

3rd Floor
Regent House
65 Rodney Road
Cheltenham
GL50 1HX

Dear David,

Design Code

Condition 6 of outline planning permission required the submission and approval of a Design Code Masterplan. The Design Code was approved on 13th October 2021, and sets a framework for the two residential parcels and local centre parcel as permitted by the outline permission. It looks to ensure that the overall development remains cohesive, despite the site being delivered in separate parcels.

The condition requires the development shall be carried out in accordance with the approved Design Code. The application documents submitted as part of this reserved matters application set out how the proposed development accords with the approved Design Code.

Landscaping

Condition 7 sets out the landscaping and layout particulars that should be submitted in accordance with Condition 1. This application contains all of the specified information, where relevant to the local centre parcel.

Supporting Information

This application is accompanied by the following plans and documents:

- Planning application forms
- Plans:
 - Site Location Plan
 - Proposed Site Layout
 - Proposed Site Wider Context
 - Massing
 - Street Elevations
 - Land Use
 - Care home GF and FF plans
 - Care home FF and SF plans
 - Care home Elevations
 - Block A Floor Plans
 - Block A Elevations
 - Block B Floor Plans
 - Block B Elevations
 - Block C Floor Plans
 - Block C Elevations
 - Block D Floor Plans
 - Block D Elevations
 - Site Sections
 - Spine Road Plan
 - Proposed Hard Landscape
 - Proposed Soft Landscape-Sheet 1 of 3
 - Proposed Soft Landscape-Sheet 2 of 3
 - Proposed Soft Landscape-Sheet 3 of 3
 - Neighbourhood Centre Masterplan
 - Proposed Fencing
- Design and Access Statement prepared by Roberts Limbrick;
- Transport Statement prepared by Highgate Transportation;
- Arboricultural Method Statement prepared by Bosky Trees;
- Ecological Walkover Study prepared by Ecology Solutions;
- Flood Risk Assessment and Drainage Strategy, prepared by Ridge and Partners LLP

- CIL Form 1.

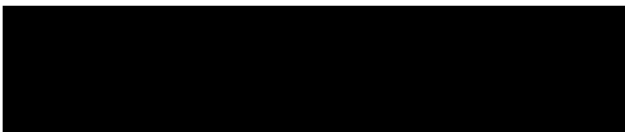
The information submitted is in line with the validation requirements as discussed during the pre-application process.

Planning Application Fee

The planning application fee of £36,101¹ will be paid via Planning Portal.

I trust that the enclosed information enables the validation of the application. However, if you require any further information, please get in touch.

Yours sincerely,



Jenny Henderson
For Ridge and Partners LLP

¹ Calculated on the basis of 20 residential dwellings and 5,917 sqm of commercial/care home floorspace.