

25th June 2020

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

Dear Sirs,

**Submission of Outline Planning Application with all Matters Reserved
Land at Oakley Farm, Battledown, Cheltenham**

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

Development comprising up to 250 residential dwellings, associated infrastructure, ancillary facilities, open space and landscaping. Demolition of existing buildings. Creation of new vehicular access from Harp Hill

Whilst all matters are reserved approval is sought by means of a condition to the site access arrangements as shown on drawing: (item 4 below)

The application is being submitted via the Planning Portal and comprises the following:

Application Documents

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 333.P.1 Rev D, dated 26th June 2018);
3. Illustrative Masterplan (RHL, Drawing Number: 333.P.3.9 Rev E, dated 1st August 2019);
4. Preliminary Access Arrangements (PFA, Drawing Number H628/02 Rev B, dated October 2019);
5. Land Use Parameter Plan (Pegasus Design, P18-0847_02 Sheet No. 2 Rev D, dated 3rd March 2020)
6. Access and Movement Parameter Plan (Pegasus Design, P18-0847_02 Sheet No. 3 Rev F, dated 3rd March 2020)
7. Building Heights Parameter Plan (Pegasus Design, P18-0847_02 Sheet No. 4 Rev C, dated 3rd March 2020)

8. Green Infrastructure Parameter Plan (Pegasus Design, P18-0847_02 Sheet No. 5 Rev D, dated 3rd March 2020)
9. Planning Statement (including Affordable Housing Statement and Draft Heads of Terms) (Pegasus Group, Reference P18-0847, dated May 2020);
10. Design and Access Statement (MHP, Final Issue V.2, June 2020);
11. Report of Community Engagement (Pegasus Group, Reference P18-0847 , dated November 2019);
12. Transport Assessment (PFA Consulting, Reference H628 , dated March 2020);
13. Travel Plan (PFA Consulting, Reference H628 , dated March 2020);
14. Cheltenham Sustainability Checklist
15. Utility Statement (RHL, Reference 333.US.01, dated March 2020);
16. Waste Minimisation Statement (Pegasus Group, Reference P18-0847, dated November 2018); and
17. Topographic Survey (Nigel Ruxton Land Surveys, References 18169/01, 18169/02A and 18169/03A, dated November 2018).
18. Landscape Strategy (MHP, Drawing Number 18017.201, dated 28.04.2020)

Environmental Statement comprising:

1. Volume 1 Main Text (January 2020);
2. Volume 2 Technical Appendices (January 2020); and
3. Non-Technical Summary (March 2020).

The planning application fee in this case is £28,958 based on the site area of 15.15 ha, plus the £25 Planning Portal Service Charge.

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