



Addendum to the Design and Access Statement

Rev B – 23/05/2019

For:

Development of land off Oakhurst Rise, Cheltenham

Prepared by:

coombes:everitt architects

On behalf of:

William Morrison (Cheltenham) Ltd and the Trustees of
the Carmelite Charitable Trust

1.0 Introduction

This addendum to the 'Design and Access Statement' has been provided following further revisions that have been made to the layout drawing no PL005 Rev A following the determination of the planning application 18/02171/OUT.

In addition to the determination of the previous application Cheltenham Borough Council's local plan 2011-2031 Examination was undertaken and the inspector issued some 'Post Hearing Advice' suggesting some amendments to the boundaries of the development area.

22. New housing should be located away from the setting of the west elevation of Ashley Manor. This could be achieved through the amendment to the southern boundary of the allocation site so that it continues in a straight line westwards from the rear of the northernmost school building. In addition, to provide an undeveloped buffer between the rear garden boundary of Charlton Manor and the new development, the eastern boundary of the site should be repositioned at least 30 metres west of the rear boundary with Charlton Manor. The Ice House would remain within the confines of the site, but its future could be secured through the inclusion of the requirement put forward by Historic England as bullet point 2.

The scheme has been particularly amended to respond to this advice.

i Increased separation from Ashley Manor

As per the Inspector's commentary a line has been struck across the site towards the west from the northern most school building. The impact of revising the development boundary in this location has been that the block of apartments which was located such that is sat below this line has been reduced in size.



Application ref 18/02171/OUT.



Amended Layout

The reduction in size has also meant that we can reduce the amount of associated parking and hard standing.

In addition to the reconfiguration of the units in this locality additional tree planting has been proposed along the Southern Boundary.

ii Increased separation from Charlton Manor

As per the Inspector's commentary we have revisited the layout of the development on the eastern side of the site to ensure a separation of 30m from the west of the rear boundary to Charlton Manor. It is proposed that the space created will form part of the public open space within the scheme.

To achieve this, we have repositioned the properties within this area so that they sit between the ice house and the newly proposed buffer zone. We have also removed one property from this area of the site which has increased the separation between the proposed properties and Charlton Manor further and provided us with an opportunity to increase the amount of new tree planting in this area.

Rather than the cul-de-sac access to the properties in this location we have now incorporated two shorter sections of private driveway.

Within each of these driveways we have provided a bin collection area so that refuse vehicles are not required to turn within the private driveways. These will be lightweight structures on a small area of hard standing with a roof.



Application ref 18/02171/OUT.



Amended Layout



In addition to the reconfiguration of the units in this location additional tree planting has been proposed along the Eastern Boundary.

2.0 Summary

The revisions that have been made to the scheme in this iteration have been made in particular response to the Planning Inspector's 'Post Hearing Advice'.

This has resulted in a change in the proposed housing mix within the scheme as such the overall footprint of the proposed development has reduced.

The number of dwellings has been reduced from 69 to 68.

This has increased the amount of open space within the scheme and in particular has relaxed the density of the development on the southern and western boundaries and increased the separation distances from a number of the properties adjoining the site in these areas.