

Proof of Evidence of Michael Davies  
On behalf of Hinton Properties (Grovefield Way) Limited

Town and Country Planning Act 1990  
Town and Country Planning (Inquiries Procedure) (England) Rules 2000/1624

Appeal against refusal of planning permission for development of land at Northwest Road and Grovefield Way, Cheltenham

Appendix 01 - 04

November 2018

Planning Inspectorate Reference: APP/B1605/200395

Local Authority reference: 16/02208/FUL

# **Appendix 1**

## Site Photographs



01 Photo Locations



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Proof of Evidence	
ON BEHALF OF: Hinton Properties (Grovefield Way Ltd.)	PROJECT: Land at Northwest Road & Grovefield Way
PRODUCED BY: <b>DAVIESLANDSCAPE</b> ARCHITECTS <small>SUITE F1, STROUD HOUSE, RUSSELL STREET, STROUD, GLS 3AN T: 01453 763380 E: INFO@D-LA.CO.UK W: WWW.D-LA.CO.UK</small>	DRAWING TITLE: Photo Location Plan



**01: View towards site from approach on Grovefield Way to the northeast**



**02: View into site from footpath / cycleway opposite site entrance**



**03: View towards site from footpath / cycleway adjacent to North East Road**



**04: View west from junction of North East Road and Northbank Close**



**05: View north along Grovefield Way from eastern extent of North Road West**



**05: View south along Grovefield Way from eastern extent of North Road West**



06: View into site from footpath along Grovefield Way



06: View into site from footpath along Grovefield Way



**07: View south towards properties on North Road West**



**08: Available view towards site from properties along North Road West**





**09: View west along North Road West towards southern boundary of site**



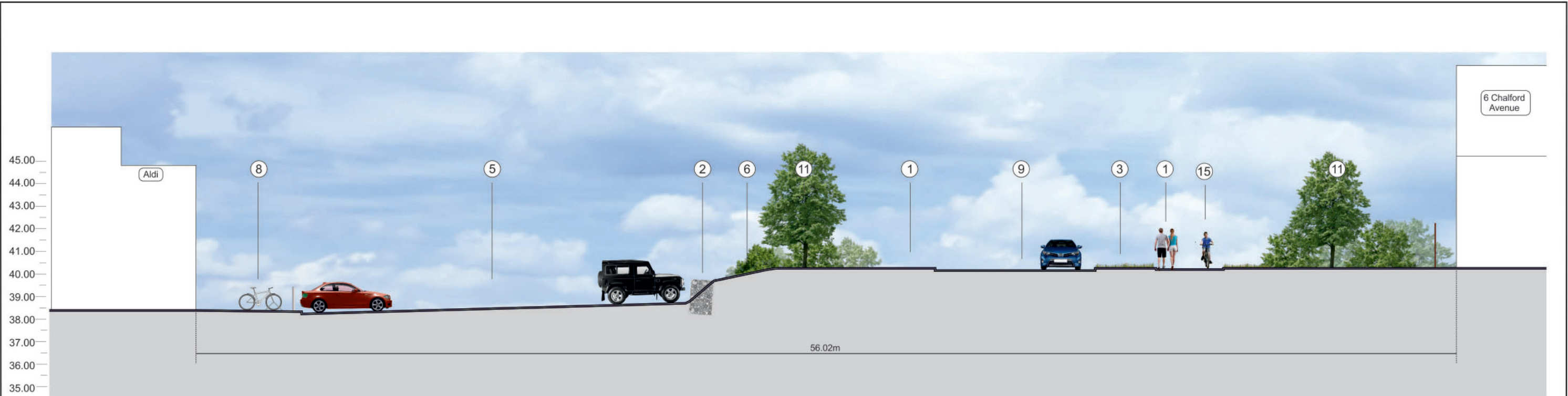
**09: View east along North Road West towards southern boundary of site**



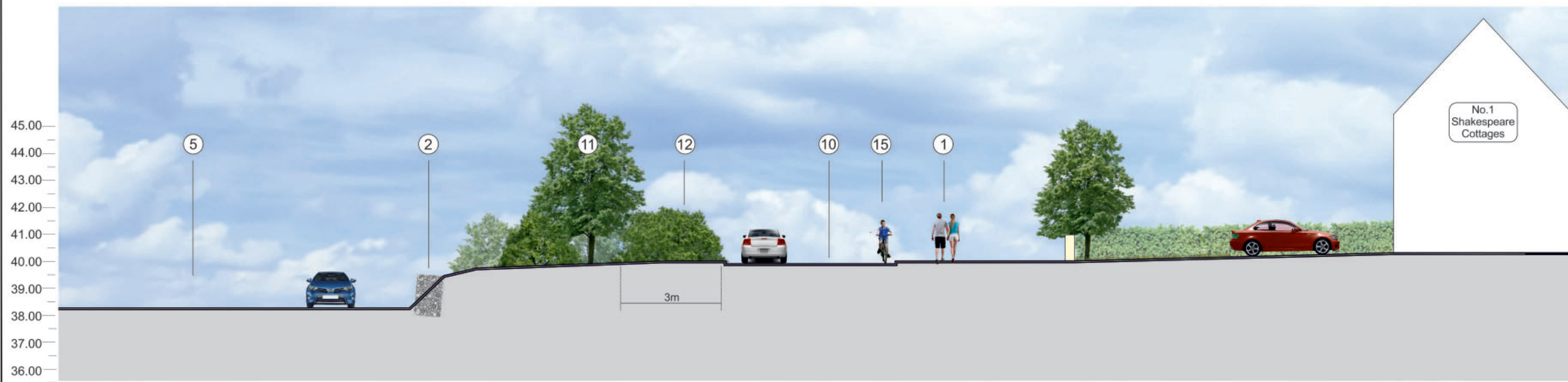
**10: View into western corner of site from western extent of North Road West**

# **Appendix 2**

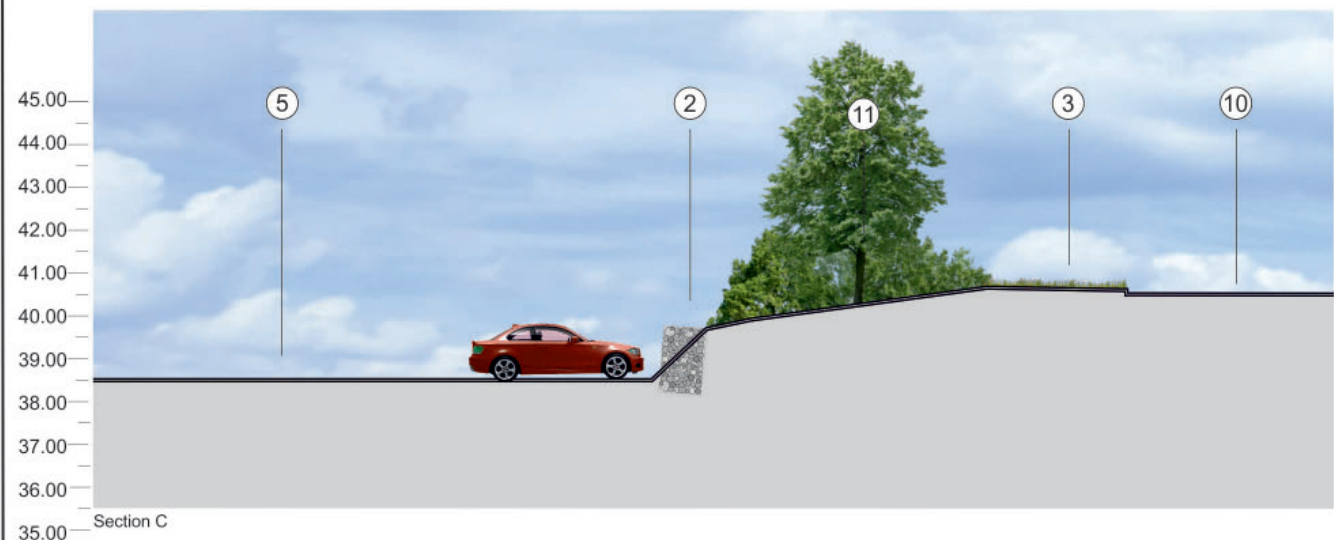
## **Site Sections**



Section A



Section B



Section C

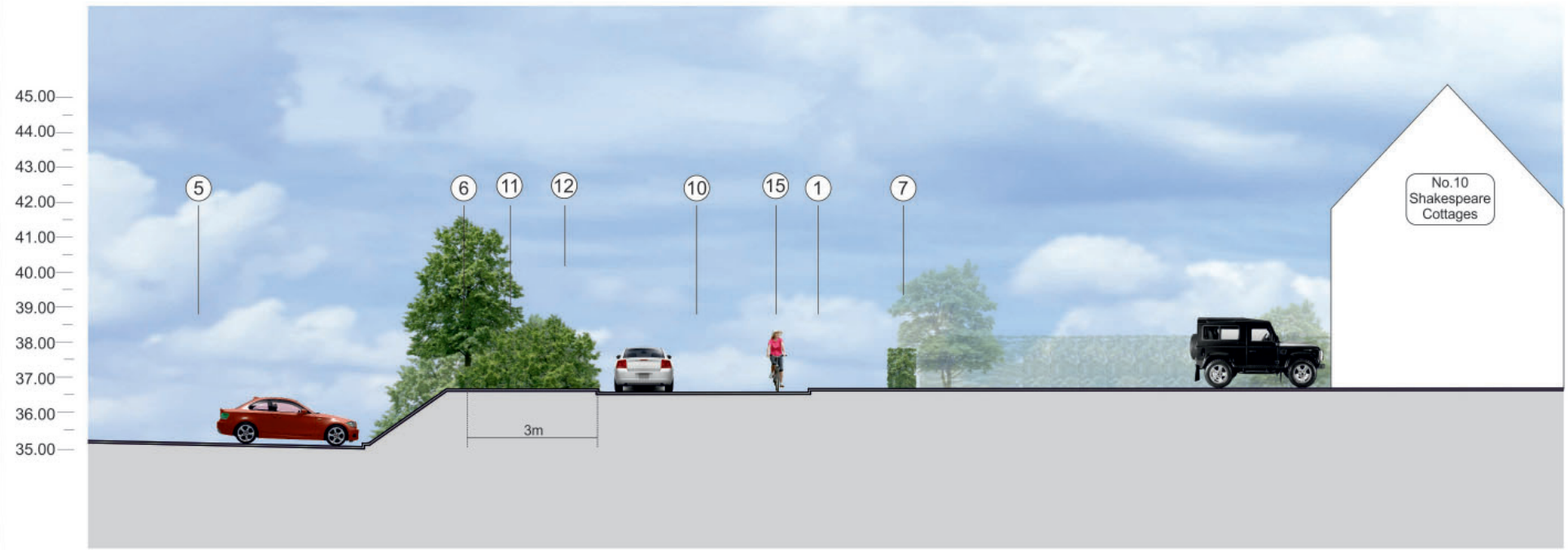


Section Location Plan NTS

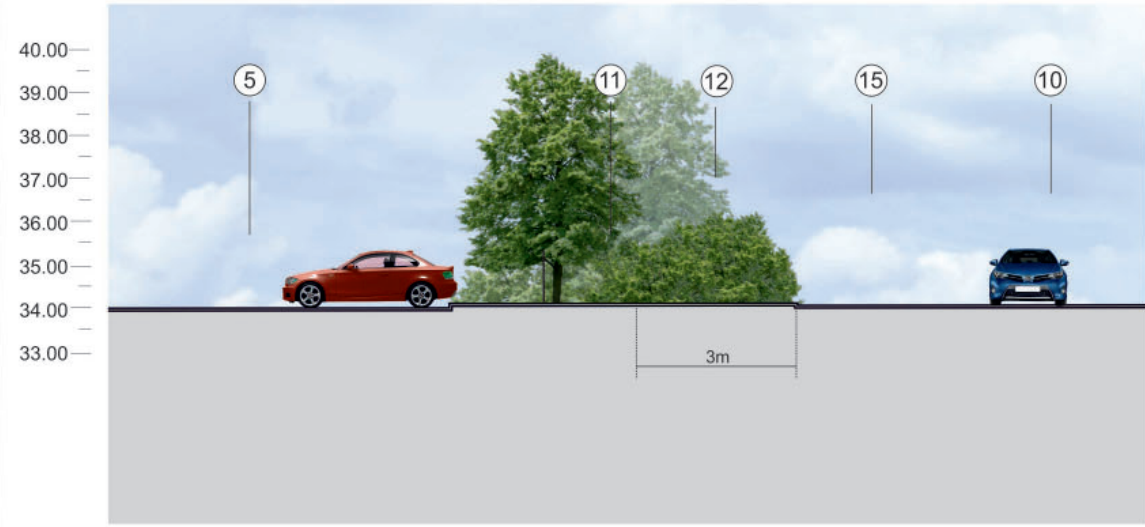
- ① Footpath
- ② Gabion Wall
- ③ Verge
- ④ Pavement
- ⑤ Car Park
- ⑥ Proposed Planting
- ⑦ Hedge
- ⑧ Sheffield Cycle Stands
- ⑨ Grovefield Way
- ⑩ North Road West
- ⑪ Existing Vegetation
- ⑫ Existing Hedge
- ⑬ Existing Wall
- ⑭ Costa Drive 'Thru'
- ⑮ Cycle Route 41



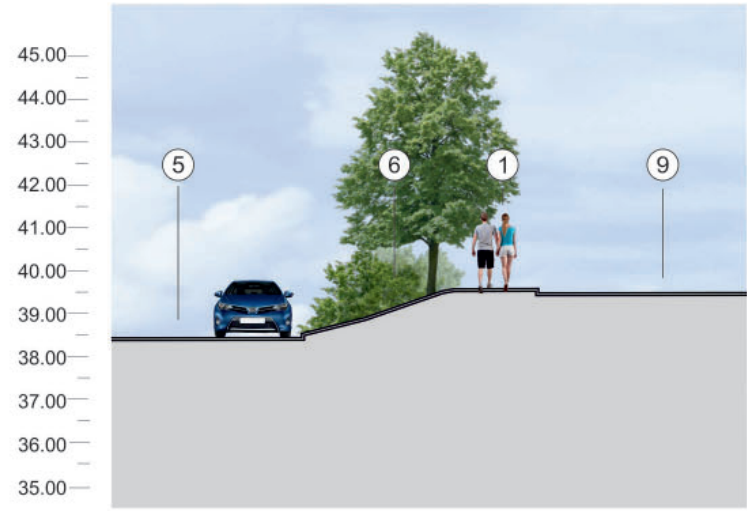
<b>Proof of Evidence</b>	PROJECT:
On behalf of: <b>Hinton Properties (Grovefield Way Ltd)</b>	<b>Corinthian Park, Cheltenham</b>
Produced by: <b>DAVIESLANDSCAPE ARCHITECTS</b>	DRAWING TITLE: <b>Additional Landscape Sections 1</b>
DATE: November 2018	SCALE: 1:125 @ A2 1:250 @ A4
REPORT REFERENCE: Appendix 02	



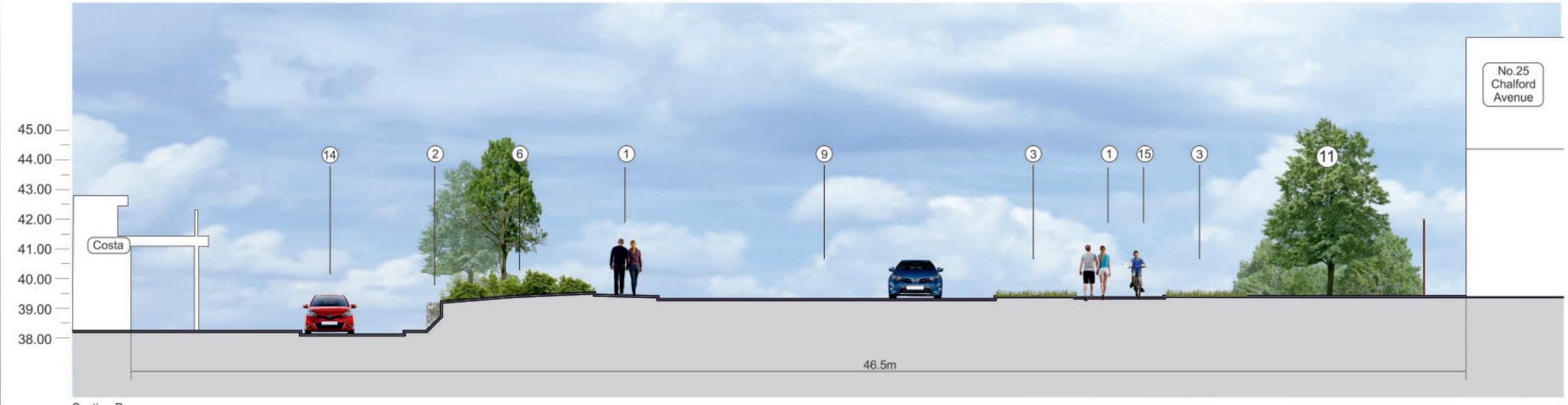
Section A



Section B



Section C



Section D

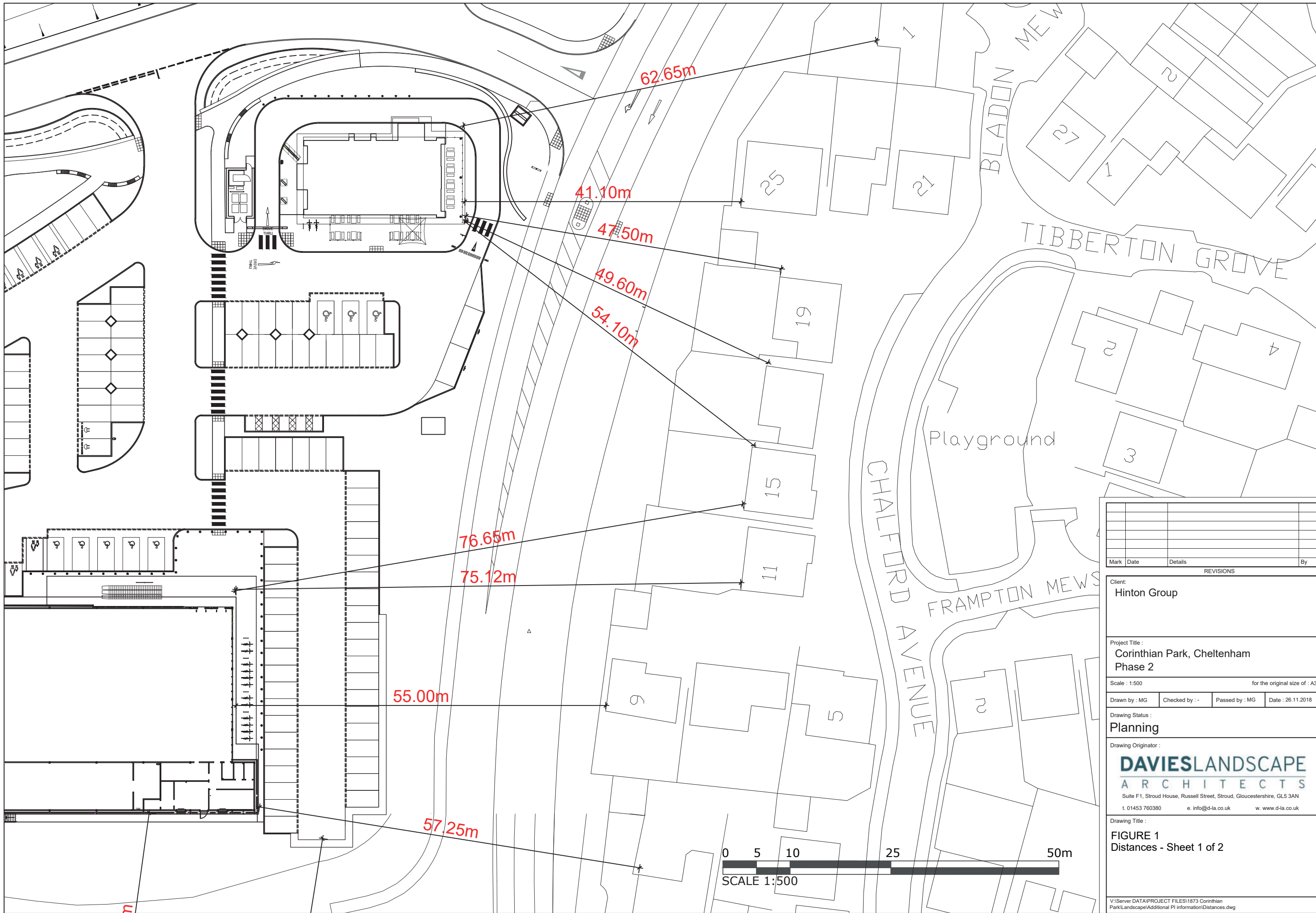
- ① Footpath
- ② Gabion Wall
- ③ Verge
- ④ Pavement
- ⑤ Car Park
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- ⑪ Existing Vegetation
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- ⑮ Cycle Route 41



<b>Proof of Evidence</b>	PROJECT:
On behalf of:	<b>Corinthian Park, Cheltenham</b>
<b>Hinton Properties (Grovefield Way Ltd)</b>	DRAWING TITLE:
Produced by:	<b>Additional Landscape Sections 2</b>
<b>DAVIESLANDSCAPE ARCHITECTS</b>	DATE: November 2018
Scale 1:125 @ A2 Scale 1:250 @ A4	SCALE:
REPORT REFERENCE: Appendix 02	

## **Appendix 3**

### Receptor Distances



Mark	Date	Details	REVISIONS	By

Client:  
Hinton Group

Project Title:  
Corinthian Park, Cheltenham  
Phase 2

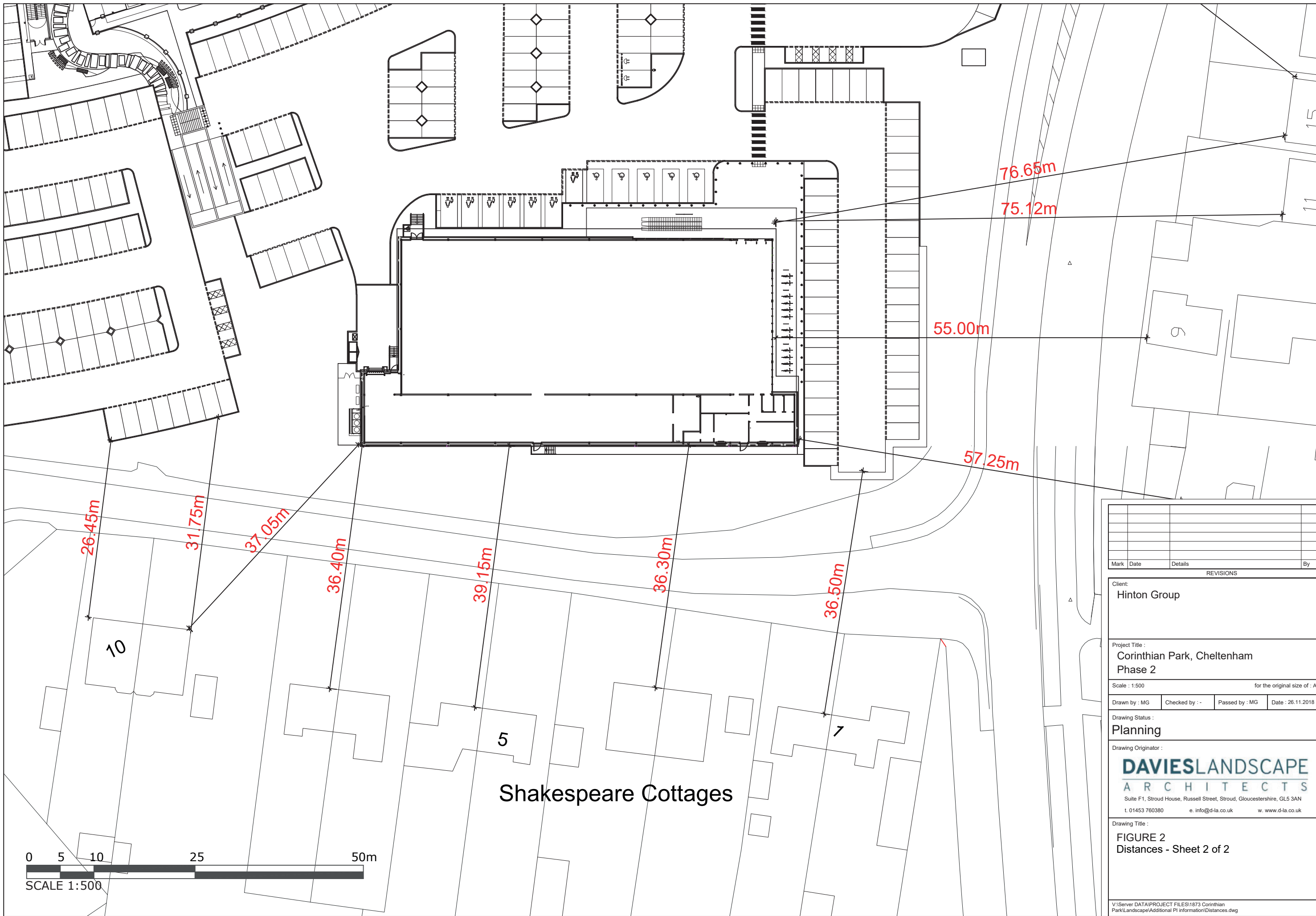
Scale : 1:500 for the original size of : A3

Drawn by : MG    Checked by : -    Passed by : MG    Date : 26.11.2016

Drawing Status:  
Planning

Drawing Originator:  
**DAVIESLANDSCAPE**  
ARCHITECTS  
Suite F1, Stroud House, Russell Street, Stroud, Gloucestershire, GL5 3AN  
t. 01453 760380    e. info@d-la.co.uk    w. www.d-la.co.uk

Drawing Title:  
FIGURE 1  
Distances - Sheet 1 of 2



Mark	Date	Details	By
REVISIONS			

Client:  
Hinton Group

Project Title:  
Corinthian Park, Cheltenham  
Phase 2

Scale: 1:500 for the original size of: A3

Drawn by: MG    Checked by: -    Passed by: MG    Date: 26.11.2018

Drawing Status:  
**Planning**

Drawing Originator:  
**DAVIESLANDSCAPE**  
ARCHITECTS  
Suite F1, Stroud House, Russell Street, Stroud, Gloucestershire, GL5 3AN  
t. 01453 760380    e. info@d-la.co.uk    w. www.d-la.co.uk

Drawing Title:  
**FIGURE 2**  
Distances - Sheet 2 of 2

V:\Server DATA\PROJECT FILES\1873 Corinthian Park\Landscapes\Additional PI information\Distances.dwg

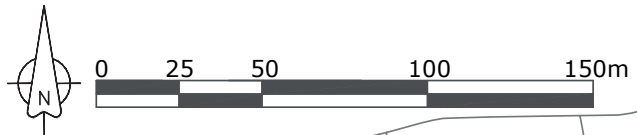


# **Appendix 4**

## Computer Generated Images



01 CGI Locations



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**O1: Existing view into site from footpath adjacent to Grovefield Way**



**Proposed CGI of Costa Coffee from footpath adjacent to Grovefield Way**



**Proposed CGI of office 5 from footpath adjacent to Grovefield Way**



**02: Existing view towards site from approach on Grovefield Way to the northeast**



**Proposed CGI of Costa Coffee from approach on Grovefield Way to the northeast**



**Proposed CGI of office 5 from approach on Grovefield Way to the northeast**



**DAVIESLANDSCAPE**  
ARCHITECTS