues were identified as:

- i. the acceptability of the proposed development in principle, having regard to adopted and emerging planning policy;
- ii. the potential effect of the development on protected trees;
- iii. the effect the development would have on the settings of neighbouring heritage assets, in particular the listed Charlton Manor and Ashley Manor and the associated Ice House;
- iv. the effect of the development on biodiversity, with particular respect to protected badgers and reptiles on the site;
- v. the provision of access and the effects of road traffic that would be generated by the development; and
- vi. any benefits of the proposed development and, in particular, its contribution to the market and affordable housing land supply in Cheltenham, in the context of a housing land supply agreed to be less than five years.

We have also sought to ensure the principles accord with the guidance set out in the relevant planning policy documents;

- Local Plan 2006 Policy CP 4: Safe and Sustainable Living
- Local Plan 2006 Policy CP 7: Design
- Joint Core Strategy Policy SP2: Distribution of New Developments
- Joint Core Strategy Policy SD3: Sustainable Design and Construction
- Joint Core Strategy Policy SD4: Design Requirements
- Joint Core Strategy Policy SD10: Residential Development
- Joint Core Strategy Policy SD11: Housing Mix and Standard
- Local Plan (awaiting Adoption) Policy D1: Design
- Local Plan (awaiting Adoption) Policy SR1: Safe and Sustainable Living
- Local Plan (awaiting Adoption) HD4 – Master planning Principles

As such the following design principles have been adopted:

- To utilise the existing road and footpath network to gain access to the site.
- The developed scheme should be a result of a landscape led site analysis.
- To maintain and enhance the setting of the site through, tree retention, maintenance and supplemental planting.
- To create a development that is appropriate for its location, and one that respects its suburban setting and adjacent land uses and buildings.
- To produce a high-quality scheme that makes a positive visual addition to the area.
- To develop a scheme of an appropriate density to suit the location and surrounding developments.
- Use the natural topography of the site and new planting to provide natural privacy between adjacent properties.
- The scheme should work with the topography of the site to ensure a fully accessible scheme is achieved.
- To ensure the proposed buildings are of an appropriate scale, mass and appearance.
- To ensure that a good quality layout and landscaping scheme adequately provides for the amenity of proposed residents.
- To develop dwellings constructed of materials that reference the materials found in the locality.
- The development should pay due regard to the historic buildings and assets adjacent to and located on the site.
- In addition to the private amenity space associated with each dwelling the scheme should include open space for the benefit of all residents.
- The veteran and TPO trees will be retained as features within the public open space.
- To ensure the development is developed in accordance with the relevant planning policy including the recently adopted HD4 and its master planning principles.

5 Proposal

5.1 Landscape Assessment

In developing the layout for the development of the site, the most important factor is the impact the development of the site would have on the site and its context with the surrounding heritage assets.

At the beginning of the site analysis MHP carried out a 'Landscape and Visual Impact Assessment' (LVIA).

The sketch below helped to establish the varying characters of the site and the appropriate locations for the proposed dwellings as well as the areas that would have the most impact on the surrounding landscape.



Landscape Appraisal Drawings

In addition to this initial landscape assessment, a number of site walk overs with the design team were undertaken to help develop an understanding of the topography of the site. This helped identify potential areas for development taking into account the potential impact on neighbouring properties and their amenity space, as well as the long-range views towards and away from the site.

Following these visits and assessments, an initial site layout was prepared as a diagram to begin to look at how the site could be developed.

5.2 Layout design and development

Over the development of the previous applications, and since the determination of the most recent application and Appeal dismissal, it has become apparent that there are a number of key points that need to be addressed in the development of a revised scheme. In design terms these include;

- i. *the acceptability of the proposed development in principle, having regard to adopted and emerging planning policy,*
- ii. *the potential effect of the development on protected trees,*
- iii. *the effect the development would have on the settings of neighbouring heritage assets, in particular the listed Charlton Manor and Ashley Manor and the associated Ice House*

The remaining main points raised by the Appeal Inspector will be addressed in other consultants' supporting documentation.

- iv. *the effect of the development on biodiversity, with particular respect to protected badgers and reptiles on the site,*
- v. *the provision of access and the effects of road traffic that would be generated by the development,*
- vi. *any benefits of the proposed development and, in particular, its contribution to the market and affordable housing land supply in Cheltenham, in the context of a housing land supply agreed to be less than five years.*

Due to the changes in policy that have occurred since we first looked at developing a scheme for this site in 2016, namely the NPPF and its protection of trees and the recently adopted HD4 specifically in relation to this site, we determined that it was an appropriate course of action to undertake a fresh site assessment and re-engage with the Local Authority at a pre-application level.

As such following a review of the revised site assessment - and in particular the protected and veteran trees and their respective root protection zone (RPZ) and veteran tree buffers (VTB) - we prepared a development parameters plan.



Initial Parameters Plan

In addition to the revised development area relating to the trees and their associated RPZ's and VTB's, a further landscape buffer was proposed to help screen the development for the surrounding Heritage Assets.

The purpose of the drawing was to establish the developable area, following which a scheme would be developed which accorded with the 'Design Principles' set out above.

Following the submission of the above plan to the Local Authority, there was a further dialogue between the client's team (including their Heritage Consultant) and the Planning Officer and Conservation Office. The outcome of those discussions was an updated version of the development parameters plan.



Revised Parameters Plan

Having established the extent of the developable areas we then set about developing a scheme that accords to our 'Design Principles' and in so doing so;

- Responded to the points raised in the previous refusal and subsequent appeal decision.
- Is in accordance with the relevant planning policy.

In addition to those policies listed in section 4, Policy SD4 of the JCS identifies a requirement for a master plan and design brief to clearly demonstrate how the following principles have been incorporated:

- Context, Character and Sense of Place*
- Legibility and Identity*
- Amenity and Space*
- Public Realm and Landscape*
- Safety and Security*
- Inclusiveness and Adaptability*
- Movement and Connectivity*

Many of these points are encompassed in our 'Design Principles', and over the following paragraphs we will demonstrate how the current scheme has been developed to meet the requirements.

5.3 Previous reasons for refusal

Taking the points raised in the previous refusal and subsequent appeal decision in turn first we would comment as follows.

i. The acceptability of the proposed development in principle, having regard to adopted and emerging planning policy,

The recent examination of the local plan identified a number of site-specific requirements to be addressed by the development of a scheme for the site. These are as follows;
A minimum of 25 dwellings, subject to master planning (in accordance with Policy SD4 of the JCS) which demonstrates that development can be achieved whilst accommodating:

- 1 - Safe, easy and convenient pedestrian and cycle links within the site and to key centres
- 2 - A layout and form that respects the existing urban characteristics of the vicinity
- 3 - A layout and form of development that respects the character, significance and setting of heritage
- 4 - Measures necessary to mitigate the traffic impact of the site and to encourage the use of more sustainable transport modes.
- 5 - Protection to key biodiversity assets and mature trees.
- 6 - New housing should be located away from the setting of the west elevation of Ashley Manor. There should be no development south of a straight-line drawn westward from the site boundary at the rear of the northernmost school building. This area to be landscaped to provide a buffer between the new development and the school grounds.
- 7 - To protect the setting of Charlton Manor, a landscaped buffer shall be maintained for a depth of 30 metres along the east boundary of the development site.
- 8 - Long term protection of mature trees and hedges
- 9 - Any development on the site should secure improvements to the Ice House

In response to the points above we would comment, from a master planning perspective, as follows.

The revised layout has been developed following extensive discussions regarding the developable area of the site with the Local Authority. The proposed scheme comprises a total of 43 units within this area, this comprises a mixture of unit types including 1-bedroom apartments, 2 bed, 3 bed and 4 bed houses.

1- The scheme is accessed via the existing highway network. All of the dwellings are accessible via foot paths and each dwelling will have adequate space for secure cycle storage commensurate with the anticipated number of occupants within the dwellings.

2 - As discussed in the site analysis the site sits between two distinct areas, the Battledown Estate to the north and east of the site is an estate comprising detached dwellings in large plots and Ewens Farm estate, to the west of the site. The site is accessed via Ewens Farm and the density of Ewens Farm is more typical of town development in terms of density and layout than the Battledown Estate. The layout of the proposed development is of a similar format and scale to that of Ewens Farm, through which the site is accessed. The proposals comprise predominantly semi-detached dwellings with a small block low rise block of 1 bed apartments and a limited number of detached dwellings, four in total.

3 – This point will be discussed later in more specific detail.

4 – This point is covered in the supporting Highways documentation

5 – The biodiversity aspect of this point will be covered in detail by the supporting ecological documentation. With regard to the impact of the development on the protected trees this point will be discussed later in more specific detail and in the supporting arboricultural documentation.

6 – The specific parameters of this point have been adhered to within the development of the revised scheme. Through the development of the 'Parameters Plan' as illustrated above further separation was proposed and agreed with the Local Authority. The boundary treatment in this area was a matter further discussed in the Appeal Inspectors findings in particular in reference to the historical setting of Ashley Manor and this has informed in the current proposal.

7 – The specific parameters of this point have been adhered to within the development of the revised scheme. Through the development of the 'Parameters Plan' as illustrated above further significant separation was proposed and agreed with the Local Authority.

8 – This point will be discussed later in more specific detail and in the supporting arboricultural and ecological documentation. However, in summary the scheme has been developed to ensure that all protected trees are retained and their RPZ and VTB respected.

9- The scheme has been developed to ensure that the Ice House is a legible feature within the landscape and its significance improved.

ii The potential effect of the development on protected trees.

In determining the appeal in relation to the impact of the development on the protected trees the Inspector found;

65. On balance overall, I am satisfied that the measures proposed to safeguard the long-term welfare of all the retained protected and veteran trees from the potential impacts of the proposed built development have a reasonable prospect of success. However, that cannot be certain. I am persuaded that there would remain some degree of risk to the longevity of the trees concerned, given the relative degree of density of those parts of the proposed development closest to those concerned, leading to greater public access and activity in close proximity.

66. To that extent, with respect to the retained protected and veteran trees, I find the proposed development to be in some conflict with Policies GE6, GE5 and INF3. This potential harm counts in some measure against the approval of the scheme.

As such, in developing the revised layout, we have sought to ensure that the scheme doesn't require the loss of any protected trees. In addition, no works, including the formation of hardstanding or foot paths are proposed within the VTBs of Veteran trees located within the site. The layout has also been developed to ensure that no VTBs are encroached upon by private gardens of dwellings within the site. There is one protected tree TR 3015 where there is a small incursion in to the RPZ by a section of the adjacent footpath and a parking space. This specific point is discussed further in the accompanying arboricultural report, however it finds that the level of incursion is minimal and, if required, the footpath and hard standing in this location could be formed using a no-dig methodology.



Dwellings and gardens positioned to avoid VTB's



Small incursion into the RPZ of TR 3015

iii The effect the development would have on the settings of neighbouring heritage assets, in particular the listed Charlton Manor and Ashley Manor and the associated Ice House

The most challenging of the refusal reasons and main points of the appeal to address has been the potential impact of any proposed development on the heritage assets either on or in close proximity to the site.

We have sought to achieve this by specifically addressing each of the points raised by the appeal inspector and by developing this revised scheme in conjunction with the LA Planning Officer and Conservation Officer as well as our own Heritage Consultant.

The liaison between the Conservation Officer and Heritage Consultant was key in defining the boundaries of the 'Parameters Plan'.

It is accepted that the site was never part of the managed parkland setting of Ashley Manor however it was an important part of its setting providing a green backdrop.

In developing the current proposal, we have sought to retain the views through the existing boundary vegetation and have pulled the proposed residential development further to the north thus ensuring there is sufficient open space to the far side of the existing boundary between the School and the proposed development site.

The appeal Inspector commented that the previously proposed new planting along the boundary between the School and the development site would intrude into the relationship between Ashley Manor and this part of its former setting. As such we have omitted any new planting from the southern boundary. We have also removed any development from this area of the site.



The new development will be screened by the proposed tree belt when viewed from the South, thus reducing the impact of the development on setting of the approach to Ashley Manor. This is addressed in the accompanying Heritage Statement.

The open views from within Ashley Manor to the Ice House have been maintained and the significant amount of open green space that has been retained along the southern boundary of the site before sweeping up to the north and along eastern boundary ensures that the Ice House still sits within open green space.

As well as views towards the Ice House, Charlton Manor also enjoys views from the upper floor windows over the site towards the Severn Estuary and beyond. No development is proposed on the land between the Ice House and Charlton Manor. This, in conjunction with the introduction of the new tree belt and the natural topography of the site, will ensure that the development which is proposed to the west of the Ice House will be screened from Charlton Manor, and will sit well below the long-range views from Charlton Manors' West facing windows ensuring it still enjoys the uninterrupted views it currently has towards the Severn Estuary and beyond.

5.4 Accordance with the relevant planning policy.

In developing the scheme to ensure it is compliant with the relevant planning policy relating to design and the following principles have been incorporated:

Context, Character and Sense of Place

The site is within the PUA of Cheltenham and is surrounded by residential development of varying character. As such when developing the layout, it has been important to consider how the grain of the development will sit within the context of the wider setting and town.

- The Battledown Estate to the north and east of the site is an estate comprising detached dwellings in large plots, as such the density of this development is not typical of the town.
- The Ewens Farm estate, to the west of the site, is more typical of town development in terms of density and layout.

The density and scale of the proposed development is proportionate to that of the development found in Ewens Farm and the surrounding streets, they are two storey structures.

Density

Whilst developing the proposed site layout we have reviewed recent developments within Cheltenham Borough of a similar scale so that we can compare the proposed density;

Christ College 13/00911/OUT 90units – 33 units/hectare

GCHQ Oakley 13/01683/REM 311units – 28 units/hectare

Taylor's Yard 13/00106/FUL 107units – 42 units/hectare

Starvehall Farm 10/01243/OUT–300units – 23.5 units/hectare

Oakhurst Rise Proposed Scheme – 43units – 11units/hectare

The existing open character of the site and numerous trees on site provide an opportunity to develop a scheme that transitions from the denser urban character of Ewens Farm into a more open residential setting with an increased amount of green space and far reaching views back over the town.



The 'Nolli' plan above illustrates that within the current scheme all development has been removed from the eastern side of the site. This provides a greater extent of open space within the scheme and increases the distance between the proposed development and the historical assets around and within the site.

Legibility and Identity

The proposed development is accessed in the north west corner as a continuation of the existing highway network. There is a main road which runs through the site following the level of the existing site contours closely initially before rising up the slope towards the north. There is a continuous footpath around the site to allow for safe pedestrian access around the development.

Two cul-de-sacs come off this road towards the south it is proposed that these would be finished in an alternative road surface as such the main route through the site is clearly defined. Due to the natural topography of the site the views into the cul-de-sacs from the main route through the site will provide attractive vistas over the development and the town beyond with the Cotswold Escarpment providing an attractive backdrop.

There is a significant amount of open space within the development. Much of this is formed around the existing and protected and veteran trees which are currently on site and are all being retained. As such the trees will form the key focal points to the open spaces within the site.

Where private gardens are adjacent to open space the boundaries are defined with post and rail-timber palisade fencing. This is to help increase the sense of openness within the development and to afford a level of natural surveillance over the open space. It is also felt that the post and rail fencing is more characteristic of the parkland setting of the development than close boarded fencing.

Amenity and Space

The development has been designed to accord with the local authorities' guidance on separation between dwellings. Each house has its own private amenity space in the form of a rear garden and many of them have front gardens which from part of the open nature of the landscape setting of the development.

The natural topography of the site provides a southerly aspect as such the dwellings will have plenty of natural daylight with many of them benefiting from the far-reaching view to the south.

Public Realm and Landscape

The scheme has been developed in conjunction with a Landscape Consultant. A landscape appraisal was carried out at the commencement of the project and has been developed as the scheme and its various parameters have become more refined.

The resulting scheme has a significant amount of green and open space for the benefit of the future residents. It also has significant areas of new planting which help to define the varying characters of the areas around the site, as well as providing a rich environment for a range of flora and fauna. In contrast to the streets through which the development is approached, there is a significant amount of green space directly adjacent to the main route through the site and within the public realm. This provides an open and attractive setting.

Safety and Security

In developing the layout, we have paid due regard to the principles of 'Secure by Design' and have sought to remove the potential for anti-social behaviours by ensuring open spaces are overlooked by residential dwellings.

We have provided a clear route through the site and ensured that the changes in direction are either gentle and sweeping or where they form a 'T' junction there is ample open space across which oncoming vehicles or cycles can be seen well in advance to remove the potential for them to come into conflict.

Inclusiveness and Adaptability

All of the homes on the development will be designed to be fully compliant with the requirements of Part M of the Building Regulations;

- Each unit will have a level threshold to the principle entrance door.
- Each unit will have a WC suitable for ambulant disabled access located at entry level.
- Secure and convenient bin storage is allowed for and internal waste and recycling facilities will be provided to every home.
- The design of all houses provides for appropriate means of escape in the event of fire.

Movement and Connectivity

The site is an extension of the existing public highway infrastructure. Access and turning facilities are provided for service and emergency services within the site. The highways have been designed in accordance with the Local Authority highways guidance.

The site is within easy walking and cycling distance of the local amenities to be found in Cheltenham and Charlton Kings areas; these include shopping and leisure facilities, pubs and restaurants, places of worship, schools and general healthcare.

All properties on the proposed development will have adequate private allocated parking in accordance with Gloucestershire Highways preferred calculation method (Department of Communities & Local Government: Residential Car-parking Research). There is the opportunity for domestic electric charging points to be provided.

All properties will have the facility for cycle storage. Garages are formed with minimum internal dimension of 6.0x3.0m to allow for the parking of a car and additional storage

5.5 Final Layout

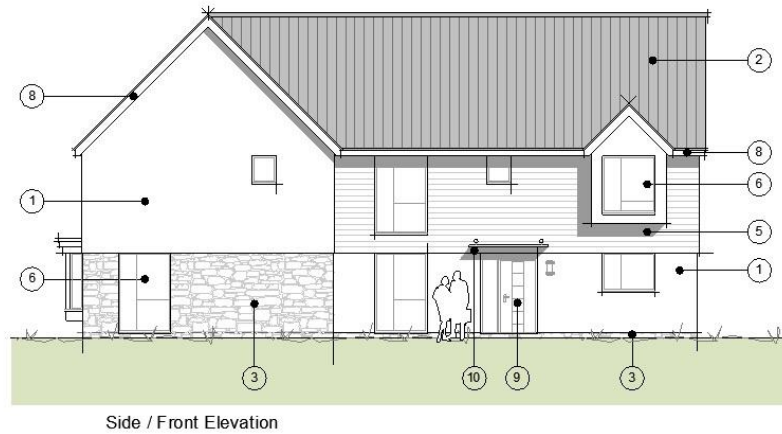


The key features within the application are;

- A significant amount of open space
- The retention of all TPO and veteran trees on site, as well as increased space around their root protection zones.
- An improved visual link to the 'Ice House' and greater separation from the development.
- The retention of the majority of the central hedgerow and tree line.
- A reduction in the density of the development, when compared to previous proposals
- Increased separation between the proposed development and the heritage assets within and surrounding the site.
- Retention of and introduction of landscape features to help encourage bio-diversity on the site.

5.6 Building Design / Scale

This submission is an 'Outline Application' as such we have not developed designs for all of the proposed units however a number of typical house types including floor plans and elevations have been prepared and submitted to give an indication of the overall appearance and character the development may have.



Scale of proposed dwellings	
Apartments – frontage = 19.800m – height to eaves = 5.005m – height to ridge = 8.875m	Tetbury House Type (Dy) – frontage = 9.9650m – height to eaves = 4.900m – height to ridge = 8.570m
Painswick House Type (Pa) – frontage = 6.250m – height to eaves = 5.125m – height to ridge = 9.705m	Highbury House Type (Hi) – frontage = 6.250m – height to eaves = 5.215m – height to ridge = 9.705m
Dyrham House Type (Dy) – frontage = 9.9650m – height to eaves = 4.900m – height to ridge = 8.570m	Andoversford House Type (An) – frontage = 10.755m – height to eaves = 4.900m – height to ridge = 8.570m

We are proposing a contemporary aesthetic to the dwellings with pitched roofs and projecting bays being used to help articulate the elevations.

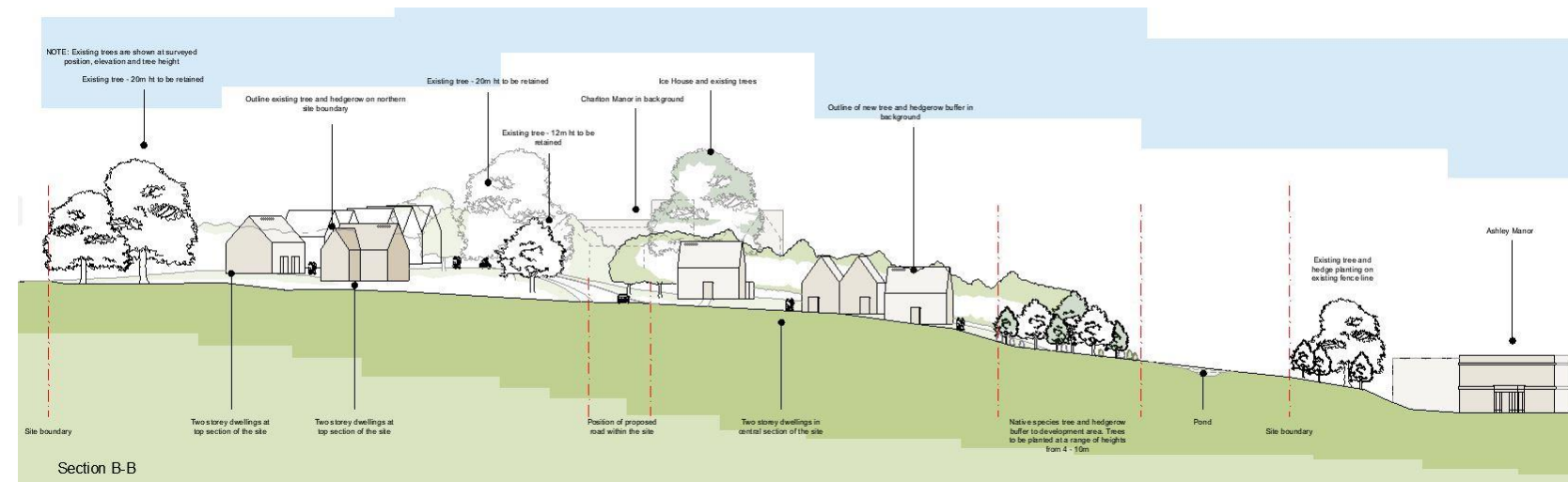
A range of materials have been proposed including;

- Recon Stone
- Brick
- Render
- Cedral Cladding
- Powder coated aluminium
- Recon slate roofs

Due to the topography of the site there will be a number of steps within the roof line of the street scenes which will further help to articulate the scheme. The topography of the site also means that the properties will have extended views over those that are below them within the development.

The properties will all be fully accessible and will have level thresholds to enable access. Cycle and bins stores have been provided for each plot either within the building footprint or within garages. There is rear access to each plot to allow for easy access to the gardens with out the need to pass through the dwelling.

The properties have been sized to accord to the Local Authorities spatial design guide and to conform to affordable housing standards. This provision includes ensuring the properties have been designed in such a way that they can be adapted in the future to allow for accessible shower rooms to be provided on the ground floor as well as the introduction of chairlifts and platform lifts.



Throughout the site the proposal includes a number of two storey dwellings. The properties will benefit from outlooks over the green space that is provided within the project. Not only does this provide an attractive outlook for the residents, it also ensures a good level of natural surveillance throughout the scheme.

5.7 Landscape

As part of the initial site assessment an LVIA, was carried out by MHP and this has informed on the design of the layout.

The site is currently undeveloped land and as such any development will have a visual and physical impact on the site and the wider context.

As well as the LVIA an Arboricultural and Ecological assessment have been undertaken. We have sought to ensure that any proposed works will not have a negative impact on the trees which are to be retained. When considering the setting out of the development, we have sought to ensure the veteran and TPO trees are predominantly within open space, rather than being contained within private gardens.

As the planning process of the scheme has progressed, MHP have developed the proposed landscape scheme accordingly.

A significant amount of tree planting is proposed within the scheme in both open space and residential gardens. This planting will serve to;

- Ensure a suitable habitat is present to encourage birdlife on the site.
- Provide navigational aids to bats and other wild life that cross the site.
- Create an attractive appearance when the site is viewed from afar.
- Provide screening and privacy between the existing properties surrounding the site and the proposed dwellings.

In addition to the tree planting a number of other landscape features are being proposed, these include;

- New hedgerows
- Wild flower meadow planting
- A new pond

Supporting Landscape documentation has been provided by MHP as part of this submission.

6 Access and Accessibility

The site is within easy walking and cycling distance of the local amenities to be found in Cheltenham and Charlton Kings areas; these include shopping and leisure facilities, pubs and restaurants, places of worship, schools and general healthcare.

All properties on the proposed development will have adequate private allocated parking in accordance with Gloucestershire Highways preferred calculation method (Department of Communities & Local Government: Residential Car-parking Research).

All properties will have the facility for cycle storage. Garages are formed with minimum internal dimension of 6.0x3.0m to allow for the parking of a car and additional storage.

All of the homes on the development will be designed to be fully compliant with the requirements of Part M of the Building Regulations;

- Each unit will have a level threshold to the principle entrance door.
- Each unit will have a WC suitable for ambulant disabled access located at entry level.
- Secure and convenient bin storage is allowed for and internal waste and recycling facilities will be provided to every home.
- The design of all houses provides for appropriate means of escape in the event of fire.

Access and turning facilities are provided for service and emergency services within the site.

The highways have been designed in accordance with the Local Authority highways guidance.

Supporting highways documentation has been provided by CTP as part of this submission.

7 Drainage

Foul Water Drainage – A foul water drainage scheme has been developed by Simpson Associates and this has established that the foul drainage can be dealt with via a gravity system which will connect into the existing foul drainage infrastructure within the locality.

Surface Water Drainage – A surface water drainage scheme has been developed by Simpson Associates and this has established that the surface water drainage can be dealt with via a gravity system which will connect into the existing drainage infrastructure within the locality. To ensure the system is not overloaded a number of attenuation tanks are proposed to control the rate at which the storm water run-off enters the existing network.

The easements required to enable these schemes to be implemented have been included within the redline of this application.

We have proposed the use of permeable surfaces to the shared surfaces and driveways.

Supporting drainage information has been provided by Simpson Associates as part of this submission.



8 Conclusion

The proposal represents an appropriate and reduced form of development, in comparison with the previous application, for the site. It will providing a high quality residential scheme, appropriate to the site context and with due regard to the local area and wider landscape.

Forty percent of the units to be developed will be affordable housing.

This statement has demonstrated that the proposal is consistent with relevant policies of the local plan including policies SD4 and Local Plan document HD4, and all other material considerations.

The scheme has been developed to accord to our identified design principles that were set out following a thorough assessment of the site to identify its constraints and opportunities.

