

# PLANNING UPDATE

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26/4/23

Helen Wells

# Elms Park

- Outline Planning Application (16/02000/OUT) (2016) not yet finally approved
- 4,115 new homes,
- 10-hectare business park,
- Three new schools (one secondary and two primary),
- Upgrades to cycling routes
- Green infrastructure
- New transport hub with links into central Cheltenham and Tewkesbury.

Spine Road

Phase 1

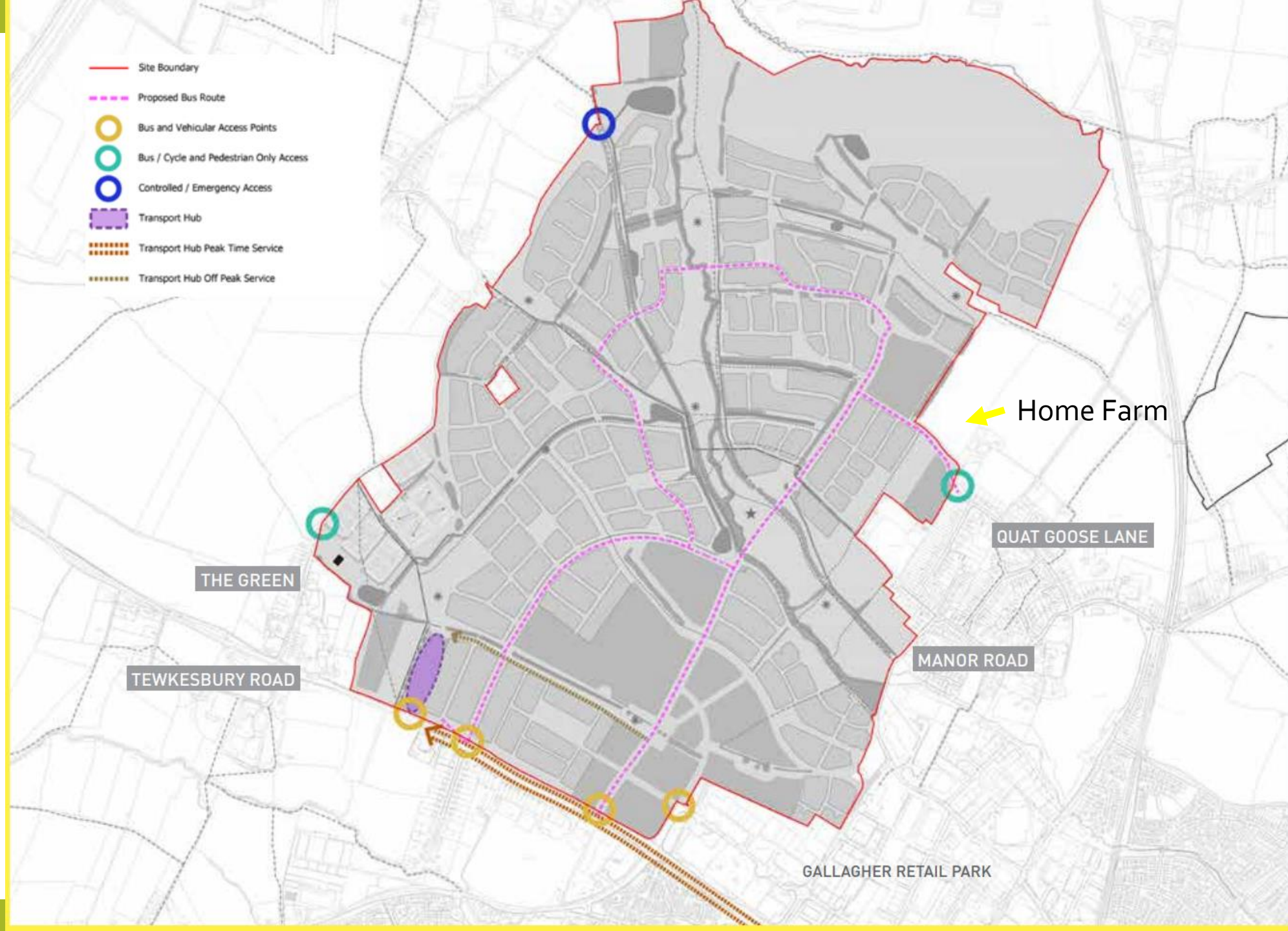




# Elms Park update by developers Bloor & Persimmon

- An increase in the size of the green buffer space to reflect the Local Greenspace Design in the Cheltenham Local Plan
- Changes to the development phasing, moving the secondary school and one primary school into phase one locating them nearer the centre of the site
- Provision of more detailed plans for specific neighbourhoods, including some changes in housing density, and the commercial areas
- Changes to land use  
Part of the frontage onto Tewkesbury Road will be residential use rather than mixed use
- An updated Ecology Report
- A sustainable Community Report and Shadow Habitats Regulations Assessment Report
- An updated Transport Report
- [The full report and supporting documents can be found here](#)
  - [Home - Elms Park \(elmsparknwc.co.uk\)](http://elmsparknwc.co.uk)
  - [Elms Park development — Tewkesbury Borough Council](#)

# Access





# Elms park phase 1 Swindon Farm Approved

<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QA9EQKEL0HI00>

- Initial 266 homes
- Plans approved - Improvements made
  - non-gas heating - Low carbon air source heat pumps
  - Photovoltaic arrays on the roofs
  - Emission rates will better the Building Regulations Part L by a minimum of 55.88%
  - Electrical vehicle charging points in every home.
  - Water efficiency standards of 110 litres per person per day or less.
  - Updated layout
  - Revised Schools timing & position
    - GCC confirmed Schools have sufficient capacity Nov 22
  - Secretary of State  
Environmental Impact Screening Direction approval 17/4/23



# Parish Council Interaction with Planning

- Strategy, design, ownership and ongoing management of **all** open green spaces, parks, social areas not just local green space around the village
- New Schools position and timing
- Types of businesses approached for the business parks.





# Home Farm

Outline planning application

23/00354/OUT

180 new homes

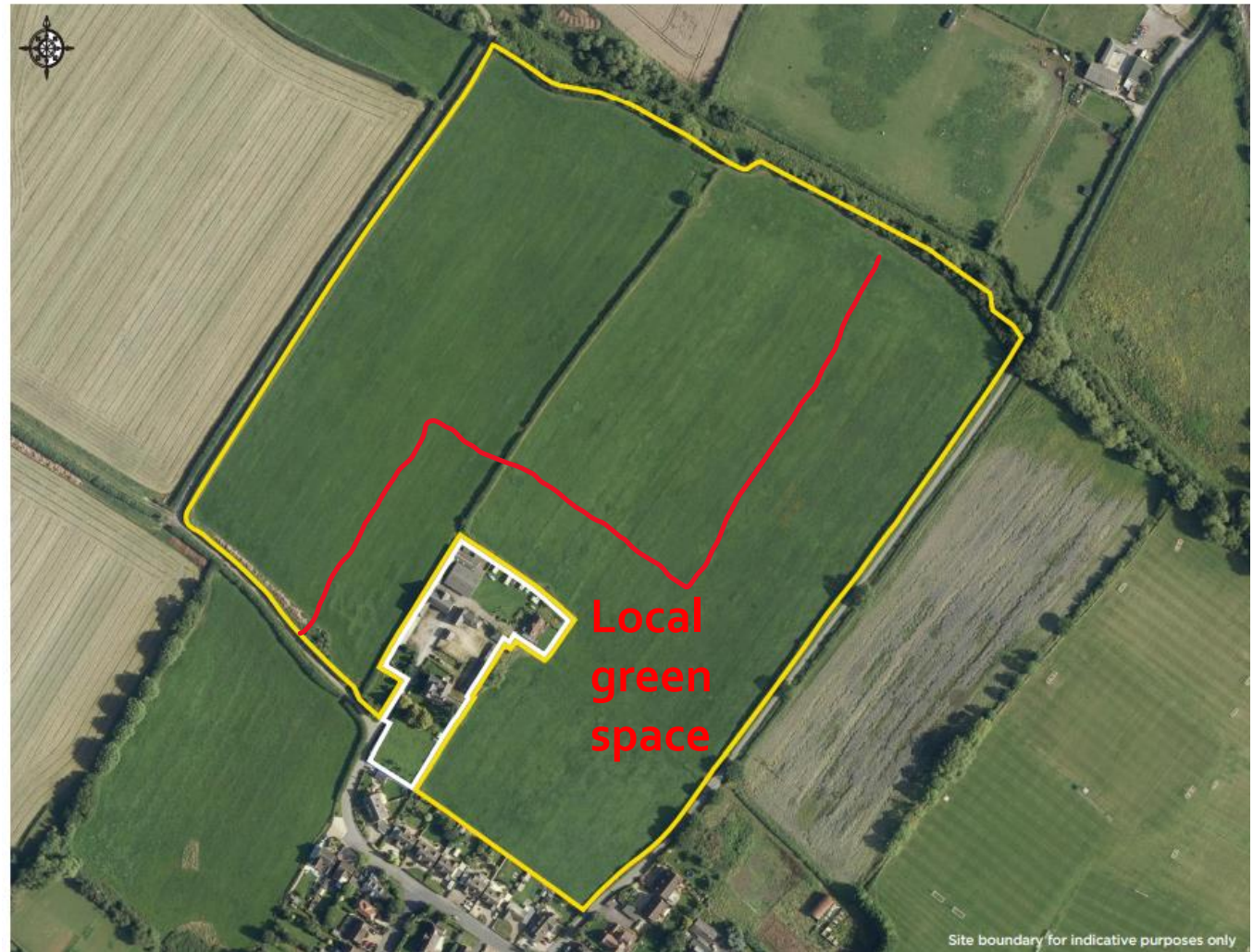
Ridge partners public consultation August 2022

Determination 2/6/23

local green space within the plot

211 objections – incl highways  
Transport, lighting, school.

Savills land sale







#### NOTES

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#### KEY

Application Site Boundary 12.18ha

Elms Park Residential Development

Proposed Residential Development (up to 180 dwellings @ 37.5 dph) 4.85ha

Proposed Main Access Points:  
1. Access off Quail Goose Lane. Localised widening of Quail Goose Lane as required.  
2. Footpath / Cycleway connection to Elms Park  
3. Potential emergency access is proposed off Brookhamp Lane.

Indicative Main Street

Indicative Secondary Streets, Lanes & Private Driveways

Potential Footpaths / Cycleway Routes

Potential Footpath / Cycleway Link

Children's Play area

Existing Public Rights of Way

Other Routes with Public Access

Green Infrastructure (c.7.2ha) includes: natural & semi natural green space, green corridors, amenity grass space, children's play area, recreational routes, community orchard, woodlands, species rich meadow grassland & SuDS attenuation basin.

Existing Retained Vegetation - hedgerows & trees

Proposed Trees - indicative location

Proposed Hedgerow - indicative location

Proposed Orchard

Proposed Native Species Broadleaved Woodland

Proposed Oak Woodland

SUDS attenuation basin

Potential Flood compensation zone

10/10/2022 Masterplan in key

10/10/2022

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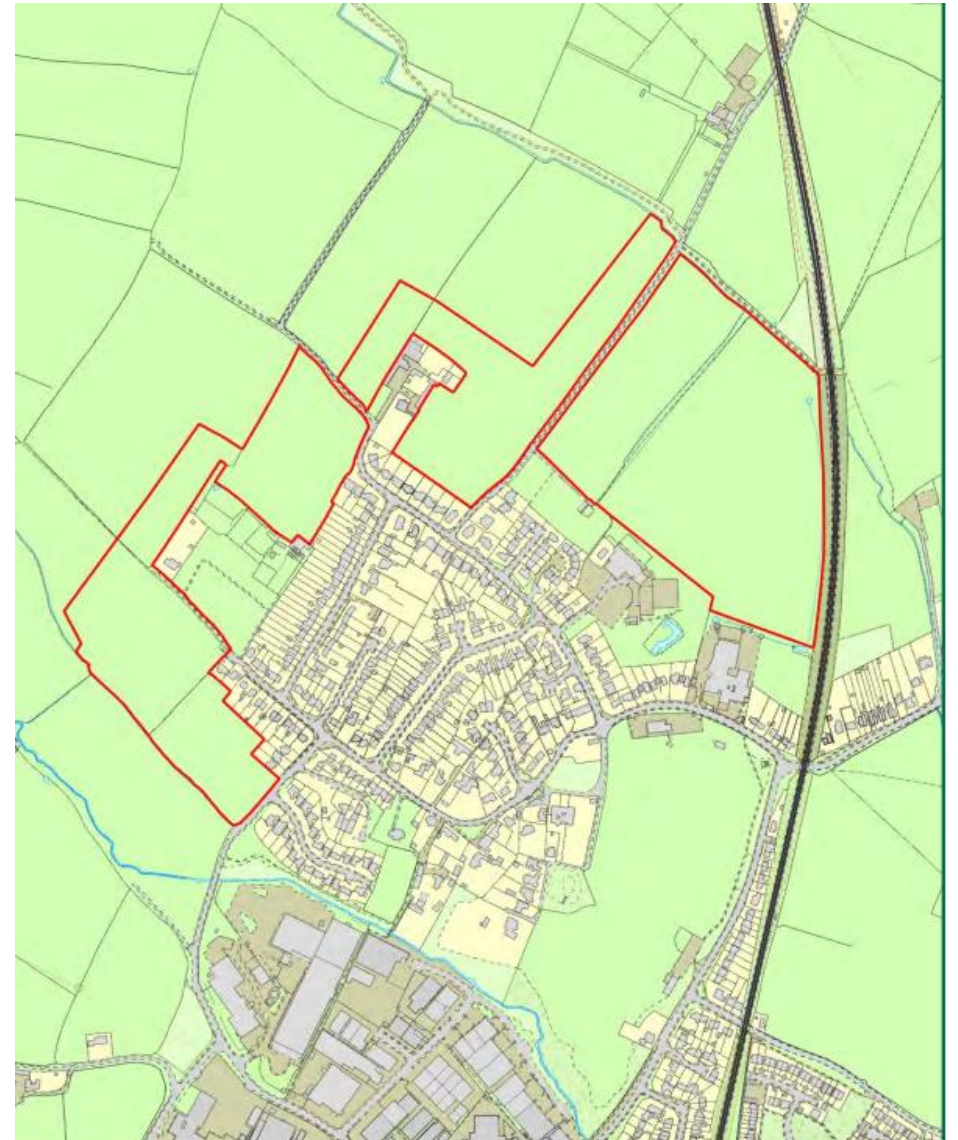
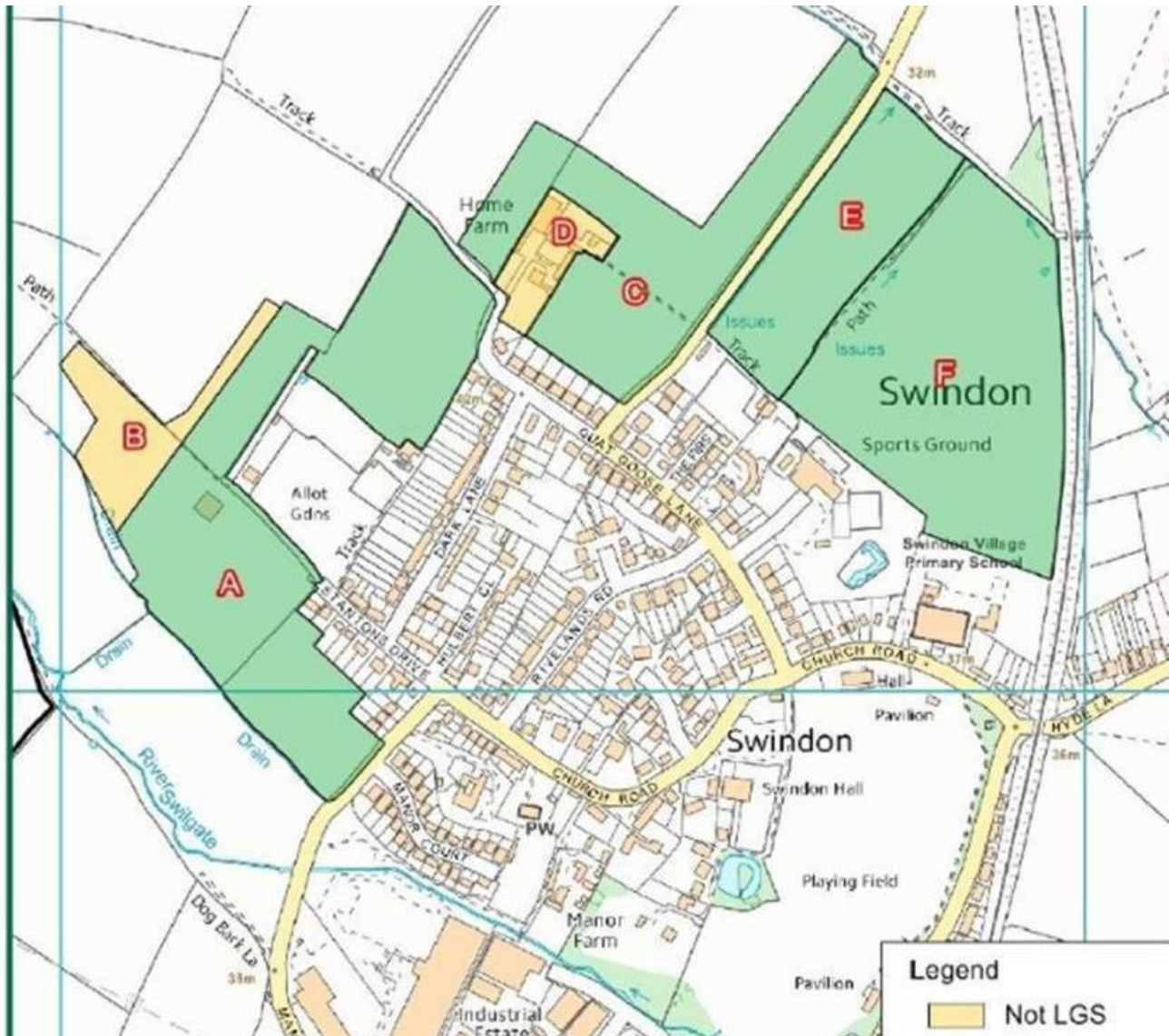
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# Local Green Space



**OUTLINE APPLICATION FOR THE ERECTION OF UP TO 180 RESIDENTIAL UNITS, INCLUDING PROVISION OF VEHICULAR AND PEDESTRIAN ACCESS, GREEN INFRASTRUCTURE AND ASSOCIATED WORKS. APPEARANCE, LANDSCAPING, LAYOUT AND SCALE ARE MATTERS RESERVED FOR FUTURE CONSIDERATION -23/00354/OUT**

Further to our recent discussions, please find below suggested Heads of Terms associated with the above application.

1. Affordable Housing - The proposals will deliver a minimum of Affordable Housing for Local Needs. This will include 35% affordable with a tenure mix of social rented housing, First Homes and shared ownership houses. The housing mix is generally of 70% social rented and 30% affordable home ownership with affordable housing delivered in an agreed phased programme of works. Delivery will be secured through a S.106 agreement with agreed trigger points.
2. Education provision - The proposed development will generate demand for additional school places within the relevant school catchment area. Reasonable financial contributions will therefore be provided towards secondary school education provisions for pupils aged 11-18 in line with recent contributions agreed in relation to the Persimmon approval. Payments will be agreed to suitable trigger points.
3. Libraries provision - The proposed development will generate demand for additional library resource. Financial contributions towards improvements in library provision at Hesters Way Library will be agreed and provided, again in a similar manner to the recently approved Persimmon scheme.
4. Off-site Highway Works - Financial contributions towards M5 Junction 10 improvement scheme. From the payments suggested in relation to the wider site £2,541,222.00, which works out at £9,773.93 per unit. It is assumed a similar approach, to be agreed, will be applied in this case.
5. Residential Travel Plan Implementation and Monitoring/Cash Deposit Appointment of Travel Coordinator. This will be contributed to.
6. Public Open Space - Agreement of Green Infrastructure Management and Maintenance Plan for Public Open Space including details of Green Infrastructure Layout Plan that will be provided in accordance with the approved Green Infrastructure Parameters Plan.



# Manor Farm

## – Farm Court

Farm House renovation  
Demolition of an existing rear extension permitted 11/21

Demolition of redundant outbuildings

construction of 4 houses and 1 barn conversion

<https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QA5Z4NELK7M00>







MANOR FARM – ARTIST'S IMPRESSIONS – County to County Property Group



# 55-foot tall 5G mast plans for Gloucestershire village rejected





# CYBER CENTRAL WEST CHELTENHAM

## Healthy

A green and biodiverse development that encourages physical and mental wellbeing

## Inclusive

A transformational development that creates strong communities

## Diverse living options

An inclusive community in the region of 3000 homes that provides varied, affordable and flexible tenancies

## Connected

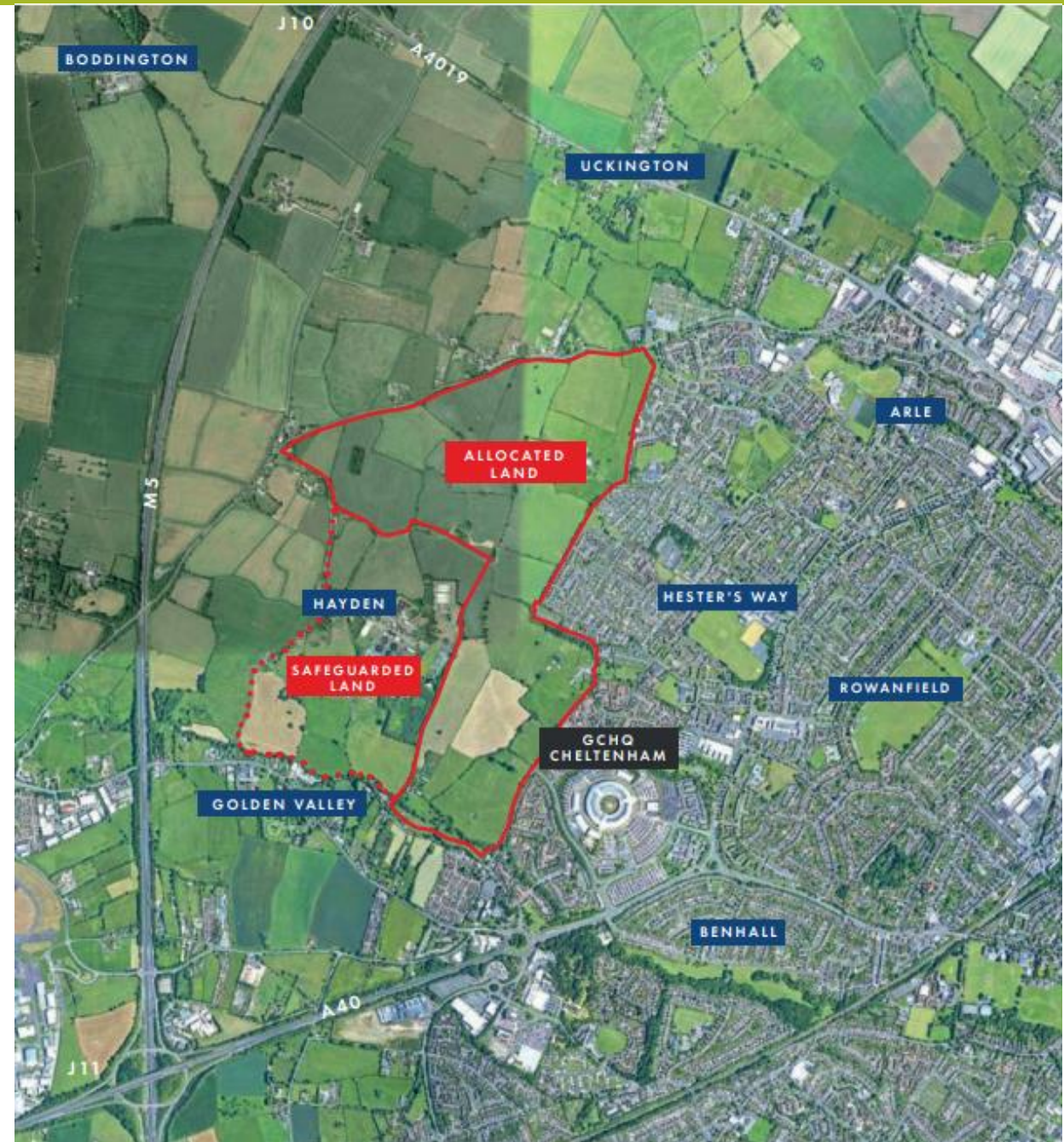
An accessible development that is physically, digitally and culturally integrated

## A 24/7 campus

A dynamic community that integrates a diverse mixture of uses and people

- Starts 2023
- 12000 Jobs
- 3700 Homes

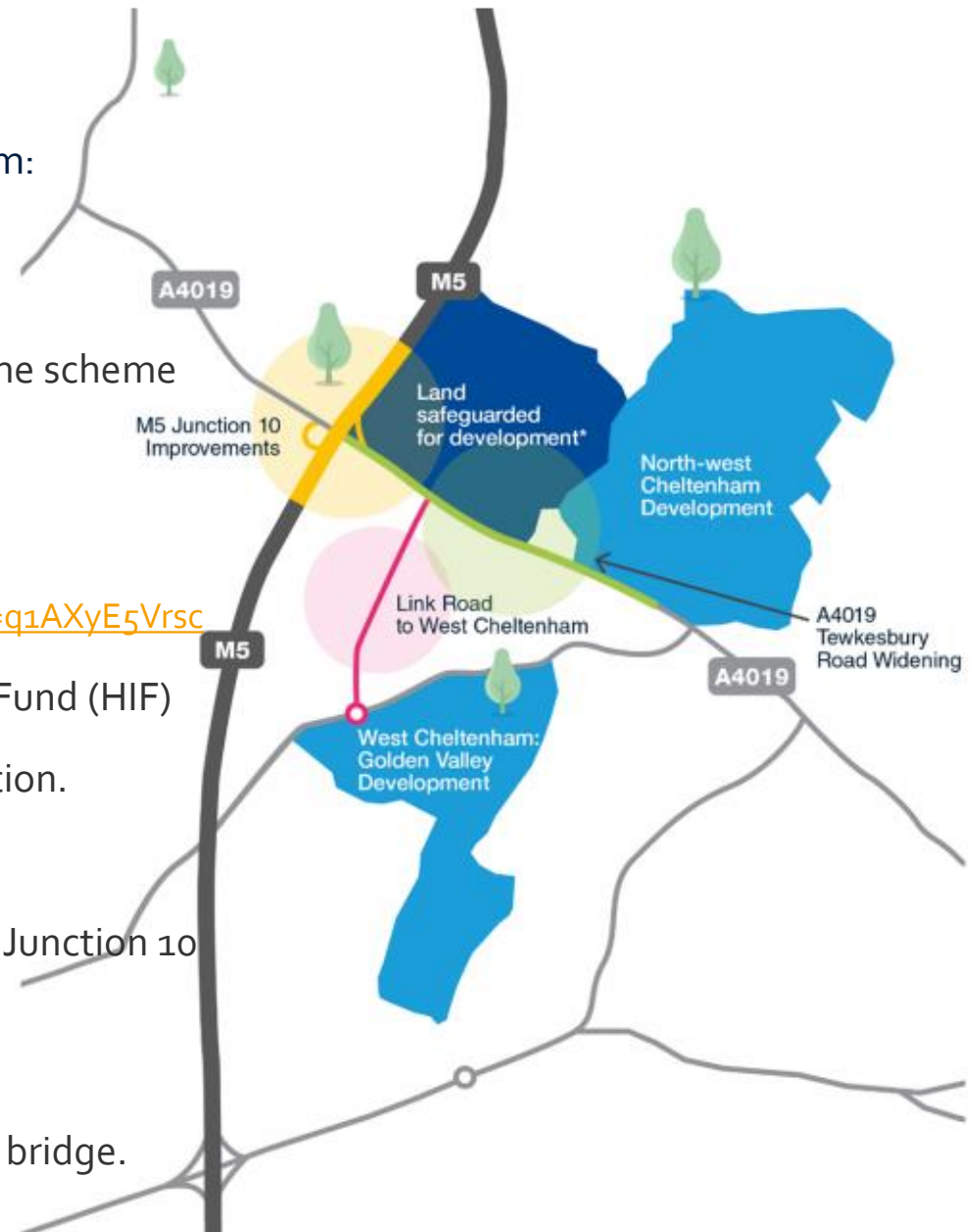
• [HTTPS://WWW.GOLDENVALLEYUK.COM/](https://www.goldenvalleyuk.com/)





# M5 Junction 10

- Must be done before over 1000 additional homes in NW Cheltenham:
- Work will start in 2024 completing late 2025.
- Development Consent Order (DCO) planned for early 2023  
The Planning Inspectorate will then seek authorisation to build the scheme
- A new link road from Junction 10 to west Cheltenham
- Widening the A4019 to the east of the link road
- Info: [www.gloucestershire.gov.uk/J10](http://www.gloucestershire.gov.uk/J10) <https://www.youtube.com/watch?v=q1AXyE5Vrsc>
- £249M cost funded through Government's Housing Infrastructure Fund (HIF)
- Allowing right turns off the A4019 at the Gallagher Retail Park junction.
- Keeping Withybridge Lane open
- Extending the segregated footway and cycleway on the A4019 and Junction 10
- Rearrangement of proposed new junction locations on the A4019, addressing residents' concerns around safety and access.
- Keeping access open for people and livestock under the River Chelt bridge.



# M5 J 10: Key Features

- A roundabout at Junction 10, with three lanes instead of two lanes.
- Widening to three lanes westbound and two lanes eastbound on the A4019 approach to Junction 10, with a cycle and pedestrian route over the motorway bridge.
- New slip road onto the M5 southbound and a new slip road off the M5 northbound.  
New tracks for access to farmland at a controlled access point, rather than directly onto the public highway.
- New drainage (attenuation) basins so the local water system is not flooded.  
Designated land to store flood water to minimise any flooding impact from our scheme.





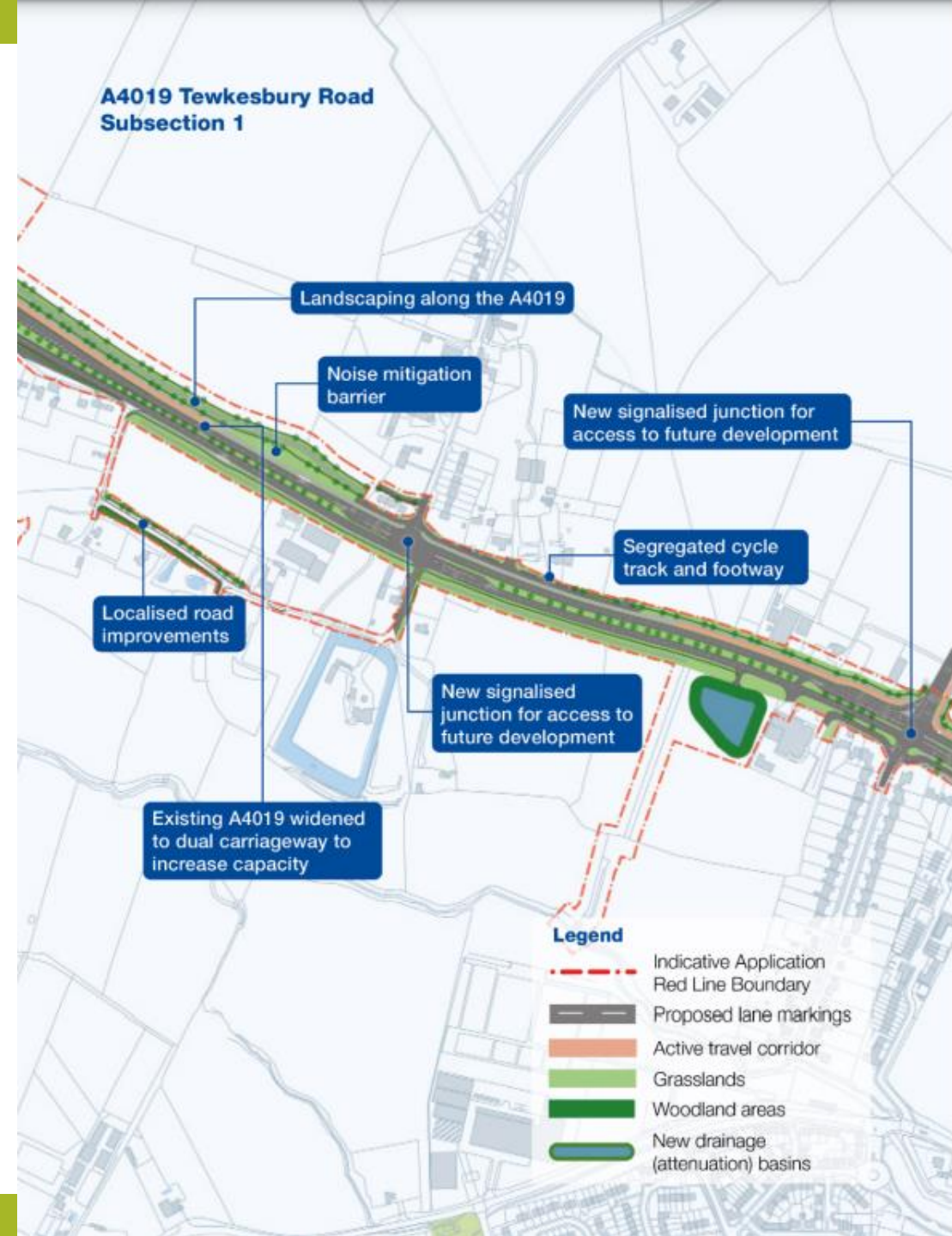
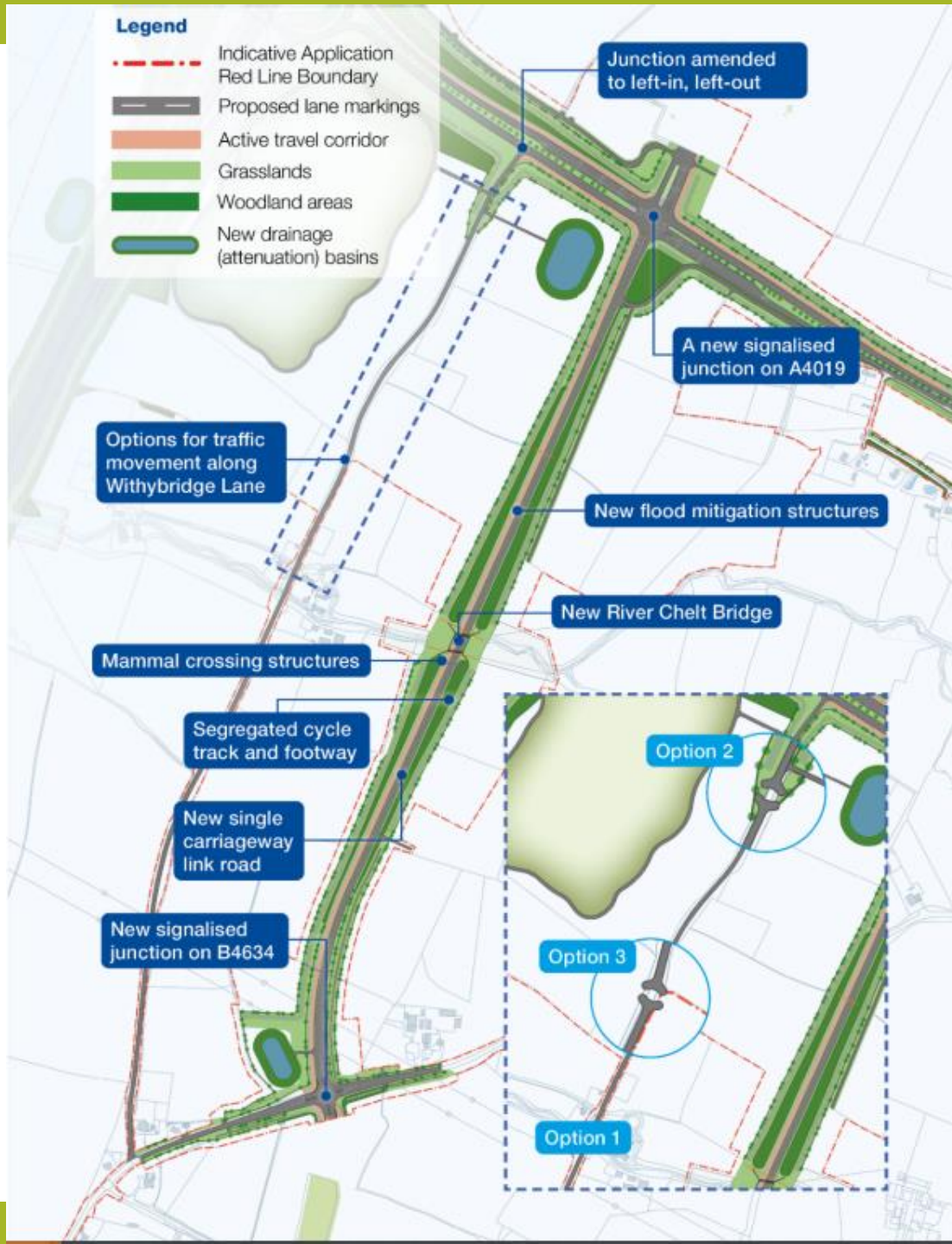
# Repair to the Mosaic





# Appendix







## A4019 Tewkesbury Road Subsection 2

