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St Vincents 'Lakeview'

CLIENT

St Vincents Therapeutic Care

PROJECT NAME

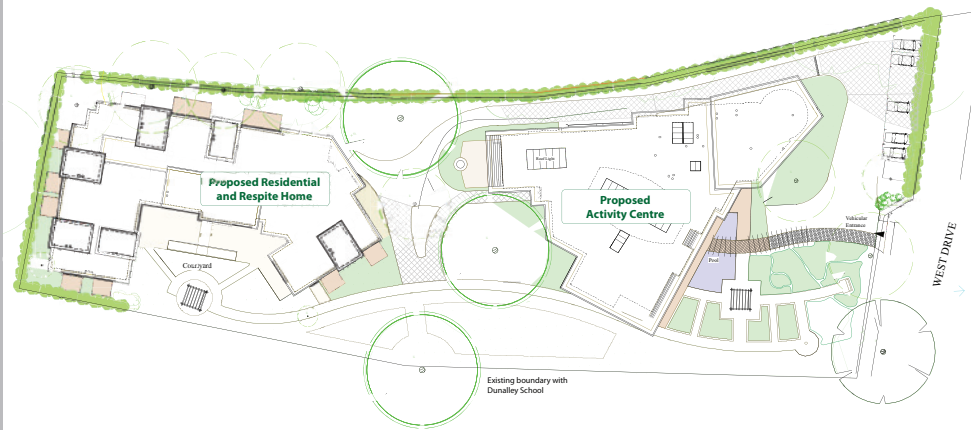
Lakeview, West Drive

LOCATION

Cheltenham

SOLUTIONS IN PLANNING FOR

New Activity Centre and Residential Respite Unit



the problem

Our client is a well established charity caring for severely disabled adults within Gloucestershire, providing a day activities centre at Central Cross Drive in Cheltenham. Due to over-subscription of their existing site and a pressing need for long term residential care and overnight respite care within the area it was necessary for the client to find a new site to provide expanded and enhanced facilities.

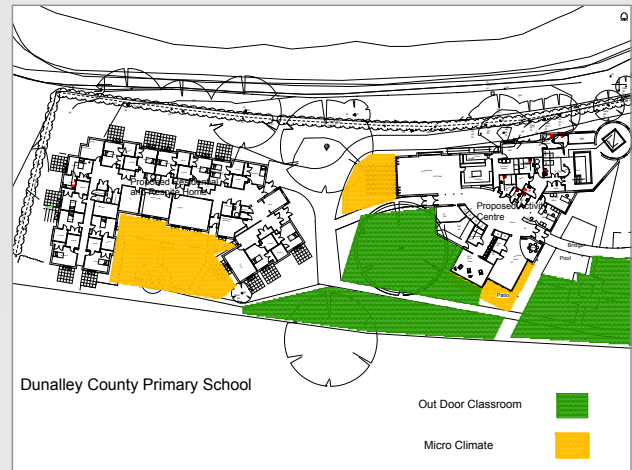
The client had been given the option to develop the site at West Drive, which is adjacent to the Grade II Listed Pittville Park and was in use as a wildlife garden by the adjacent primary school. Before our involvement the emerging proposals had generated a lot of public interest and objection from the LPA's Conservation Team.

the solution

Hunter Page Planning submitted a planning application for development of the site setting out a robust planning case for the development. Liaison with Officers was carried out to reach agreement that, in principle, the site was suitable for development and that permission was subject to the right proposal coming forward.

The application submission was accompanied by detailed supporting information which included a 'Handbook' showcasing the design features of the scheme and providing visualisations, particularly from the adjacent park.

Before and during the submission of the application HPP worked closely with the client in co-ordinating an intensive strategy of political promotion and community consultation. The strategy generated local support for the proposals and countered a small but concentrated opposition from objectors to the scheme.



HPP's SOLUTIONS IN PLANNING provided:

- submission and approval of planning permission for the development of the site to provide a (C2) Activities and Residential Care Centre
- liaison and negotiation with project team and LPA consultees in securing agreement over matters of flood risk, ecology, archaeology and transport
- negotiation and agreement of a S.106 legal agreement for reduced developer contributions.

The Planning Committee's decision to permit development has secured permission for a state of the art development to expand and enhance the work of the charity.