

CLIENT

Private Land Owner

PROJECT NAME

Grovefield Way

LOCATION

Cheltenham and Gloucester Green Belt

SOLUTIONS IN PLANNING FOR

Planning Permission

**the problem**

Our client controlled 6.4ha of greenfield land in the Cheltenham and Gloucester Green Belt, adjoining the Cheltenham urban area. A variety of other land uses were in close proximity and a Park and Ride facility adjoined the site. Our client being aware of a shortage of employment land wished to promote the site as a business park.

the solution

Hunter Page Planning submitted representations to the LPA suggesting the land be included for employment development to help meet the identified need. Following the LPA's refusal to allocate the site HPP advised that the site be promoted as an omission site at the Local Plan Inquiry. This would entail leading and co-ordinating evidence from other consultancies to provide a credible evidence base to the Inspector to show why an exception should be made to Green Belt policy. In addition the support of local and regional bodies was secured. Traffic generation was a key issue as the site was close to the trunk road network and the Highways Agency was reported as being concerned. In order to identify and deal with these concerns a planning application was submitted in outline. This identified that the HA concerns could be met and a requirement for additional capacity to expand the adjoining park and ride scheme.

Subsequent Inspector's recommendation to allocate the site for a B1 Business Park and Park & Ride provision was followed by a planning application in line with the Inspector's recommendation. This received support from the RDA and local business community. The LPA chose to not accept the Local Plan Inspector's recommendation and consequently

refused the planning application. This decision was appealed and a challenge to the adoption of the local plan was lodged in order to keep the Local Plan Inspector's recommendation material to the appeal. Following a three day inquiry the Inspector granted planning permission. Whilst the LPA challenged the Inspector's decision, this was resolved through the mutual withdrawal of both challenges.

HPP's SOLUTIONS IN PLANNING provided:

- an independent assessment of the need for additional employment land.
- a landscape appraisal showing that the removal of the site from the Green Belt would not compromise the purpose of designation.
- analysis of census data and a Transport Assessment showing capacity on both the local and trunk road networks.
- additional land to increase capacity for the adjoining park and ride facility.
- an illustrative masterplan to show 22,000 sq m business park, access, landscaping and park and ride extension.
- presentation of all the above evidence to the Local Plan Inquiry.
- planning application in line with Inspector's decision.
- appeal against refusal of planning permission.
- challenge the adoption of local plan.
- preparation and presentation of evidence at appeal inquiry.
- removal of challenge to Inspector's decision.