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Robert Hitchins
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PLANNING

Rec'd 19 FEB 2019

SERVICES

19th February 2019

Built Environment
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 9SA

By courier

Dear Sirs,

**Submission of Outline Planning Application with all Matters Reserved
Land off Kidnappers Lane, Leckhampton, Cheltenham, GL53 0NP**

Please find enclosed an application for outline planning permission for the following development proposal:

*Residential Development of up to 25 dwellings, associated infrastructure, open space and landscaping, with creation of new vehicular access from Kidnappers Lane.
Demolition of existing buildings*

Whilst all matters are reserved approval is sought by means of a condition to the site access arrangements as shown on drawing: LE.KL.SA.01 Rev A, dated 19th January 2016 (item 4 below)

A Screening Opinion was sought from the Council in the context of a previous application for up to 45 dwellings and it was confirmed that no Environmental Impact Assessment was required (Reference: 15/01425/SCREEN, dated 3rd September 2015).

The application comprises the original plus three copies of each of the following (items 2 – 17 inclusive on enclosed CD):

1. Application forms, together with the relevant certificate of ownership and agricultural land declaration and copy of notices served, all duly completed, signed and dated;
2. Location Plan (RHL, Drawing Number 300.P.2 Rev A, dated 21st August 2018);
3. Illustrative Masterplan (RHL, Drawing Number: 300.P.3 Rev K, dated 20th August 2018);
4. Site Access (RHL, Reference LE.KL.SA.01 Rev A, dated 19th January 2016);


Cont/....

5. Planning Statement (including Draft Heads of Terms and Affordable Housing Statement) (Pegasus Group, Reference P18-2052, dated January 2019);
6. Design and Access Statement (Pegasus Urban Design, Reference: P18-2052_04, dated January 2019);
7. Report of Community Engagement (Pegasus Group, Reference: P18-2052, dated November 2018);
8. Historic Environment Desk Based Assessment (CgMs, Reference: JAC24932, dated November 2018);
9. Landscape and Visual Impact Appraisal (MHP, dated January 2019);
10. Tree Survey Report and Arboricultural Advice (MHP, dated 17th September 2018);
11. Ecological Assessment (Ecology Solutions, reference 6898.EcoAss.vf4, dated February 2019);
12. Transport Statement (PFA Consulting, Reference H561A, dated 13th December 2018);
13. Cheltenham Sustainability Checklist (September 2018)
14. Flood Risk Assessment and Drainage Strategy (Phoenix Design Partnership, dated January 2019);
15. Utility Statement (RHL, Reference: LKL.2019.US.01, dated January 2019);
16. Waste Minimisation Statement (Pegasus Group, Reference P18-2052, dated January 2019); and
17. Topographic Survey (Nigel Ruxton Land Surveys, Reference 1538/01A, dated May 2015).

The planning application fee in this case is £6,468 based on the site area of 1.36ha. Our cheque for this sum payable to Cheltenham Borough Council is enclosed.

We look forward to receiving confirmation that this application has been registered in due course, and working closely with the Council.

Yours faithfully
For Robert Hitchins Limited



Kirsty Maguire
Principal Planner
Enc (as listed above)