

Client
VISTRY COTSWOLDS



Services

TOWN PLANNING

RESIDENTIAL

Project

Rapleys was instructed by Vistry Cotswolds (formerly Bovis Homes) in 2019 to advise on planning matters, to co-ordinate and submit submissions for reserved matters approval, and to discharge relevant planning conditions.

The site benefits from outline planning permission for up to 725 homes, which was approved by the Secretary of State in December 2017, and is a strategic housing allocation in the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

What we did

Rapleys has advised Vistry Cotswolds on the site since the acquisition stage, engaging in pre-application discussions with Tewkesbury Borough Council, and advising the client in relation to the outline planning conditions and obligations, which includes a design code. Vistry Cotswolds (then Bovis Homes) purchased the site in 2019.

The team is now responsible for securing reserved matters approval and discharge of relevant planning conditions to meet the

requirements of the outline planning permission and obligations. To date, submissions have been made for residential development, infrastructure, public open spaces and sports facilities. Working collaboratively with Tewkesbury Borough Council and Gloucestershire County Council, the team has worked under an agreed Planning Performance Agreement through the pre-application and submission stages to deliver the client's objectives and to meet the construction programme for the site. Rapleys has established a good working relationship with the Council Officers to ensure the smooth running of the submissions through the planning stages.

What we achieved

To date, Rapleys has secured reserved matters approval for Phases 1A (approved in December 2019) and 1B (approved in September 2020), comprising 238 homes. Construction on the site is currently underway.

Rapleys continues to advise Vistry Cotswolds in relation to all planning matters relevant to the site.