

M5 Junction 10 Improvements Scheme

Environmental Statement Appendix 15.1 - RFFP Long List TR010063 – APP 6.15

Regulation 5 (2) (a)

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

Volume 6
December 2023

THIS PAGE IS LEFT INTENTIONALLY BLANK

Infrastructure Planning Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

M5 Junction 10 Improvements Scheme Development Consent Order 202[x]

6.15 Environmental Statement: Appendix 15.1 - RFFP Long List

Regulation Number:	Regulation 5(2)(a)
Planning Inspectorate Scheme Reference	TR010063
Application Document Reference	TR010063/APP/6.15
Author:	M5 Junction 10 Improvements Scheme Project Team

Version	Date	Status of Version
Rev 0	December 2023	DCO Application

Contents

Chapter	Page
15. RFFP Long List	5

15. RFFP Long List

- 15.1.1. This appendix is to support the Chapter 15 (Cumulative Effects Assessment, application document TR010063 APP 6.13) of the Environmental Statement for M5 Junction 10 Improvements Scheme.
- 15.1.1. Table 15-1A lists the RFFP longlist for the Scheme. This RFFP longlist has been subject to a screening exercise as described in the methodology, Section 15.3 within Chapter 15 – Cumulative Effects Assessment and the resulting shortlist is provided in Table 15-3 within Chapter 15 – Cumulative Effects Assessment.

Table 15-1A

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
A & B Buildings At Pilgrove Farm Pilgrove Farm Old Gloucester Road Boddington Cheltenham Gloucestershire GL51 0SW	19/00907/PDAD	281m	Prior approval for conversion of agricultural buildings into 2no. larger dwellinghouse (use class C3) and associated building operations.	Yes
Dial Cottage Boddington Road Boddington Cheltenham Gloucestershire GL51 0TN	18/00966/CLP	358m	Erection of a single storey rear extension.	No
8 St Clair Cottages Staverton GL51 0TW	18/00013/FUL	405m	Erection of a two-storey dwelling.	No
Land Adjacent To Rosedale Boddington Road Boddington Cheltenham Gloucestershire GL51 0TN	19/00090/FUL	417m	Construction of three affordable dwellings with landscaping and associated works	No

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
<p>Phase 1 Land At Old Gloucester Road Cheltenham Gloucestershire Policy HD8 of the Cheltenham Plan applies to the land – the Application Site covers the south-western portion of the allocated site. Cheltenham Local Plan Allocation Policy HD8, Old Gloucester Road</p>	<p>17/01411/OUT 20/00036/AMEND 20/00272/REM 20/02168/DISCON 21/00872/REM 21/02502/DISCON 21/02716/DISCON 22/01208/DISCON 22/00392/AMEND 23/00322/AMEND</p>	<p>311m (application) Part of the allocated site is within Order Limits.</p>	<p>Various successive applications for approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline planning permission ref. 17/01411/OUT for residential development of up to 90 dwellings, associated open space, landscaping and infrastructure, including new vehicular access to Old Gloucester Road (revised application following grant of 20/00272/REM). Details are also submitted in relation to outline conditions: 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 17, 18, 19.1, 19.2, 20, 22 and 23; ad various discharge of condition applications.</p> <p>Policy HD8 – allocation is for 175 homes (11.3ha).</p>	<p>Yes</p>
<p>Pilgrove Cottage Old Gloucester Road Cheltenham Gloucestershire GL51 OSW</p>	<p>20/01832/FUL</p>	<p>477m</p>	<p>Proposed new dwelling, garage and drive</p>	<p>No</p>

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
<p>North West Cheltenham Development Area Elms Park Tewkesbury Road Cheltenham Gloucestershire Policy A4 of the Joint Core Strategy applies to the land.</p>	16/02000/OUT	Part of the site is within the Order Limits	<p>Up to 4,115 new homes providing a range and choice of mix and tenure, including affordable housing (C3) and elderly persons accommodation (C2 up to 200 rooms), 24 ha of employment generating uses including 10 ha B1 business park (up to 40,000 sqm), a hotel (C1 up to 100 rooms), and mixed use centres providing retail uses and community facilities (A1 - A5 up to 6,150 sqm, D1/D2 up to 1,000 sqm) A transport hub and public transport inter change, primary and secondary school education (D2), new areas of green infrastructure including areas of play sports hub, woodland planting, allotments and habitat at creation, creation of new means of access onto Tewkesbury Road and Manor Road, new footways and cycleways, and drainage infrastructure.</p> <p>JCS policy seeks 4285 homes and 10ha. office park, plus 13 ha. of predominantly non-B class employment (to include retail, healthcare and community facilities).</p>	Yes
<p>J Sainsburys Plc Gallagher Retail Park Tewkesbury Road Cheltenham Gloucestershire GL51 9RR</p>	18/01465/ADV	Adjacent	<p>2 no. amended illuminated totem signs, 4 no. amended non-illuminated pedestrian totem signs, 1 no. replacement illuminated fascia sign and 1 no. replacement non-illuminated wall mounted building sign.</p>	No
<p>Warners Of Cheltenham Blaisdon Way Cheltenham Gloucestershire GL51 0WH</p>	20/02132/FUL	203m	<p>Erection of 12 no. business incubator units with flexible B2, B8, E(a)(c)(e) and (g) use.</p>	Yes

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
Swindon Farm: Early phase of North West Cheltenham Development Area Elms Park Tewkesbury Road Cheltenham Gloucestershire (Part of the North West Cheltenham Development Area)	20/00759/FUL	258m	Demolition of a dwelling and erection of new residential development (Use Class C3), new vehicular and pedestrian access off Manor Road, attenuation basin and ancillary infrastructure. 260 dwellings.	Yes
Tredington House Farm Tredington Tewkesbury Gloucestershire GL20 7BU	19/00230/FUL	Adjacent	Erection of a livestock building to be used as a TB isolation unit.	No
Manor Farm Yard Stoke Road Stoke Orchard Cheltenham Gloucestershire GL52 7RY	20/00213/FUL	87m	Redevelopment of the site including demolition of existing buildings and erection of 3 No. (B1 and B8) units and associated works.	Yes
Denhill Colmans Farm Elmstone Hardwicke Tewkesbury Gloucestershire GL51 9TG	21/00396/CLE	145m	Certificate of Lawfulness to establish use of land for the siting of a mobile home for permanent residential use (use class C3) and associated garden land and vehicular parking area.	Yes
Land At Manor Farm Stoke Road Stoke Orchard Cheltenham Gloucestershire GL52 7RY	21/01011/PIP 22/01377/FUL	92 m	Erection of up to 9 dwellings. Full Planning Application (technical details consent stage) based on granted permission in principle (ref: 21/01011/PIP) for the erection of up to 9 dwellings at Manor Farm, Stoke Orchard.	Yes

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
The Old School House Stoke Road Stoke Orchard Cheltenham Gloucestershire GL52 7RY	20/00003/FUL	253 m	Erection of a replacement dwelling (amended)	Yes
Gloucester Old Spot Public House Tewkesbury Road Elmstone Hardwicke Cheltenham Gloucestershire GL51 9SY	22/00549/FUL	38m	Extension of existing car park, creation of motorhome parking area and addition of new access point.	Yes
Barns At Hayden Barn Hayden Farm Hayden Lane Boddington Cheltenham Gloucestershire GL51 0SR	19/00937/PDAD	96 m	Prior approval for conversion of agricultural buildings into 1no. larger dwellinghouse (use class C3) and associated building operations. (Re-submission of previously approved application 19/00342/PDAD for amendments to fenestration to facilitate a first floor).	Yes
Elm Cottage Old Gloucester Road Boddington Cheltenham Gloucestershire GL51 0SW	22/00188/FUL	Part of the site is within the Order Limits.	Erection of two storey side and single storey rear extensions following the demolition of the existing side/rear single storey extensions.	No
26 Attwood Close Uckington Cheltenham Gloucestershire GL51 0AP	22/00324/FUL	80 m	Erection of a two-storey rear extension	No

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
Pigeon House Farm The Green Uckington Cheltenham Gloucestershire GL52 9QB	18/01218/OUT 22/00466/FUL 22/01272/FUL	61m	Full application for the removal of an agricultural building and the erection of 4 dwellings and associated access (revised application to ref: 18/01218/OUT). Minor amendment to approved proposals for Site Plan & Units 3/4 only, updating layout and external appearance in accordance with included revised plans and elevations and discharge of condition 1 of 22/00466/FUL.	Yes
Gallagher Retail Park Tewkesbury Road Cheltenham Gloucestershire GL51 9RR – there are two reference numbers because this application has been registered with both TBC and CBC	17/01459/FUL 17/00827/FUL	Part of the site is within the Order Limits.	Erection of a Class A1 retail unit comprising 929 sqm at ground floor with full cover mezzanine, car parking, re-alignment of service yard access, renewal / adjustment of service yard drainage, diversion of a Class 5 highway, and associated works to the west of Unit A Gallagher Retail Park.	Yes
Carpetright Plc Unit M Gallagher Retail Park Tewkesbury Road Cheltenham Gloucestershire GL51 9RR	19/00113/COU	230m	Change of use of Unit M from Class A1 (retail) to Class D2 (Leisure & Assembly) to create a gym	Yes
Land North West Manor Road Runnings Road Cheltenham Gloucestershire	19/01260/OUT	470m	Outline application for the construction of light industrial units (use class B1) including the creation of a vehicular access point, with all other matters reserved for future consideration	Yes

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
Gallagher Retail Park Tewkesbury Road Cheltenham Gloucestershire	21/02120/FUL	73m	Erection a restaurant unit with drive-through lane and associated car parking, layout and landscaping amendments.	Yes
Land Known as Evergreen Spiritual Pathways The Green Uckington Cheltenham Gloucester GL51 9SS	22/00164/PIP	150m	Permission in principle application for the erection of up to 3 dwellings	Yes
Douglas Equipment Village Road Cheltenham Gloucestershire GL51 0AB	22/00474/FUL	264m	Demolition of existing buildings and erection of 71 dwellings including access, car parking, landscaping and associated works	Yes
Dunvegan Cooks Lane Uckington Cheltenham Gloucestershire GL51 9SU	22/00429/FUL	95 m	Erection of a first floor side and rear extension and gable end extension	No
31 Homecroft Drive Uckington Cheltenham Gloucestershire GL51 9SN	22/00089/FUL	Adjacent	Erection of a single storey side and rear extension	No

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
Unit A1 Gallagher Retail Park Tewkesbury Road Cheltenham Gloucestershire GL51 9RR	22/00878/ADV	90 m	Replacement signage to front elevation	No
2 Glynbridge Gardens Cheltenham Gloucestershire GL51 0BZ	22/01361/FUL	175 m	Single storey extension to the rear, carport adjacent to existing garages and hardstanding and replacement front entrance porch in lieu of existing portico.	No
Barclays Bank Plc Rutherford Way Cheltenham Gloucestershire GL51 9TS	22/0195/ADV	220 m	(i) Installation of 4No. illuminated fascia signs (ii) Installation 8No. non-illuminated fascia signs (iii) Installation of 1No. freestanding sign	No
Telecommunications Mast and Cabinet CLM25175 Tewkesbury Road Cheltenham Gloucestershire	22/01938/PRIOR	63 m	Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets	No
Hayden Hill Fruit Farm Old Gloucester Road Boddington Cheltenham Gloucestershire GL51 0SW	22/00947/FUL	Adjacent	Erection of replacement dwelling following demolition of existing barn and existing bungalow	Yes

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
Wingmoor Farm East, Orchard Rd, Bishops Cleeve, Cheltenham GL52 7DG	N/A Policy WCS6 - Wingmoor Farm East	2.2 km	Strategic waste management development site	Yes
Unit 6, The Aerodrome, Stoke Rd Cheltenham GL52 7RS	N/A Policy WCS6 – The Park	1.5 km	Strategic waste management development site	Yes
Lowdilow Lane Cheltenham GL52 7RS	N/A Policy WCS6 – Wingmoor Farm West	1.6 km	Strategic waste management development site	Yes

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
Safeguarded land to the north-west of Cheltenham North-east of Junction 10	N/A Safeguarded land in Joint Core Strategy for development needs beyond the JCS period (i.e. post 2031) – Policy SD5	Part of the site is within the order limits	N/A - Development for residential development. Units unspecified – 2000 residential properties assumed for purposes of CEA.	Yes

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
<p>West Cheltenham Development Area, allocated site Policy A7 of the Joint Core Strategy applies to the land. Land to the South of Old Gloucester Road (B4634), Cheltenham, Gloucestershire</p>	<p>22/01817/OUT (submitted to CBC) 22/01107/OUT (submitted to TBC)</p>	<p>Part of the site is within the order limits</p>	<p>Outline planning application for residential development comprising a mixture of market and affordable housing (use class C3), which could include retirement/extra care accommodation (use class C2/C3) a flexible missed use area with a community hub (including potentially use classes E, F1 and F2) a primary school and children’s nursery to include use of sports pitches to provide public recreation space, site clearance and preparation, green infrastructure, walking and cycling routes, formal and informal public open space, sports pitch provision, drainage and other associated works and infrastructure, including utilities and highways works, all matters reserved except partially for access.</p> <p>The Application Site is 64 hectares. The residential component totals 1100 homes with an illustrative accommodation mix supplied with a focus on three and four bedroom homes, but ranging from one bedrooms flats to five bedroomed houses. The indicative non-residential land uses comprise 450 sqm small convenience store, 250sqm of café space and co-working office space and 300 sqm of community hub elements (parcel space, community space and bookable rooms and site offices/management).</p> <p>This application relates to a parcel of land within the West Cheltenham Development Area, which is a JCS Allocation. Policy A7 of the JCS applies – it expects the delivery of approximately 1,100 residential homes and 45 ha. of business development, focussed on a cyber security hub.</p>	<p>Yes</p>

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
Uckington Farm, The Green, Uckington, Cheltenham, Gloucestershire, GL51 9SR	22/01163/FUL	Adjacent	Demolition of agricultural buildings and erection of 16 dwellings, creation of access, landscaping and associated works.	Yes
22 Homecroft Drive, Uckington, Cheltenham, Gloucestershire, GL51 9SN	23/00190/FUL	46m	Single storey flat roofed rear extension.	No
Hayden Hill House, Old Gloucester Road, Boddington, Cheltenham, Gloucestershire, GL51 0SW	22/01041/CLP	150m	Erection of single storey detached outbuilding (comprising a garage, home gym, home office and W.C.) to be used for purposes incidental to the enjoyment of the main dwelling.	No
Lansdown Industrial Estate Gloucester Road Cheltenham Gloucestershire Cheltenham Local Plan Allocation Policy H2, Lansdown Industrial Estate	21/02832/OUT	1700m <i>(screened due to potential interaction with noise and air quality study area)</i>	Outline application for the redevelopment of the northern part of Lansdown industrial estate for up to 215 dwellings with associated access roads, parking and public open space following the demolition of the existing buildings. All matters reserved except for access.	Yes
Knightsbridge Nurseries, Tewkesbury Road, Elmstone Hardwicke, Cheltenham, Gloucestershire, GL51 9DU	23/00328/OUT	379m	Outline application for up to 46 affordable dwellings with all matters reserved except access.	Yes

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
Land adjacent to Green Farm, Elmstone Hardwicke, Tewkesbury, Gloucestershire	23/00127/PIP	208m	Planning in principle for the erection of a single dwelling on land west of Green Farm.	No
Long Meadow, Stoke Road, Stoke Orchard, Cheltenham, Gloucestershire, GL52 7RY	23/0241/FUL	116m	Erection of a single storey side extension.	No
Oaklands, Gloucester Road, Staverton, Cheltenham, Gloucestershire, GL51 0TF	22/01086/FUL	Adjacent	Erection of walling, piers, gates, railings and fencing along the site frontage with the B4063, reduced from 2.2m to a height of 1.5m.	No

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
Oaklands Gloucester Road, Staverton, Cheltenham, Gloucestershire GL51 0TF	22/01085/FUL	100m	Provision of an agricultural building with a reduced area of hardstanding and re-surfaced access track (including part retention works); and removal of 2 small brick buildings, removal of all external lighting and CCTV equipment and removal of 2.2m close boarded fencing that encloses the existing yard to be replaced with new 1.2m high post and rail fencing.	No
Pilgrove Cottage, Old Gloucester Road, Cheltenham, Gloucestershire, GL51 0SW	22/02172/FUL	155m	Proposed development of 4 detached 5-bedroom houses with internal garages, 3 external parking spaces and external landscaping.	Yes
Home Farm, Quat Goose Lane, Cheltenham, Gloucestershire, GL51 9RP (Part of the North West Cheltenham Development Area)	23/00354/OUT	1138m <i>(screened due to potential interaction with noise study area)</i>	Outline application for the erection of up to 180 residential units, including provision of vehicular and pedestrian access, green infrastructure and associated works. Appearance, landscaping, layout and scale are matters reserved for future consideration.	Yes

Location	Application ref	Distance to the Order Limits	Application description	Included in RFFP shortlist
Spirax Sarco Ltd, Runnings Road, Cheltenham, Gloucestershire, GL51 9NQ	23/00779/CLEUD	609m	Installation of a high voltage substation.	No

ATKINS

Member of the SNC-Lavalin Group

5th Floor, Block 5
Shire Hall
Bearland
Gloucester
GL1 2TH

Tel: +44 (0) 8000 514 514