

<b>APPLICATION NO: 20/01069/OUT</b>		<b>OFFICER: Mrs Lucy White</b>
<b>17tDATE REGISTERED: 16th July 2020</b>		<b>DATE OF EXPIRY : 5th November 2020</b>
<b>WARD: Battledown</b>		<b>PARISH: CHARLK</b>
<b>APPLICANT:</b>	Robert Hitchins Limited	
<b>LOCATION:</b>	Oakley Farm, Priors Road, Cheltenham	
<b>PROPOSAL:</b>	Outline application for development comprising of up to 250 residential dwellings including provision of associated infrastructure, ancillary facilities, open space and landscaping, demolition of existing buildings and formation of new vehicular access from Harp Hill. All matters reserved except for means of access to site from Harp Hill.	

### ADDITIONAL REPRESENTATIONS

14<sup>th</sup>-19<sup>th</sup> May 2021

Hilcot,  
Stanley Road,  
Cheltenham,  
Gloucestershire  
GL52 6PF

**Comments:** 16<sup>th</sup> May 2020

I am writing to make further comment on recent information uploaded and to Object to the proposal.

At present the land is a naturally beautiful field of sheep grazing with an exceptional view of the limestone escarpment.

Recent developer visuals show views from some 2 km away with half of one picture comprising a tree and give a distorted view of the scheme.

The new houses would be a visual pollution eyesore and block the unique view for locals and tourists alike.

As the other landscape comments point out, the visuals show mature deciduous trees in summer and not the saplings without leaves in winter again giving a distorted view of the scheme.

The site slopes considerably from the reservoir downwards and the houses and access road will be highly visible. Again the proposals do not show this clearly.

A new road proposal would be another road to maintain and recently the current road has fallen into a state of poor repair with dangerous potholes.

Recent new house approvals on the corner of Greenway Lane and Harp Hill will further exacerbate the number of stationary cars billowing out toxic fumes at this junction and at the bottom of Harp Hill.

Recent loss of 50 or so mature pine trees at this junction with a loss of wild life habitat have further contributed to the decline of this area.

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I urge you to reject this proposal as previous comments and these comments on recent information.

268 Priors Road,  
Cheltenham,  
Gloucestershire  
GL52 5HQ

**Comments:** 17<sup>th</sup> May 2020

It is ridiculous that so much of our beautiful green spaces are being built on and precious trees and wildlife destroyed. More flooding is a risk and we cannot keep putting in flood defences just so that people can live in big houses. Cheltenham and its surrounding areas are being swallowed up by greedy house builders who do not care for our environment. All of the environmental evidence points to the importance of protecting our green spaces and yet 'developments' like this are allowed to proceed.

5 Court Road  
Prestbury  
Cheltenham  
GL52 5BL

**Comments:** 17<sup>th</sup> May 2020

I would like to register my opposition to the application by Robert Hitchins to build 250 houses on the Oakley Farm Pastures Slopes AONB.

This would have a detrimental effect not only on the beauty of the immediate but also the wider area as well as on local wildlife. Additionally the location could not support the additional infrastructure such development would require.

I understand that this development is not in the local Development Plan.

Whitefield House,  
Harp Hill,  
Charlton Kings  
Cheltenham,  
Gloucestershire  
GL52 6PU

**Comments:** 17<sup>th</sup> May 2020

We strongly object to the plans to build on Oakley Farm.

Firstly its status as an AONB - what is the purpose of highlighting the importance of preservation of such areas if its possible to overrule this and build on it. The fields and trees in this area provide a welcome buffer between the recent developments in the area.

Secondly, living very close to the fields we are aware of the huge amount of wonderful and diverse wildlife that resides there, and regularly have visitors caught on our security camera such as badgers and deer - not to mention the birds and the many other species that call this home - where will they go? Will there be a programme to move them safely?

The roads - you only need to drive up Harp Hill once to see the problem with the roads. The

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state of the road caused by the previous development is plain to see. The potholes and erosion are not just inconvenient but incredibly dangerous, how a cyclist has not been seriously hurt or worse is more luck than anything. More heavy machinery going up and down will only serve to exacerbate this issue. The road has become increasingly popular with walkers and cyclists escaping the town for the nearby country side and is not wide enough for 2 vehicles and cyclist/walker to pass side by side safely.

I imagine large machinery will be required as the site is far from level and this will cause disruption to the local residents for an extended period of time. There is also the impact this heavy machinery has on the Severn Trent reservoir which is in close proximity and I believe to be listed and contains Cheltenham's drinking water.

Towards the top of Harp Hill where it meets Greenway lane the bend can only manage two medium cars passing at the same time. Anything bigger has to mount the kerb, you can see the damage this is causing to the verges, there are no pavements from Stanley road up, so any pedestrian is at risk walking along here currently, with more lorries and subsequently cars going through here it is only a matter of time before there is a serious event. The road and any approaches to it would be steep therefore any junction on to it would have limited visibility, this combined with the increase traffic load, slow moving heavy vehicles etc would present a greatly increased risk of accident. The road is dangerous already.

As others have said - how will the current infrastructure cope with the addition of 250 new families, the schools are full, the doctors surgery already has long waiting times. Instead of the beautiful semi rural AONB that we currently have we will be left with a concrete jungle, with constant traffic bottle necks, dangerous roads with nowhere to safely walk and no local wildlife

60 Hartlebury Way,  
Charlton Kings,  
Cheltenham,  
Gloucestershire  
GL52 6YB

**Comments:** 18<sup>th</sup> May 2021

There are no circumstances where designated AONB should be built upon. The planning proposal would damage the wildlife habitat, increase traffic, pollution, and congestion. It will also set precedence for further developments of other areas of AONB within Cheltenham.

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