

APPLICATION NO: 20/00683/OUT		OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 29th April 2020		DATE OF EXPIRY: 29th July 2020
WARD: Battledown		PARISH: Charlton Kings
APPLICANT:	W Morrison (Chelt) Ltd & Trustees Carmelite Charitable Trust	
AGENT:	Mr Peter Frampton	
LOCATION:	Land Adjacent To Oakhurst Rise, Cheltenham	
PROPOSAL:	Outline application for 43 dwellings including access, layout and scale, with all other matters reserved for future consideration	

ADDITIONAL REPRESENTATIONS

17th September

2 Apple Close
Prestbury
Cheltenham
Gloucestershire
GL52 3EJ

Comments: 16th September

I am writing to strongly object to the development on the land adjacent to Oakhurst Rise.

I am a resident of Prestbury, Cheltenham, and as an environmentalist I am passionate about preserving the wild spaces in our wonderful town.

As you know, that land is a well-established ecosystem teeming with precious wildlife such as badgers, foxes, deer, bats, and all manner of trees and flora.

As a council that declared a Climate Emergency last year, and that made a commitment to be carbon neutral by 2030, it would be an outrage for you to agree to such a damaging development on that site, especially as you declared that you will be 'ensuring all policies and actions align with the carbon neutral target'.

It is barely relevant what compensatory actions the developers are planning, be they planting new trees, adding a pond, etc. These will not mitigate the damage done; new saplings simply will not fulfil the role of established adult trees in respect of greenhouse gas mitigation. The ecosystems and wildlife that are currently there will be destroyed and lost and cannot be replaced, especially once houses have been built.

In the council document regarding your carbon neutral plans, it also states that the programme will 'offer substantial positive effects on a wide range of other issues including fuel poverty, air quality, and health and well-being'.

How will this development have a positive effect on the air quality and the health and well-being of the residents of Oakhurst Rise and the surrounding area? They currently live on a

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quiet cul de sac, but the narrow road is to become an access road for the development, so the traffic, the emissions, and the noise on their doorstep is going to increase greatly. My father in law has recently chosen to move from Oakhurst Rise due to fear of the effects of possible development. This has not helped his health and well-being one bit.

I appreciate that there is a need for affordable housing, but surely there are far more appropriate brown sites in the town - the recent development on Gloucester Road, and the soon to be Bromford development on Bouncers Lane are great examples of what can be done with minimal harm to the environment. It looks as if this site has been chosen for maximum profit, with very little regard for the neighbours or the wildlife, as it is close to prosperous Charlton Kings and within the Balcarras catchment.

Please, please don't let profit come before your carbon neutral commitments, before the well-being of your town, and before nature and wildlife. Lord knows we need nature and green spaces more than ever now, as well as a council that can lead us forward in greener and more sustainable ways.

Tall Timbers
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 16th September

Under the Town and County Planning Act 1990 s55, development includes the carrying out of building, engineering.. or other operations in, on over or under land. The excavation of a large attenuation pond clearly constitutes 'development'.

Given this development will clearly affect the setting of Ashley Manor (a grade II* listed property) on an enduring basis, and not one but two planning inspectors has already ruled on avoidance of significant harm to Ashley Manor, it is unclear why this site is being recommended for approval.

As a reminder for the planning committee, the local plan inspector ruled that "MM016 provides for a restriction to the area of the site to ensure that new development does not impact on the setting of adjacent listed buildings".

That restriction in HD4, following extensive consultation, was as follows: " There should be no development south of a straight line drawn westwards from the site boundary at the rear of the northernmost school building "

The proposal in front of committee is clearly in breach of that policy, and the heritage harm is unacceptable

Viking
Walton Lane
Bosham
PO18 8QF

Comments: 17th September

[I no longer live at the above address but have been lodging in Ashley Road (GL52) during lockdown]

Further to my earlier objection to the above application, it is clear from the Ministry of Housing Communities and Local Government that the proposal to extend the Small Sites policy (removing affordable housing requirement) to sites of 40-50 houses for a limited period to aid Post-Covid recovery for small and medium-sized developers will fundamentally affect this application.

With the removal of the affordable home allocation there can be no social justification whatsoever for allowing development of such a sensitive site.

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