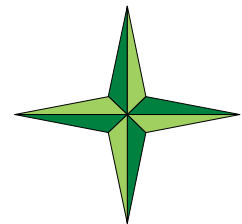


Your Ref:
Our Ref: DJB/0051/Cleavelands

11 November 2010

Development Services
Tewkesbury Borough Council
Gloucester Road
Tewkesbury
Gloucestershire
GL20 5TT



STAR
**Planning and
Development**

140 Brandwood Road
Kings Heath
Birmingham
B14 6BX
Tel: 0121 444 7554
Fax: 0121 444 8339
info@starplanning.co.uk
www.starplanning.co.uk

Dear Sir

**Ref: Town and Country Planning Act 1990
Proposed Mixed Use Sustainable Urban Extension
Land at North West Bishop's Cleeve - Cleavelands**

On behalf of Welbeck Strategic Land, I enclose an outline planning application for a mixed use sustainable urban extension on land at Dean Farm, Bishop's Cleeve.

The Proposed Development

The limited space available on the application form has truncated the full description of the proposed development. Cleavelands would comprise:

- Residential development of up to 550 dwellings of varying tenures and sizes, including 30 dwellings suitable for retired people. The residential development area extends to about 14.9 hectares plus 0.5 hectares for the retirement dwellings. Excluding the retirement dwellings, the average density of development is about 35 dwellings per hectare.
- Up to 35% of the proposed dwellings would be for affordable housing purposes (split 50% social rented and 50% intermediate housing).
- A 'high street' extending to about 1.45 hectares containing employment, retail and live/work units. The retail and employment units would possess a footprint of about 2,350sq m (the total floorspace would be 4,700sq m). No more than four units (maximum gross retail floorspace 475sq m) would be used for Class A purposes as defined in the *Town and County Planning Uses Classes Order 1987*. The employment units would principally be used for Class B1 purposes but the units could also be used for Class D1 purposes which might include healthcare and nursery provision. 16 live/work units are proposed.
- A facility available to the community situated on a site extending to about 0.2 hectares. The facility is expected to include a community building which would possess a footprint of about 300sq m with about 150sq m at first floor level.
- A 0.7 hectare extension of the existing allotments (some 50 additional plots) including the potential for a new access via the proposed development, parking for about 50 cars and a community composting facility. The allotments would meet the needs of future residents and those members of the community currently on the waiting list for a plot. The potential also exists for other improvements to the existing allotments including a small building for toilets and storage and notice boards.



- The main vehicular access from the A435 with a secondary access from Little Acorns. The access from the A435 would be a roundabout.
- A hierarchical road network including streets suitable to be incorporated into a bus route and Home Zones or similar shared surfaced areas;
- Extensive areas of formal and informal open space totalling about 37.2 hectares, including formal sports pitches (with a changing room facility), children's play equipment, woodland, community orchard and areas to promote biodiversity.
- Retention of the existing rights of way augmented by new footways and cycleways.
- The open space would include the sustainable urban drainage proposals comprising swales and detention ponds.

All matters except access are reserved for subsequent approval. However, a Parameters Plan and an Illustrative Master Plan have been provided together with the detailed drawings of the proposed access arrangements. The design and layout of the proposed development has sought to respond constructively to the comments raised in the pre-application meeting and subsequent correspondence from Mr Hinett dated 22 June 2010 (Ref 10/00036/PRE).

Documents

As indicated on the Validity Checklist, the documents accompanying the planning application comprise:

- Planning Application Form
- Ownership Certificate
- Application Fee
- Drawing No. 4080_PL_001 Site Location Plan
- Drawing No. 22820/101/SK02 Rev C - A435 Access
- Drawing No. 22820/101/SK06 Rev A - Little Acorns Access
- Drawing No. 4080_PL_002 Master Plan
- Drawing No. 4080_PL_003 Parameters Plan
- Environmental Statement including the Non Technical Summary
- Design and Access Statement
- Flood Risk Assessment
- Transport Assessment Report and Framework Travel Plan
- Sustainability Statement
- Planning Statement and Supplement
- Waste Minimisation Statement
- Utilities Capacity Assessment
- Energy Strategy
- Affordable Housing Statement
- PPS4 Statement and Commercial Report
- Statement of Community Involvement
- Draft Heads of Terms for a Planning Obligation

At this stage, some of the documents which are referred to in the Checklist are neither appropriate nor necessary because they properly relate the reserved matters submissions.

Please note that four copies of the documents have been provided for the purposes of validating the application. As confirmed in an exchange of e-mail correspondence with Mr Skelton, once the application is validated, Welbeck would be willing to provide further copies of the documents on CD for consultation purposes and provide a 'hard copy' to



Bishop's Cleeve Parish Council. You will no doubt advise me on the number of copies of the CD required by the Borough Council.

For reference, some of the documents will be available via www.cleavelands.co.uk and, as required, copies of the Environmental Statement will be available to purchase.

Environmental Statement

An Environmental Statement accompanies the application and has been prepared pursuant to the exchange of correspondence with Miss Desmond that sought to establish the scope of the Environmental Assessment Impact process (09/00364/ENQ). As indicated in the Scoping Report and the subsequent correspondence, some of the matters which were previously referred to have now been established as not having any significant effects (whether beneficial or adverse) and, accordingly, are not reported in the Environmental Statement. Instead, reference is made to these matters in the Planning Statement.

Going Forward

Welbeck would welcome the opportunity to meet with your Officers to any matters associated with the Cleavelands proposal. Discussions will, where necessary, continue with other agencies and Welbeck would be willing to make a presentation to Members or the local community to explain the proposal and seek to address any questions raised.

If the information is unclear or clarification is required concerning any aspect of the outline planning application then please contact me, including confirming the number of CDs required.

Yours faithfully

David Barnes

David Barnes

Enc.