

Comments for Planning Application 25/00650/OUT

Application Summary

Application Number: 25/00650/OUT

Address: Land On The South Side Of Glenfall Way Charlton Kings Cheltenham Gloucestershire

Proposal: Outline application for the erection of 4 no. self-/custom-build dwellings (Class C3).

Access to be determined in detail. All other matters reserved.

Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 5 Coates Gardens Charlton Kings Cheltenham Gloucestershire GL53 8AX

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This space is a protected space for wildlife.

Development for housing is a direct contravention of that protection.

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: Mayflower 7 Glenfall Way Charlton Kings Cheltenham Gloucestershire GL52 6YQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I wish to object to this application.

This land is protected. It is a vital and important space for wildlife and development for housing is a direct contravention of that protection.

There is already far too much traffic, which is often dangerous at school time with no council support to deter dangerous parking.

I agree wholeheartedly with the other very comprehensive objections which detail the ways in which the proposal contravenes the borough council's own policies set out.

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: The Bungalow 2 Sappercombe Lane Charlton Kings Cheltenham Gloucestershire GL53 8LY

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I must strongly object to the repeated planning application for this site. It has already been rejected multiple times, and it is time for our local council to put an end to this proposal once and for all. The applicant has failed to demonstrate any exceptional circumstances that would justify this development, which is purely speculative and financially motivated. The proposed scheme is in direct conflict with established national and local policies aimed at protecting the landscape and biodiversity of the Area of Outstanding Natural Beauty (AONB), and it fails to meet the requirements set out in the National Planning Policy Framework (NPPF), the Cheltenham Local Plan, and the Cotswolds National Landscape Management Plan.

Furthermore, this application is a direct challenge to previous refusals and planning decisions. It mirrors earlier schemes that were dismissed at appeal, which concluded that such development would cause harm to the AONB and could not be justified. The site's constraints, including the AONB boundary, topography, and ecological sensitivity, remain unchanged, yet the applicant continues to push forward a proposal that ignores the legal and policy protections in place. There has also been a failure to engage meaningfully with the local community, along with procedural issues. This further undermines the legitimacy of this application. Approval of this development would set a dangerous precedent, threatening the rural character of the area and eroding public confidence in the planning process. Therefore, for all the reasons outlined, I urge the council to refuse planning permission once again.

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 118 Ryeworth Road Charlton Kings Cheltenham Gloucestershire GL52 6LY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an AONB. The application would have an impact on biodiversity and land use. There has not been adequate consultation with the neighbours with due consideration for the time for this to occur.

In addition their construction and subsequent traffic would have safety and environmental impact, including safety implications for its proximity to Glenfall primary school.

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 19 Ham Close Charlton Kings Cheltenham Gloucestershire GL52 6NP

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe this planning application should be turned down for a few reasons:

1. The size of the building isn't right for an AONB.

It's noticeably bigger and taller than the homes around it, and it would stand out in a way that doesn't suit the protected landscape.

2. It would affect neighbours' privacy.

Because of the height and window positions, people next door would be easily overlooked in their gardens and main living areas.

3. The extra traffic and parking demand would be too much for the narrow local roads.

There aren't enough parking spaces provided, so the overspill would end up on nearby lanes that already struggle with congestion.

4. There's no clear plan for handling drainage or extra surface water.

Without this, there's a real risk of local flooding, which needs to be taken seriously-especially in a sensitive area like this.

5. Overall, it goes against local planning rules and the special protections for an AONB.

Developments in these areas need to be very carefully justified, and this proposal doesn't show that level of care or consideration.

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: Charlton Manor Ashley Road Cheltenham Gloucestershire GL52 6NS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application does not meet the avoid mitigate compensate hierarchy at the heart of the government's biodiversity policy. At a time when nature is particularly threatened it is unacceptable for CBC to be contemplating such development anywhere, but particularly in the protected Cotswold Natural Landscape, and particularly given the impact on badgers, which are highlighted as important in Cheltenham's local plan.

As CBC will recall at appeal over the St Edwards Meadow development, Inspector Sims ruled that it was imperative that developers showed they had attempted to avoid harm first. In this instance, not only is the harm to badgers not avoided, it relies, inexplicably, on the consent of a neighbouring landowner before any mitigation can be attempted (that isn't viable - what if that neighbouring property sells?)

Likewise the use of biodiversity credits is strongly discouraged in AONB - but it is being permitted here.

An AI summary for councillors to muse on:

Key Considerations for BNG in AONB Developments

Higher Scrutiny: Developments in AONBs face stricter planning control to protect their special qualities. Planning policies give greater weight to conserving the landscape and natural beauty.

Avoiding Impact is Crucial: The emphasis on avoiding habitat loss is particularly strong in protected areas like AONBs. The BNG metric is designed to encourage design that minimises

impact in the first place.

Maintaining Standards: Any on-site or off-site habitat enhancements must be legally secured and managed for a minimum of 30 years.

This proposal meets none of these minimum standards; and the BNG metric claims that hedgerow will be improved, but the officer's report admits further hedgerow removal is likely to be needed in order to ensure the access (not part of the application) is viable.

This is speculative outline permission designed to test the policy envelope for AONB development. We urge CBC planning committee members to reject it.

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 41 Ryeworth Road Charlton Kings Cheltenham Gloucestershire GL52 6LG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The land is AONB and must be protected from development. If permission to build 4 unnecessary multi million pound homes is granted, a precedent will be set and all the fields in this area will be at risk of being built on.

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 97 Ryeworth Road Charlton Kings Cheltenham Gloucestershire GL52 6LS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This land is within the AONB and should not be used for housing development. The impact on the surrounding area would be huge and cause further congestion to an already extremely busy road.

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 97 Ryeworth Road Charlton Kings Cheltenham Gloucestershire GL52 6LS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this developments as it is in the AONB and it would have a harmful impact on the wildlife and biodiversity in the area.

It needs to be protected as it is one of the few green spaces in our vicinity and therefore vital for our mental wellbeing.

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: Hillview House Hambrook Street Charlton Kings Cheltenham Gloucestershire GL52 6LW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to register my strong objection to the proposed development on the field at the top of Ryeworth Road, adjacent to Glenfall School. This site lies within the Cotswolds Area of Outstanding Natural Beauty (AONB), and development here would cause significant, irreversible harm to the landscape, local ecology, and the character of the area.

1. Harm to the AONB

The primary purpose of AONB designation is to conserve and enhance the natural beauty of the landscape. Building on this greenfield site is fundamentally incompatible with that purpose. The field forms an important part of the open rural setting of Charlton Kings, acting as a visual buffer and contributing to the distinctive landscape quality that the AONB exists to protect. Once lost, this landscape cannot be restored.

2. Wildlife and Ecological Impact

The site is known to support wildlife, including an active badger sett. Disturbing or destroying a sett is illegal without appropriate licensing, and the ecological assessments required to justify such interference must be robust, independent, and transparent. The loss of habitat-particularly hedgerows, grassland, and foraging routes-poses a genuine threat to local biodiversity. The cumulative effects on wildlife corridors in this part of the AONB must also be considered.

3. Procedural Concerns and Consultation Issues

It is concerning that the consultation period has been extended at the request of, or to the benefit of, the developer. This gives the impression of an imbalanced process and risks undermining public confidence in the integrity of the planning system. Residents should not feel that due process is being manipulated to facilitate an outcome favourable to the applicant rather than the

community.

4. Dangerous Precedent for Future Development

Allowing this proposal would set a damaging precedent for further incursions into the AONB. Once one greenfield site is approved, it becomes significantly harder to resist subsequent applications, leading to incremental erosion of the landscape and undermining the purpose of the protected status. The long-term consequences far outweigh any short-term gain.

5. Traffic, Safety, and Proximity to Glenfall School

Ryeworth Road is already narrow and heavily used by school traffic, pedestrians, and cyclists. Additional development will inevitably increase congestion and safety risks, particularly at peak school times. The safety of children and families walking to Glenfall School must be prioritised.

6. Insufficient Justification for Greenfield Development

There is no demonstrable local need that justifies sacrificing a protected greenfield site when alternative brownfield sites or more sustainable options should be considered first. National and local planning policies make clear that development within AONBs should occur only in exceptional circumstances, and no such circumstances have been evidenced here.

Conclusion

This application conflicts with the core principles of AONB protection, threatens local wildlife, raises procedural concerns, and opens the door to further harmful development. I therefore urge the local planning authority to reject the proposal in the strongest terms.

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 51 Merestones Drive Cheltenham Gloucestershire GL50 2SU

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Building houses on a national landscape will further increase urban sprawl and destroy wildlife in the national landscape.

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Access to be determined in detail. All other matters reserved.

Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 93 Ryeworth Road Charlton Kings Cheltenham Gloucestershire GL52 6LS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application does not meet the avoid mitigate compensate hierarchy at the heart of the government's biodiversity policy.

At a time when nature is particularly threatened it is unacceptable to be contemplating such development anywhere, but particularly in the protected Cotswold Natural Landscape, and notably given the impact on badgers, which are highlighted as important in Cheltenham's local plan.

As CBC will recall at appeal over the St Edwards Meadow development, Inspector Sims ruled that it was imperative that developers showed they had attempted to avoid harm first. In this instance, not only is the harm to badgers not avoided, it relies, inexplicably, on the consent of a neighbouring landowner before any mitigation can be attempted.

Likewise the use of biodiversity credits is strongly discouraged in AONB but it is being permitted here.

Key Considerations for BNG in AONB Developments

Higher Scrutiny: Developments in AONBs face stricter planning control to protect their special qualities. Planning policies give greater weight to conserving the landscape and natural beauty.

Avoiding Impact is Crucial: The emphasis on avoiding habitat loss is particularly strong in protected areas like AONBs. The BNG metric is designed to encourage design that minimises impact in the first place.

Maintaining Standards: Any on-site or off-site habitat enhancements must be legally secured and managed for a minimum of 30 years.

This proposal meets none of these minimum standards; and the BNG metric claims that hedgerow will be improved, but the officer's report admits further hedgerow removal is likely to be needed in order to ensure the access (not part of the application) is viable.

This is speculative outline permission designed to test the policy envelope for AONB development.

We urge CBC planning committee members to reject it.

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Access to be determined in detail. All other matters reserved.

Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 55 Bafford Approach Cheltenham Gloucestershire GL53 9JF

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: OBJECT

I oppose for many reasons (outlined by the many objectors) but mainly because of the AONB status of the land and the background documents detail a -9.12% biodiversity net LOSS. Biodiversity Net gain requirement is a legal requirement.

Cheltenham Borough Council is, in its own words, "committed to biodiversity through its green space strategy, planning policies, and direct habitat improvements. Key initiatives include mandating a minimum 10% Biodiversity Net Gain (BNG) for new developments, managing council-owned land to increase biodiversity, and implementing projects like the Habitat Cheltenham project which focuses on pollinators." Permitting this development would go against that commitment from CBC.

The Environment Act mandated at 10% BNG. Permitting this development would go against this mandate.

We are currently experiencing a climate and nature emergency. Permitting this development would only worsen the situation and locally we have a responsibility to do all we can to increase biodiversity and the tackle the climate emergency.

As stated by Cotswolds Natural Landscape, if Cheltenham Borough Council "is minded to permit this application, it should provide proportionate, reasoned, and documented evidence to demonstrate how it sought to further the purpose of Cotswold Natural Landscape designation, not merely through mitigation of harm but by taking all reasonable steps to further the purpose."

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 11 Ham Close Charlton Kings Cheltenham Gloucestershire GL52 6NP

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

CBC Application Reference 25/00650/OUT, Land on the South side of Glenfall Way

Outline application for the erection of 4 no. self-/custom-build dwellings (Class C3).

It appears I need to register my strong objection to the proposed development on the field at the top of Ryeworth Road, adjacent to Glenfall School - AGAIN.

This site lies within the Cotswolds Area of Outstanding Natural Beauty (AONB), and development here would cause significant, irreversible harm to the landscape, local ecology, and the character of the area and should therefore be rejected AGAIN.

If the preservation of the ANOB is not sufficient argument for rejection of this application in its own right for the planning officer then please also consider the following points that suggest the rejection of this application is the only meaningful outcome, AGAIN.

The application appears to be at odds with national policy, case law, consultee responses, local precedent, local strategies and policies and direct factual evidence and should therefore be rejected AGAIN.

Application to develop the land on the South side of Glenfall Way have been considered in 1980, 2008, 2015 and 2017 and in each rejected application the Planning Inspectors reasons for rejection are clear and unequivocal and should be read and considered in light of this application before rejecting the application AGAIN.

This is an AONB; no new homes should be allowed here - full stop. Why are property developers allowed to repeatedly request permission that has previously been denied? If this goes ahead, other developers will try to do the same. Point these "Chancers" at the abundant "brown field" opportunities.

Repeated attempts to revive previously rejected proposals, without material change in circumstance, represent a continued waste of public resources and officer time. This harms trust in the planning system and burdens the community with endless vigilance. There is no material change which mitigates any of the previous reasons for refusal and should be rejected AGAIN.

Graham Manders

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 4 Smithwood Grove Charlton Kings Cheltenham Gloucestershire GL53 9JN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I saw a deer walking around near the Glenfall school last week, it was amazing to be able to see it. I don't think we need more houses around here. Our roads and schools won't be able to support it.

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Access to be determined in detail. All other matters reserved.

Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 3 The Orchards Glenfall Way Charlton Kings Cheltenham Gloucestershire GL52 6BJ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have just been back through the Cheltenham Planning Portal to look at the number of times this plot of land has been through planning and it's quite a few.

I remember sitting in the Municipal offices last time it went to committee and I remember very clearly every single councillor objecting to this development. A unanimous decision.

Yet here we are again in 2025 with another application and the local residents having to fight once more to stop developers building on the local communities AONB.

Back in 2007 (07/01580/OUT), the developer applied for 44 dwellings. As I read through the objections the reasons were the same then as now - AONB.

I know it's been re-badged as National Landscapes but AONB is how it's fondly known. National Landscapes are protected areas with planning protection strengthened by a new statutory duty in England, requiring local authorities and other bodies to "seek to further" the purposes of conserving and enhancing the natural beauty of the area.

This land should be protected in 2025 as it was in 2007.

Another major concern is that if you approve outline planning permission, you have basically approved planning on this field. What is to stop the developer once more applying for 44 homes if given?

The developer has no local connection. They are based in Exeter. Their business model is speculative land purchase. They don't care if the land is AONB or greenbelt or has wildlife etc etc. As long as they make a profit.

There should be some limit on the number of times planning permission can be refused. How many more times will this happen?

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Case Officer: Mrs Lucy White

Customer Details

Name: Not Available

Address: 39 Beeches Road Charlton Kings Cheltenham Gloucestershire GL53 8NL

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is only one reason this development has been submitted and that is financial gain for the developer Waddeton Park Ltd.

What benefit will there be for the local community in Charlton Kings to build four large executive houses on a green field in the AONB ? NONE.

If the land has to be lost to development then what is needed are low cost houses for young people to help them achieve a home of their own.

I urge the Planning Committee to please reject this application.

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