

3.0 DEVELOPMENT BRIEF: 3.3 Phase 1: Concept Site Plan

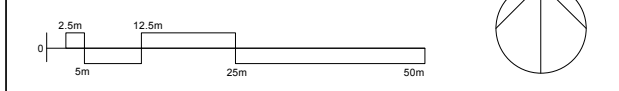
3.3.1 - This Phase 1 Application will provide:

- Up to 90 new high quality homes
- 40% affordable housing (up to 36 affordable homes)
- New safe road access to Old Gloucester Road with the flexibility to evolve to provide the principal access to serve the Phase 2 development
- A safe pedestrian route along Old Gloucester Road to link with the existing infrastructure and connect to the Springbank community and facilities
- Community amenity facilities including an equipped play area and an attractive landscaped open space with a brookside walk
- New footpath and cycle routes and connections
- Flood storage measures in the form of a permanently wet pond with enhanced biodiversity features
- A natural gateway into the urban area of West Cheltenham
- Softening of the urban edge to the local landscape and revised Green Belt
- A recognisable community with attractive, interlinked neighbourhoods.
- Financial contributions to local facilities such as schools & libraries



LEGEND

- existing building
- Development Site under Application
- Potential Further Development Phases
- Existing Water Course
- Existing Primary Vehicle Route
- Existing PROW
- Existing Trees
- Existing hedgerow retained & enhanced
- Proposed Trees
- proposed native hedgerow
- proposed dense low level planting area
- POS Public Open Space
- Ecological Buffer Zone off existing water courses
- Proposed pedestrian footpath / cycleway
- Potential New PROW
- New pedestrian bridge
- New link to existing PROW
- New Primary Vehicle Route
- Potential New Vehicle Access point
- New Gas Main location
- Existing Gas Main Location

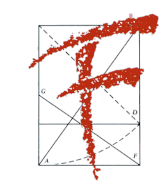


Notes
Do NOT scale off this drawing.

of any discrepancies immediately.

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Revisions
A: 14.07.17 - Planning Issue
B: DRAFT
C: DRAFT
D: 30.10.17 - phase 1 layout revised as per Officers comments



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