



Notice of a meeting of Planning Committee

**Thursday, 22 January 2015
6.00 pm**

Membership	
Councillors:	Garth Barnes (Chair), Jacky Fletcher (Vice-Chair), Paul Baker, Andrew Chard, Matt Babbage, Diggory Seacome, Flo Clucas, Bernard Fisher, Colin Hay, Adam Lillywhite, Helena McCloskey, Andrew McKinlay, Klara Sudbury, Pat Thornton and Malcolm Stennett

The Council has a substitution process and any substitutions will be announced at the meeting

Agenda

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. DECLARATIONS OF INDEPENDENT SITE VISITS**
- 4. PUBLIC QUESTIONS**
- 5. MINUTES OF LAST MEETING** (Pages 1 - 6)
- 6. PLANNING/LISTED BUILDING/CONSERVATION AREA
CONSENT/ADVERTISEMENT APPLICATIONS,
APPLICATIONS FOR LAWFUL DEVELOPMENT
CERTIFICATE AND TREE RELATED APPLICATIONS**
 - a) **14/01928/FUL Pittville Campus, Albert Road** (Pages 7 - 386)
 - b) **14/01468/FUL The Royal Oak, Prestbury** (Pages 387 - 396)
 - c) **14/02238/FUL 27 Arle Road** (Pages 397 - 404)
- 7. ANY OTHER ITEMS THE CHAIRMAN DETERMINES
URGENT AND REQUIRES A DECISION**

Contact Officer: Judith Baker, Planning Committee Co-ordinator,
Email: builtenvironment@cheltenham.gov.uk

This page is intentionally left blank

Planning Committee

18th December 2014

Present:

Members (13)

Councillors Barnes, Chair (GB); Fletcher, Vice-Chair (JF); Babbage (MB); Baker (PB); Chard (AC); Clucas (FC); Colin Hay (CH); Lillywhite (AL); McCloskey (HM); McKinlay (AM); Seacome (DS); Thornton (PT).

Substitutes: Councillor Rowena Hay (RH)

Officers

Tracey Crews, Head of Planning (TC)
Martin Chandler, Team Leader, Development Management (MC)
Chloe Smart, Planning Officer (CS)
Cheryl Lester, Legal Officer (CL)

1. Apologies

Councillors Fisher, Stennett and Sudbury.

2. Declarations of interest

14/01276/OUT Land off Stone Crescent

Councillor Babbage – personal only - plays team football at King George V Playing Field, adjacent to the site.

3. Declarations of independent site visits

14/01276/OUT Land off Stone Crescent

Councillor Baker and Councillor Rowena Hay.

14/01632/FUL Hobart House, Princess Elizabeth Way

Councillor Lillywhite.

Present on Planning View: Councillors Babbage, Barnes, Chard, Lillywhite, Mason, McCloskey, Seacome and Thornton.

4. Public Questions

There were none.

5. Minutes of last meeting

Resolved, that the minutes of the meeting held on 20th November 2014 be approved and signed as a correct record *without* corrections.

Councillor Barnes welcomed Councillor Lillywhite to the meeting, now representing PAB as a permanent Member of the Committee rather than as a substitute.

6. Planning applications

Application Number: **14/01276/OUT**
 Location: **Land off Stone Crescent, Cheltenham**
 Proposal: **Outline application for residential development**
 View: **Yes**
 Officer Recommendation: **Permit subject to a 106 Obligation**
 Committee Decision: **Permit subject to a 106 Obligation and added informative**
 Letters of Rep: **7** Update Report: **None**

MJC introduced this outline application for residential development of a parcel of land identified in the map on Page 15 of the agenda. It is an outline only, with all matters reserved, other than access. Members must consider whether the principle is acceptable and whether access to the site is acceptable. Officers recommend that planning permission be granted, subject to 40% affordable housing being achieved, and a contribution to education and playspace being made.

Public Speaking:

There was none.

Member debate:

AC: doesn't like outline applications, and is concerned about access to the site. The roads the Planning View bus went down to reach the site are narrow. MJC has said there could be 20 houses built on the site, which could mean 40 additional cars. Highways officers have stated that this is alright, but what are the views of other Members and officers?

PT: is also concerned about the access road to Wharfedale Square – on Planning View, this was blocked with cars from top to bottom. Can double yellow lines be introduced to ensure proper access 24/7? The area looked very congested.

PB: considers this application to be excellent use of this piece of land, with 40% affordable housing a massive bonus. If there is any concern about numbers, this can be discussed at the reserved matters stage, together with highways issues; the outline application aims to establish that residential use of the site is OK.

MB: has the contaminated land officer any further information, for the future application?

JF: this may be just an outline application to establish the use of the land for houses, but the decision made tonight regarding access will be set in stone. Members have been caught out in this way before. The access road does seem rather narrow, and this will not change with the full application.

AC: agrees with JF. Outline applications often don't even come back to Committee; this one might be nodded through by officers, which would be wrong.

CH: is happy to go forward with this. Understands the problems with the access roads, but is confident that officers are listening to Members' concerns. It will be recorded in the minutes that Members consider the outline application is OK but have some concerns about access as against the types of housing. This will give the developer a clue about what will be acceptable, for example if for a tower block, it would not be acceptable.

PT: can we ask for the full application to come back to Committee for determination?

MJC, in response:

- appreciates Members' reservations about outline applications, but reminds them that this is a perfectly legitimate application to make; the authority is being asked to consider simply if the principle of residential development is acceptable and the access appropriate;
- the County Council highways officers have considered the application and concluded that the access is appropriate for up to 20 additional houses;
- the original submission was for 13 houses; officers weren't comfortable with this, and felt that the developer could make better use of the site and get more dwellings out of it, at least another three or four, which will be an important contribution to the borough;
- the County Council is happy with the access arrangement. In response to PT's comment, the cars in Wharfedale Square are an existing situation and the applicant cannot be expected to mitigate for this;
- with the REM application, the developers will have to ensure that the proposal meets its own needs for parking; highways officers will be looking for this. It's likely that two parking spaces will be provided for each dwelling - this is the kind of information required at the REM stage;
- to PT, there is no requirement for further double yellow lines in Wharfedale Square; the County is happy with the highway situation in the area, and officers are standing by its advice;
- to MB, the contaminated land officer considered the application and made no comment. He is routinely consulted and checks records etc to ensure there are no concerns in this area;
- assuming the outline is granted, the REM application doesn't automatically come back to Committee but officers would expect the ward councillor to call it in if minded to do so. In response to AC's comment, no application is ever 'noddled through' – officers scrutinise applications equally thoroughly, whether they are going to Committee or decided under delegated powers;
- all that Members are being asked to decide today is whether the principle of residential development and the access road at this site are OK; the advice on both of these issues from officers and the County Council is that it is.

PT: Members are all aware of a new development at Priors Farm where the roads are too narrow for a refuse lorry to pass get through. It is obvious that parking in this area is already a problem, so how can Members be expected to decide whether or not the access is OK? Why can't Members ask for this scheme to come back to Committee for final determination, having seen the situation and the site?

GB: there is provision in the scheme of delegation for the Planning Committee to say that the reserved matters application is to come back to Committee for determination.

PT: can Officers clarify what exactly on the map Members are supposed to be considering? Presumes this is just the shaded area, not the access roads from the main road.

MJC, in response:

- Members need to consider the immediate access from the main road as a means of access threshold between the application site and the road;
- PT referred to Priors Farm with roads too narrow for a refuse lorry, but that development is on a very different scale and has a variety of flaws which Members have discussed in the past. Since

that application, the County and officers have wised up to the potential problems of narrow roads and parked cars making access difficult for refuse vehicles. As Mark Powers explained in his recent presentation to Members, officers have, over the years, worked to guidance and ended up with some estates of which they are not particularly proud. The problems have been worked through, and officers are confident that the reserved matters proposal will meet its own needs regarding parking provision. County highways officers are also supportive of this;

- reminded Members again that this sort of detail doesn't need to be considered now – it will be dealt with at the reserved matters stage. Members are being asked to vote on the principle and the access arrangements. If they are unhappy about access and parking in the reserved matters application, it would be legitimate to refuse the scheme at that stage.

JF: if the outline application is passed today, can the reserved matters application to come back to Committee for determination?

GB: this has already been agreed.

MJC, in response:

- confirmed that this request from Members has been noted, and the reserved matters application will be brought to Committee as and when it is received;
- there is, however, no guarantee that a reserved matters application will be made. The County Council wants to dispose of the land; another developer may make a full application, but whatever the case, the next application will come to Committee for a decision;
- if the outline proposal is approved tonight, a standard informative should be added at the end of the conditions relating to the NPPF stating that the application has been dealt with in a positive and proactive way.

GB: having now established that any future reserved matters or full application will be brought to Committee for consideration, will move to the vote.

Vote on officer recommendation to permit, subject to S106 agreement and added informative

13 in support – unanimous

PERMIT subject to S106

Application Number:	14/01632/FUL
Location:	Hobart House, Princess Elizabeth Way, Cheltenham
Proposal:	Replacement windows and doors and associated external alterations to Hobart House, nos. 33-55 Shelley Road and nos.170-192 Shakespeare Road
View:	Yes
Officer Recommendation:	Permit
Committee Decision:	Permit
Letters of Rep:	0
Update Report:	None

CS introduced the application for replacement windows and doors as above, which was at Committee because it concerns a council-owned site. The recommendation is to approve, subject to a condition in relation to commencement.

Public Speaking:

There was none.

Member debate:

AL: had been concerned that the 2-inch concrete band surrounding the existing windows was to be removed leaving a white band which would not have looked good, but understands that this has since been amended and is acceptable.

AC: was going to make the same point; missed the amendment.

CS, in response:

- there has not been any amendment. Officers have looked at supporting documents and clarified this evening that the windows will feature a timber surround sub frame with rosewood uPVC on top; there will be no thick white frame.

Vote on officer recommendation to permit

13 in support - unanimous

PERMIT

Application Number: **14/01810/FUL**

Location: **Mellersh House, Painswick Road, Cheltenham**

Proposal: **New bin store area located by the communal front entrance in Andover Road and drop kerb on Andover Road**

This application was **DEFERRED** and will be considered at the January meeting

Application Number: **14/01901/COU**

Location: **1 St Michaels Road Cheltenham Gloucestershire**

Proposal: **Proposed change of use from residential dwelling (C3) to pre-school and nursery (D1)**

This application was **WITHDRAWN** on 16th December 2014

Application Number: **14/01956/FUL**

Location: **29 - 31 Millbrook Street Cheltenham Gloucestershire**

Proposal: **Conversion of 2no. B1 commercial offices to 2.no flats**

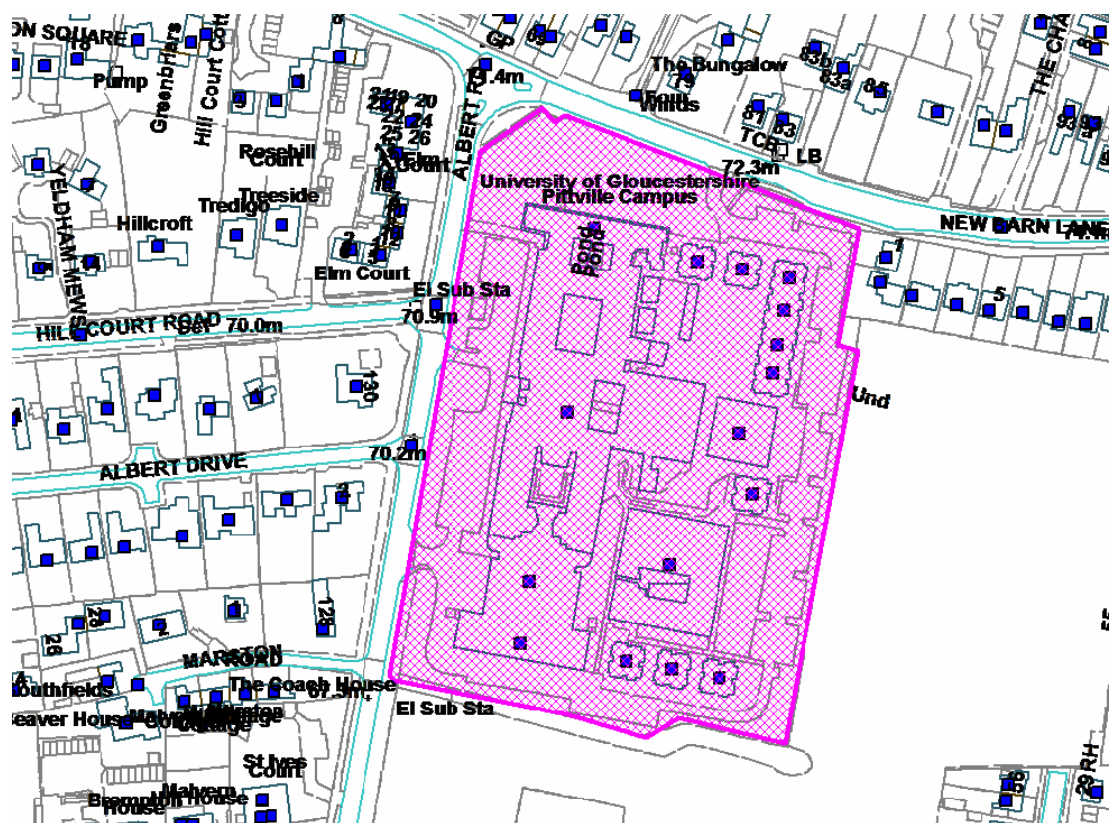
This application was **WITHDRAWN** on 18th December 2014

The meeting ended at 6.25pm.

This page is intentionally left blank

APPLICATION NO: 14/01928/FUL	OFFICER: Mrs Lucy White
DATE REGISTERED: 23rd October 2014	DATE OF EXPIRY: 22nd January 2015
WARD: Pittville	PARISH: Prestbury
APPLICANT:	Uliving and University of Gloucestershire
AGENT:	Plainview Planning Ltd
LOCATION:	Pittville Campus, Albert Road, Cheltenham
PROPOSAL:	Erection of a student village incorporating 603 new-build student bedrooms, the refurbishment of the existing media centre (which will include a reception/security desk, a gym, retail facilities, multi-faith area, refectory and bar, quiet study area, laundrette, ancillary office space), and the provision of a mixed use games area. In addition, the proposal involves the demolition of existing teaching facilities, 23 existing rooms and the retention and refurbishment of 191 existing student rooms.

RECOMMENDATION: REFUSE



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This application is before Committee at the request of Councillor John Payne. The reason for referral given is the impact of the proposed development upon the locality in terms of potential harm to amenity, poor architectural design, site management and environmental impact. There has also been an objection from Prestbury Parish Council.
- 1.2 The applicant proposes the erection of a student village incorporating 603 new-build student bedrooms, the refurbishment of the existing media centre (which will include a reception/security desk, a gym, retail facilities, multi-faith area, refectory and bar, quiet study area, laundrette, ancillary office space), and the provision of a mixed use games area. In addition, the proposal involves the demolition of existing teaching facilities, 23 existing bedrooms and the retention and refurbishment of 191 existing student rooms.
- 1.3 The application is accompanied by a number of detailed reports and statements covering design, planning policy, transport, operational site management, noise and environmental impact, ecology, trees, site contamination, utilities and energy resources.
- 1.4 Revised drawings and documents were received on 3rd and 11th December in response to the on-going discussions with the Council, concerns and issues raised by local residents and errors and omissions in some of the previously submitted reports. Notably, the Transport Statement and Operational Site Management Plan have been significantly revised. Additional surveys have been undertaken in respect of cycle and pedestrian routes to and from the site, the numbers and frequency of students travelling to each campus destination and modes of travel. The detail of the transport assessment is discussed later in the report.
- 1.5 Similarly, Addendums to both the Operational Site Management Plan and Planning Statement include responses to questions and concerns raised by local residents and the Council following the initial consultation exercise. These issues relate principally to student behaviour and measures to manage students off-site, justification for the amount of student accommodation proposed and whether the proposed development is purely demand led. Additional information was also sought in regards to the proposed retail provision, on-site car parking, deliveries, site security, waste management, introduction of postgraduate students to the site, affect on public utilities, sound insulation and noise during the demolition phase.
- 1.6 A series of later statements and reports by the applicant were submitted from 5th January, largely focussed on the economic and financial justification for the proposed development. Notably, a report 'Economic Impact of University of Gloucestershire' was made available on 8th January 2014 and a copy has been circulated to members of the Planning Committee via email.
- 1.7 Pre-application and Public Consultation
- 1.8 This application has been subject to formal pre-application discussions and the University entering into a competitive bid process with a number of development teams. Prior to Uliving's involvement with the scheme, the University was keen to notify local residents of their intention to redevelop the site. This process included a meeting with a local residents group in May 2013 and subsequent meetings with residents and local councillors. Sketch proposals were also presented to CBC officers in September 2013 to seek their views during the early competitive bidding process. The intention of this public engagement and dialogue with CBC was to incorporate feedback into the proposed redevelopment of the site as ideas and proposals were evolving.
- 1.9 In March 2014, pre-application submissions were received by two development teams. Discussions between the University, Uliving and Council officers then took place during

Page 9

March and feedback provided on the proposed draft schemes. The quality and amount of detail submitted by the two bidders differed and a corresponding response was provided by the planning department; the majority verbal given the very tight deadlines imposed on the bidders by the University.

- 1.10 Still part of the pre-application process, further discussion took place between Uliving and CBC in April which focussed on the concerns previously raised by officers during the bidding process which largely centred on layout, the concept and style of architectural design and student numbers. A draft scheme was subsequently presented to the Architects' Panel in July 2014 which sought to address these issues; however the Architect's Panel were not supportive of the proposals; officers also continued to have strong reservations.
- 1.11 The applicant undertook a four week public consultation exercise during August and early September 2014. Around 1000 local residents in neighbouring streets and beyond were notified of the university's proposals for the site and invited to attend one of four public meetings/exhibition at which a formal presentation was made by University and U-living representatives followed by a question and answer session. Feedback and issues raised at these meetings was also made available via an on-line FAQ facility which was updated throughout the public consultations exercise in response to additional queries.
- 1.12 A final public consultation and exhibition took place on 21st October 2014, its purpose to present a revised scheme incorporating changes in response to the concerns raised by local residents, CBC officers and the Architects' Panel. In summary the key changes were amendments to the design, height, form, materials and fenestration detail of the accommodation blocks (notably the corner building at the junction of New Barn Lane and Albert Road), the introduction of postgraduate students to the town houses fronting Albert Road and more detailed off-site site management measures proposed.
- 1.13 Pursuant to the public consultation exercise and the wide ranging responses received from local residents, several further meetings took place with CBC officers to discuss the issues raised and any additional information required to be incorporated into any future planning application. These issues were focussed on amenity (noise and disturbance, off-site management of student behaviour), student numbers, design, student parking and highway safety.
- 1.14 The Design and Access Statement which accompanies the application provides a full and detailed account of the dialogue between the main parties and how the applicants have amended the scheme in response to both pre and post application discussions.
- 1.15 Description of Site
- 1.16 Pittville Campus is located approximately one mile to the north east of the town centre within a predominantly residential area. The site has been used for educational purposes since the 1960s and up until 2011, when all teaching ceased at the Pittville Campus, up to 1,300 students were taught on site with 200 staff during term time. The site has two principal street frontages facing Albert Road and New Barn Lane with the playing fields and school grounds of Pittville School forming the south and east boundaries. The nearest residential properties are those adjacent at a distance of 21 metres to the existing student residential blocks. Surrounding development is predominantly residential and domestic in scale with the exception of several blocks of three and four storey apartment blocks on Albert Road. Dwellings on New Barn Lane are mostly semi-detached properties with a mix of render and facing brick. The architectural style of properties on Albert Road differs more with some larger detached, stone faced detached dwellings of individual style.
- 1.17 The development of the site has evolved over the years and existing buildings on the site reflect a cumulative, ad hoc form of development. The existing buildings, in terms of

footprint, cover a large proportion of the site and are of varying architectural style and form. These consist of 7,120 square metres of teaching space accommodated in a range of single and two storey teaching buildings to four storey residential buildings and teaching facilities. The Media Centre for example was built in the 1990s and has a predominantly rendered finish but with a distinctive curved metal finish roof form. This contrasts with the earlier four storey pre-cast Tower Block fronting New Barn Lane and the later pavilion style, rendered, accommodation blocks facing the north, east and southern boundaries. The ten existing residential buildings accommodate 214 students and have remained in residential use despite the closure of all teaching facilities on the site in 2011.

- 1.18** Many of the teaching facilities are linked internally and notably when viewed from Albert Road the existing built form creates an almost continuous façade. There is very little soft landscaping across the site other than the landscaped strip and mature trees fronting Albert Road and New Barn Lane which are effective in softening the appearance of the corner of the site and creating a buffer between the existing four storey built form and the public realm. The majority of the external spaces are taken up with hard surfaced courtyards, access roads and car parking.
- 1.19** The site is accessed via an 'in' and 'out' arrangement on Albert Road which links to an internal perimeter access road. There is a second vehicular access onto New Barn Lane. A bus lay-by is located on Albert Road opposite Hillcourt Road.
- 1.20** The Central Conservation Area (Pittville Character Appraisal Area) runs along the southern boundary of the site and the grade 1 listed Pittville Pump Rooms is located within metres of the site. The neighbouring Pittville School is also included in the Index of Buildings of Local Importance.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

None

Relevant Planning History:

14/00339/PREAPP REC

New Student accommodation

14/00434/PREAPP 13th August 2014 CLO

Redevelopment of site for student's residences accommodation, including demolition of existing buildings, erection of new buildings, and related / ancillary facilities, services, and amenities, with associated works comprising access, parking, hard and soft landscaping

87/00036/ZHIST 19th February 1987 PER

Gloscot, Cheltenham Gloucestershire - Erection of Fine Art Library and Fashion Block on Existing Car Park. Demolition of Sarjeants Hall and Construction of Car Park

91/00651/PF 1st August 1991 PER

Erection Of One Elliott Medway Demountable Building For Student Union Facilities (As Revised By Letter Dated 24 Jul 91)

91/01281/PF 5th May 1992 PER

Extensions to Form New Academic and Educational Accommodation, Plus 131 Student Residences, Additional Catering Facilities, Parking And Associated Works (S.106 Completed 25 May 93)

92/00499/PF 30th July 1992 PER

Provision of Temporary Building for Art-Fashion Studio Facilities Required For Two Year Duration

93/00039/PF 25th February 1993 PER

Siting Of Three New Transformer Substations around the Perimeter of the Site Using Established Hedging For Screening Supplemented By New Beech Hedging

95/00171/PF 27th April 1995 PER

Temporary Retention Of Demountable Student Union Building (Retrospective)

95/00190/PF 25th May 1995 PER

Revised Proposals for the Erection of Student Residence Buildings and Ancillary Accommodation with Car and Cycle Parking and Related Demolition

96/00138/PF 21st March 1996 PER

Revised Proposal for Dining Hall Element of Approved Student Residence Buildings and Ancillary Accommodation

97/00935/PF 15th January 1998 PER

Replacement Flue Installation (Extraction Ductwork to Existing Printing Studio (External Elevation of Tower Building) As Amended By Revised Plans and Letter Received 5 December 1997

98/00780/PF 15th October 1998 PER

Cheltenham and Gloucester College Of Higher - Replacement Windows Incl. Insulated Panels To Lower Section And Removal/Infill Other Areas With Wall Panel Cladding To Various Elevations

08/01510/FUL 18th December 2008 PER

Installation of window within front elevation of Pittville Campus facing Albert Road.

09/00204/FUL 8th April 2009 PER

Inclusion of a small extension to the Art and Design building at the University of Gloucestershire Pittville Campus, to house a DDA-compliant lift. The lift is to provide access to the upper floors of the 4-storey element of the building

C14/00021/DEMO REC

Demolition of property.

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 3 Sustainable environment
CP 4 Safe and sustainable living
CP 5 Sustainable transport
CP 7 Design
CP 8 Provision of necessary infrastructure and facilities
GE 5 Protection and replacement of trees
GE 6 Trees and development
NE 4 Contaminated land
HS 1 Housing development
HS 2 Housing Density
RT 7 Retail development in out of centre locations
RT 8 Individual convenience shops

RT 9 Car sales
RC 2 Youth and adult outdoor playing facilities
RC 3 Outdoor playing facilities in educational use
RC 5 Development of amenity space
RC 7 Amenity space in housing developments
UI 1 Development in flood zones
UI 2 Development and flooding
UI 3 Sustainable Drainage Systems
UI 7 Renewable energy
TP 1 Development and highway safety
TP 6 Parking provision in development

Supplementary Planning Guidance/Documents

Affordable housing (2004)
Amenity space (2003)
Flooding and sustainable drainage systems (2003)
Landscaping in new development (2004)
Planning obligations (2003)
Planning obligations: transport (2004)
Public art (2004)
Security and crime prevention (2003)
2004)
Sustainable buildings (2003)
Sustainable developments (2003)
Travel plans (2003)
Central conservation area: Pittville Character Area and Management Plan (July 2008)
Index of buildings of Local Interest SPD (2007)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Architects' Panel

14th November 2014

Erection of a student village incorporating 603 new-build student bedrooms, the refurbishment of the existing media centre (which will include a reception/security desk, a gym, retail facilities, multi-faith area, refectory and bar, quiet study area, laundrette, ancillary office space), and the provision of a mixed use games area. In addition, the proposal involves the demolition of existing teaching facilities, 23 existing rooms and the retention and refurbishment of 191 existing student rooms.

COMMENTS

This site is a major site to develop in the town. It has a prominent corner location within a residential area of large houses and apartment blocks. It is close to the racecourse, home to the internationally renowned national hunt festival. It lies on the edge of both the Central Conservation Area and the Green Belt. The site is meshed into the town's modern history. The site was first developed in the late 1950's and early 60's to replace the Cheltenham Art College, housed in a now long demolished Victorian building in the town centre, off the Lower High Street.

What became the Gloucestershire College of Art & Design had fine art courses, fashion design and an innovative, cross-disciplinary Environmental Design course teaching architecture, landscape architecture and town & country planning alongside each other.

Page 13

The original college comprised the low buildings fronting Albert Road along with the multi-storey block. This was designed on a small collegiate plan with enclosed courtyards, a taller, central entrance atrium and the ability to move around the complex, between different departments under cover.

We are concerned that the main layout of the site may now already be fairly fixed, despite concerns already expressed about the overall spatial design and we remain concerned that the buildings are what we might call 'spotted' round the site, with no links between each other or the existing buildings retained. This results in open spaces that spill aimlessly around the site without developing any sense of place and gaps between blocks that give no cover to pedestrians, or sense of containment. This is a major opportunity lost to create spaces within and around the edges of the whole site that contribute to a spatial coherence and more collegiate air that could add something both to the site and its setting. The way that the basic elements within the units are used - at the moment forming 'L's', 'T's' and short terraces could very easily be reconfigured so that views into, around and out of the site, along with the place and space making was significantly enhanced - the overall construction costs need be no different.

We are also concerned that the blocks themselves miss an opportunity to form a backdrop to the whole development that is sympathetic to its surroundings, but creates a rewarding environment for its occupants.

These blocks, under the skin of the elevations appear to be quite crude representing simple, vertical extrusions of a basic plan form. There is very little modulation of the elevations, nor expression of the units behind, just a simple attempt to vary the blocks by using a myriad different materials that contribute to create a muddled and cluttered effect.

The tower house blocks are the most attractive with a simpler palette of light colours. However, against the existing blocks with their pronounced eaves and corner glazing details they still lack strength, which could be easily added at no cost with a stronger eaves line, possibly projecting as a brises soleil and perhaps a vertical expression of the town house units with a pilaster rib, for example. Jettied upper floors would also give more emphasis to the plinth and allow some cover when walking round the buildings.

Further expression and detail could easily be shown, for example, by adding downpipes, canopies and covered/recessed areas at entrance doors - effectively a missing layer of refinement and detail that would not add cost.

It also seems odd that these blocks, which adjoin the existing pitched roofed pavilions, have flat roofs while the others have shallow pitched roofs, the addition of which could add so much to the town houses quality. And why don't doors and windows continue to line through between the ground and upper floors?

The whole development would become calmer and more coherent if the 'L' shaped blocks were in the same materials as the town houses with definition being provided by the different forms and massing. There are no fewer than five different materials used over the elevations of these blocks, including dark grey bricks that are at odds with any notion of a local colour palette and with very little architectural expression in the composition of those elevations. The long, curved brick walls facing the media centre and games area are the only nod to architectural expression, which are then weakened by being broken up with other materials, hinting at a lack of confidence by the designers. The resulting muddle and clutter is at odds with what could be much more crisp and unified. The pitched roofs are also oddly contrived so that they are pushed back from the eaves where they could have been expressed as with the existing blocks.

We are also concerned that the central block is too large a mass in the middle of the site. If this block were reduced in size slightly additional units could be added to other blocks to maintain numbers while at the same time opening opportunities to vary the static eaves line

that contributes to a dullness in the whole scheme. Contrast the existing roof line, which is varied in type and height creating much greater visual interest.

The highest, section of the corner block appears poorly thought out, missing an opportunity to open extensive views from this vantage point, over the racecourse and to the hills and again the roof edge is weakly defined.

We remain convinced that substantial improvements can be made with simple design tools and use of materials without having to delay the progress of the scheme unduly.

We believe that a more coherent architectural approach would not necessarily cost the developer/client any more because it is about simplification and refinement rather than adding materials or construction.

The panel also felt that it was disingenuous to suggest that opportunities to improve the scheme are limited because "hands are tied". Many of the suggested design improvements need not have any cost implications and could easily be incorporated in revisions to the proposals.

In conclusion we believe that significant improvements could be easily made, but that to do so requires a robust and unified approach by officers along with other consultees. We are happy for our views to be shared with those and to help further if required.

Salient Points

1. Simplify and unify elevational treatments.
2. Keep palette of materials and colours restrained, refined and restricted.
3. Express roofs and eaves more.
4. Add shadows and jetties to show more articulation.
5. Show detail; downpipes, ribs/pilasters, canopies etc. to add expression to elevations.
6. Instead of just having gaps between blocks, use the massing of units to consciously form spaces and control views into and out of the site.
7. Reduce the scale of the central block in conjunction with suggestions above.

Comments on revised scheme

17th December 2014

COMMENTS

The Architects Panel looked at and discussed some alterations to the scheme prior to the Planning Panel meeting of 17th Dec.

These alterations were made in response to previous comments. Those previous comments should be read in conjunction with these additional remarks.

It was regrettable that none of the more fundamental and underlying concerns appear to have been considered at all.

We reiterate that we feel that the approach to the design of the blocks, the expression of their elevations and their positioning on the site, in conjunction with a better design for the landscaping and setting of the buildings is key to creating a good quality scheme. There is little joy or inspiration in this design, which is supposed to house some of our best, young, creative minds.

The corner building, with the improvements made, is probably now the most successful element, along perhaps with the large, curved wall elements. The corner is improved with a simpler, clearer design, although the dropped glazing sections do not add anything and running the stone to the ground with no plinth expression introduces a weakness.

We noted small, colourful insertions adjoining doorways, but these are almost completely lost within the overall banality and serve simply to underline the lack of wit and expression in the overall approach.

The panel continues to feel unable to support the proposal without major changes being made and is increasingly disappointed that the opportunities have not been fully grasped, to the potential detriment of the whole scheme, which appears unable to garner support from any quarter.

Civic Society

6th November 2014

We do not oppose the development of this site as a student village. But Pittville is a vitally important part of the town, and any development in this area must be sympathetic to its character and of real architectural quality. What is needed so near the Pittville Park should have a Park-like or garden city feel to it. We do not think what is proposed passes this test. The four-storey buildings are too uniform and barracks-like. What is needed is something with a variety of different building heights so as to provide a more varied and interesting development. It is our view that the site probably cannot sustain as many as 600 student bedrooms, and that most of the new blocks should be no more than two or three storeys, and in a more interesting style. We want the new student village to be somewhere that is a pleasant area for both the students and local residents. In our view, the town and the students deserve something better than this.

Heritage and Conservation Manager

8th January 2014

The comments from the Conservation and Heritage Manager are reproduced in full in section 6.5.13 of the report.

Gloucestershire County Council Highways Officer

9th January 2014

A full application for six new residential buildings, for 603 new student bed spaces, refurbishing of 191 existing bedrooms, giving a total residential population of 794, Change of use of existing 1099m² media centre. A Transport Statement (TS) and a Travel Plan have been submitted with the application.

The application was submitted without any lengthy pre-application correspondence. An initial contact was made by Connect, primarily to discuss the traffic calming on Albert Road, GCC requested a copy of the draft TS, and replied with concerns. Unfortunately it appears that the transport consultant, did not receive the comments from the highway authority, and the application was subsequently submitted. The applicant needed the application to be determined in very short space of time, and required a signed legal agreement prior to committee. Both the highway and local planning authority, agreed to try and deal with the application in a very short space of time, notwithstanding that the period spanned the Christmas and New Year holidays. The highway authority has prioritised this application, but did make it clear to the applicant that the all information would be required well in advance of the 2 weeks period prior to the committee date of 22nd January. GCC received the application on 27/11/14, to resolve all issues within a truncated 2 month period was very ambitious.

Applications like this are unusual, and often require a lot of research and linking with existing strategic work or authority led sustainable transport bid projects. Currently the

Local Sustainable Transport Fund work is being rolled out, as is the Cheltenham Transport Plan. GCC is reviewing the Local Transport Plan with strategic sections on Active Travel Network, and Think Travel. Gloucester's role as a host city for the 2015 Rugby World Cup will be used as a catalyst to encourage active travel around Cheltenham and Gloucester during that event and beyond.

Perhaps of greater interest is GCC launching the NUS charity's national "Green Impact". GCC is amongst the first local authorities to sign up to the NUS charity's national Green Impact programme, which will be delivered in partnership with the University of Gloucestershire Students' Union. Green Impact provides self-development opportunities for staff and work experience for local young people whose assistance will increase our capacity to bring about change. It forms part of the council's wider approach to carbon reduction and is linked to other council initiatives such as the Travel Plan, Cycle to Work scheme and waste reduction work.

It is unfortunate that this application did not afford the opportunity of a lengthy pre-application stage, or that the target date for determination is so restricted. The lack of staff from University of Gloucestershire Students' Union to be actively involved in this application is considered to be a missed opportunity.

Outstanding issues to be fully resolved

Post Graduate Students

120 Post Graduate Students will reside on the new development. The UoG has estimated that 50 of these students will work in county schools, and will be able to own a car, to enable them to access teaching placements. The University arranges car sharing (3 to a car) by placing them in schools near to each other. Only 15 car parking spaces have been allocated for these students. It is difficult to reconcile how the university will determine which students will bring their car, to Pittville Campus prior to admission. The proposal has therefore assumed that the remaining 70 Post Graduate Students will not own or travel by car, although no details have been provided as to whether all or some of the Post Graduate Students will be subject to the tenancy agreement that restricts car ownership

It is considered that this assumption is flawed, and in a worst case scenario the 120 Post Graduate Students will have access to the car, but only 15 spaces will be allocated. At the least all these students should be identified in the Student Residential Travel Plan, with mitigation and a remedial fund secured.

Access

The proposed access lacks a great deal of imagination, and it's difficult to reconcile that a great deal of importance has been attached to the layout, or that it will contribute positively to making places better for people. Good design is a key aspect of sustainable development, and it should be indivisible from good planning. The access appears not to conform with paragraph 56 and 57 of the NPPF.

The relocation of some of most of the 33 spaces currently shown at the main access would create a positive message, and divorce its self from the main trip attraction to the site, students. A shared space would be much more appropriate at this location, to give the arrival a much safer focus. Mixing high pedestrians and cyclist's flows with reversing cars, in a restricted area, is not good design.

Shuttle Bus

The applicant is proposing a night time shuttle bus to bring students from Cheltenham town centres night clubs to the Pittville Campus. No details of timings, frequency or how this will be secured in perpetuity have been supplied.

Car Parking

The application forms states that 80 staff will be full time, and 20 part time, (90 FTE). The information of allocated parking is unclear, and is quoted as 122, 115 or 109 in different documents.

The Landscape Plan shows 115 spaces on the plan, but the Transport Statement and Travel Plan detail 122 as shown below

- 70 spaces for Pittville Campus staff
- 10 for staff visiting from other campuses
- 15 for post graduate students
- 10 blue badge spaces
- 5 spaces for Uliving staff
- 12 spaces for visitors to the media centre

However the landscape plan also has a key which notes 109 spaces:

- 44 New Barn Lane Entrance,
- 38 Rear Media Centre and
- 27 Main entrances.

115 car parking spaces is also quoted in the Planning Summary October 2014.

The parking issue is further confused by the post graduate student issue, which remains unclear.

The conflicting parking numbers, allocation, and robust evidence is concerning when parking is considered to be a main issue for local residents and councillors.

Cycle Parking

The applicant has proposed a number of cycle parking spaces, based on the tables in the CBC Local Plan, but this minimum this should not be seen as a target. The use of cycling should be positively encouraged for better health, reduced collisions and congestion. The proposal to accommodate the cycle parking in large remote garages is not considered to be good design, is contrary to the NPPF, or would encourage students to use the cycle as a mode of choice. The proposed cycle parking has also been raised by the CBC cycle officer and a member of the Cheltenham and Tewkesbury Cycle Campaign. Smaller well designed facilities, located near to the entrance doors of the units, would suggest ownership of the cycle parking, rather than a divorced communal facility. Future growth should be designed in, so that if cycle growth occurs up to 2031 and beyond, this can be accommodated.

Travel Plans

Two travel plans have been submitted;

Student Residential Travel Plan

Framework Residential Travel Plan

The failings of the submitted travel plans have been highlighted in the draft response. However highway authority suggests that a revised Travel Plan document is submitted, which has 3 parts:

1. Framework Travel Plan
2. Student Travel Plan
3. Staff Travel Plan

It would be nice to link the Travel plans in partnership with the University of Gloucestershire Students' Union. The Travel Plans will be secured by a s106 agreement.

Cycle Routes

The applicant has audited some cycle routes from the halls to The Park, and FCH/Hardwick. GCC in consultation with the CBC cycle officer and John Mallows from The Cheltenham and Tewkesbury Cycle Campaign suggest more appropriate routes. This would require a cycle contra flows on sections of Winchcombe Street, High Street and Rodney Road, or routes via Albert Place, Sherborne Street, Gloucester Place and A46, to Winchcombe Street. The decision on the Cheltenham Transport Plan Traffic Regulation Order committee, on 15th January may alter requirements. The applicant preferred method of mitigation is by a contribution secured through a legal agreement. This method requires highway bills of quantities, supplied by the applicant and verified by the highway authority term contractor, and Forward Programme Manager.

Future Traffic Regulation Orders associated with these routes will also be required. I have not received information from the transport consultant on costings of the highway works, or details of solicitors detail to instruct GCC solicitors.

Walking Routes

GCC has audited a preferred walking route, to Evesham Road to Cheltenham town centre and to the local M&S and Morrison's on Prestbury Road have been identified by GGC as requiring improvements to some pinch points and missing dropped kerbs. These highway improvements are to be delivered by contribution, and implemented by GCC. The works were shown in the draft response.

Legal Agreement

A legal agreement is required, but due to lack of information I have been unable to instruct my solicitors to prepare a draft.

GCC Mitigation

New dropped kerbs with tactile paving of parts of the highway that will provide direct attractive walking routes **£XXXX [awaiting cost estimates from Connect]**

Contra flow on Winchcombe Street, High Street (shared cycle/pedestrian) and Rodney Road to enable direct cycle routes to be established , Town Centre and The Park, including signage lineage and Traffic Regulation Costs Estimated but awaiting LSTF and CTP TRO committee **£20,000** alternative routes may be required.

Pinch point at Wellesley Road and Marle Hill Road, new dropped kerbs, extending H marking on Marle Hill Road, new pigmented HRA, with unbound gravel around the tree **£XXXX [awaiting cost estimates from Connect]**

Remedial fund for Staff Travel Plan to meet targets - **£5,000**

Remedial fund for 105 Post Graduate Students Travel Plan to meet SOV targets - **£47970 {Needs confirming with university on robust car ownership, distribution and travel habits of Post Graduate Students}**

Finger post signage and plan monoliths (similar to LSTF project), to create hub points for travel 3 monoliths (£9000, 3 sets of fingerposts (£7700) - **£16,770**

GCC Travel Plan Co-ordinator for 10 years **£10,000**

Recommendation

The highway authority recommends that this application be refused due to insufficient information submitted to enable the planning authority to be able to properly assess the highway and transport impact of the proposed development.

Page 19

- *More favourable consideration may be given if the matters outlined below are addressed to the satisfaction of the highway authority.*
- *Detailed clarification of Post Graduate Students on work placement, their car ownership, and if subject to tenancy agreement as the first year students.*
- *Comprehensive Car Parking assessment and full clarification of inconsistencies in the submission*
- *Rethink of Cycle parking to relocate near residential units and scope to expand in the future*
- *Revised access layout design to contribute positively to making places better for people, to conform to paragraph 56 and 57 of the NPPF. Possible shared space with good permeability.*
- *Full details Shuttle bus and how it is to be secured in perpetuity.*
- *Revised Travel Plan document is submitted, in 3 parts; Framework Travel Plan, Student - Travel Plan, Staff Travel Plan, secured by legal agreement using GCC templates*
- *Travel Plans Remedial fund (staff and Post Graduate Students, depending on outcome of first bullet point)*
- *Costing of required highway mitigation which needs to get AMEY and Forward Programme Manager approval.*
- *Legal Agreement*

Wales and West Utilities

6th November 2014

Wales and West Utilities have no objections to these proposals, however our apparatus may be at risk during construction works and should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversion works be required these will be fully chargeable

English Heritage

7th November 2014

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

COMMENTS ON REVISED PLANS

17th December 2014

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Environmental Health

13th November 2014 –

I have reviewed this application and offer the following comments:

General:

In general, the design for the site appears satisfactory and includes features which attempt to control any potential impact on nearby properties. Ideally I would have preferred building TH2 to have been orientated with its main entrances facing the inside of the development, rather than onto Albert Road. This would help to control any potential noise from students accessing and egressing their properties, however I note that the properties are already

nearly 50m from the homes on the opposite side of the road, which will itself minimise any impact.

During the demolition and construction of the development there is some potential for nearby residents to be affected by students from blocks R8, 9 & 10 accessing the student union by way of the 'diversion' shown on the Site Establishment plan. Control of this potential nuisance can be achieved by the University employing on-site security to actively monitor and control any disruption from residents using this route. Discuss with Uni.

Blocks TH1, TH2 & TH3 all include mirror image terraced properties where internal staircases run up party walls which is good practice, however they also include properties where the stairs run up internal walls without stairs on the opposite side. This means that the stairs are directly opposite bedrooms, with potential for the sleep of residents being disturbed by residents of neighbouring blocks, even though their activity is entirely reasonable. I would suggest that the applicant considers making alteration to the internal lay out of these premises to ensure that as far as possible all blocks are the mirror image of their neighbour.

Outline (Construction) Methodology:

The application proposes to use concrete strip foundations 'subject to further site investigation'. In case this should change and piled foundations are required I must request a condition on the following lines is attached to any consent for development:

Condition:

The method of piling foundations must be submitted to the LPA for approval before work commences on site.

Reason: This is due to the possibility of the use of piled foundations causing loss of amenity and nuisance to the residents of other properties nearby.

The site is in close proximity to a comprehensive school, I must therefore recommend a condition to ensure that site deliveries do not take place during the school run, but come to think of it, this isn't my condition to recommend, is it?

The application indicates intended working hours of 08:00 ' 18:00 Monday ' Friday and 8:00 ' 13:00 on Saturdays, with no works of demolition or construction on Sundays or Bank Holidays. These times are within the working hours recommended by this department, and as such I would recommend a condition is attached to make these working hours enforceable in order to protect nearby residents from loss of amenity due to noise from construction works, on the following lines:

Condition:

Works of construction and demolition shall be restricted to 08:00 ' 18:00 Monday ' Friday and 8:00 ' 13:00 on Saturdays, unless permitted in advance by the LPA.

Reason: To protect the residents of nearby properties from loss of amenity due to noise from mechanical plant used in construction and demolition operations

Informative: If the need arises to work on site outside of these hours the site operator should seek an agreement under the Control of Pollution Act 1974 with CBC Public Protection team. This will then allow work to take place during these hours when it is absolutely necessary only, and subject to conditions agreed in the consent notice. An example of such a situation would be the delivery to site of equipment requiring a road closure.

Acoustic Report:

The application includes a comprehensive acoustic report which includes an assessment of potential noise impact from the completed development on existing property, as well as the impact of existing noise sources (mainly road traffic) affecting the new residences. The report identifies a number of conditions which may be attached to any permission for development in order to control the effects of noise, which I would recommend are incorporated as follows:

Condition

A noise management policy for the completed site should be submitted to the LPA for approval before new or re-furbished buildings are first used.

Reason: To protect residents of nearby properties and on-site residents from the effects of noise generated on the site.

Informative: This policy should be developed in conjunction with student representatives and distributed to new residents on site. An appropriate policy is likely to include advice on controlling noise levels when on and around the site and identify possible sanctions that may be imposed if the advice is not followed.

Condition

The design of air handling plant serving catering facilities provided in Media Centre shall be submitted to the LPA for approval before installation.

Reason: To protect the residents of nearby properties from loss of amenity due to noise from air handling plant.

Informative: Submitted information is expected to include an assessment of the levels of noise affecting nearby residential properties, not just a measured level for the equipment selected.

Condition

The design of air conditioning plant serving the Media Centre shall be submitted to the LPA for approval before installation.

Reason: To protect the residents of nearby properties from loss of amenity due to noise from air conditioning plant.

Informative: Submitted information is expected to include an assessment of the levels of noise affecting nearby residential properties, not just a measured level for the equipment selected.

Condition:

The design of noise attenuation measures for the Media Centre shall be submitted to the LPA for approval before implementation.

Reason: To protect the residents of nearby properties from loss of amenity due to noise from amplified music.

Condition

The external noise level at the boundary of the campus from combined mechanical equipment noise shall not exceed 35dB LAeq, 1hour between 7:00 and 23:00, and 25dB LAeq 5 minutes between 23:00 and 7:00, when assessed as a rating level in accordance with BS 4142:1997.

Reason: To protect the residents of nearby properties from loss of amenity due to noise from mechanical plant.

Condition*

The music noise level from amplified live or recorded music shall not exceed 55dB LMax, fast between 07:00 and 23:00 and 45dBLMax, fast between 23:00 and 7:00.

Reason: To protect the residents of nearby properties from loss of amenity due to noise from amplified music in the student union / media centre.

Condition*

Use of the Multi-Use Games area and outdoor gym should be restricted to 09:00 ' 21:00, daily.

Reason: To protect residents both on and off site from loss of amenity due to noise from the use of this facility.

Condition*

Deliveries of material to commercial units on the site using HGVs shall only be made between 08:00 and 18:00 Monday to Saturday.

Reason: To protect residents both on and off site from loss of amenity due to noise from deliveries to commercial units.

The acoustic report also identifies the glazing to be used in residential property. I would therefore recommend the following:

Condition *

Glazing to residential property will be two panes of 4mm glass, separated by a 16mm sealed air gap.

Parish Council

25th November 2014

Following on from our conversation on 25th November 2014, regarding the Pittville Campus refurbishment planning application 14/01928/FUL, closing date 26th November 2014:

Prestbury Parish Council object to this proposal on the following grounds:-

Having studied the proposal it is felt that the application is not fit for purpose as the drawings are incorrect, existing buildings to the rear of the site are not shown on the proposed elevation drawings, this gives a false impression of the final site layout. There are also anti-social, travel plan issues and proposed staff numbers seem to be incorrect.

There is also concern that this application contravenes various planning policies mainly CP4, CP5, CP7 and TP1.

18th December 2014

Prestbury Parish Council objects to this development on the grounds that 800 plus people is an excessive number in this location, increasing traffic and creating public order problems. This application plus those to develop Starvehall Farm and Pittville School will have a detrimental impact on the area.

The revised Pittville Campus application also fails to comply with the following planning policies:

Page 23

Policy CP4 requires adequate provision for security and the prevention of crime and disorder. There is no security off-site and the applicant intends to rely on the public to report anti-social behaviour from students returning late at night fuelled by alcohol, as frequently reported in the local press regarding other areas of town.

Policy CPS states that the location must minimise the need for travel. There will be eight hundred students living here, but studying at the other side of Cheltenham and in Gloucester. It is unlikely that they will walk to their destination and cycling will be extremely dangerous on main roads, thus the number of buses will quadruple from the current situation, adding to the traffic disruption and causing even more CO2 emissions.

Policy CP7 requires a high standard of architectural design. This development does not improve the original complex or complement and respect neighbouring buildings. The drawings submitted in the application are not the same as distributed to the public and give a false impression of open space to the planning committee.

Policy TP 1 makes clear that development will not be permitted where there is a danger of generating high turnover on-street parking. Although students will 'not be encouraged' to bring vehicles to their accommodation, inevitably some will try and will be forced to park in surrounding streets which are already adversely affected by recent parking restrictions. There will be events in the marquee area and, at certain times of the year, parents will visit, all compromising highway safety.

GCC Community Infrastructure Team

7th November 2014

Please note that GCC Community Infrastructure team have no comments to make on the application.

18th December 2014

No contributions will be sought towards Community Infrastructure arising from this proposal.

Gloucestershire Centre for Environmental Records

5th November 2014

Report available to view on line.

9th December 2014

Updated report available to view on line.

Contaminated Land Officer

17th November 2014

A detailed ground investigation report has been submitted and no remediation work has been deemed necessary. However as a precaution the following condition should be included in case any unforeseen contamination is identified during the course of demolition or re-development work.

In the event that contamination is found at any time when carrying out the approved development it must be reported immediately in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken and a remediation scheme

submitted to the approval of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the Local Planning Authority for approval.

9th December 2014

Comments as per 17th November

Cheltenham Cycle Campaign

28th November 2014

Cycle parking

The proposal for 200 cycle spaces we consider to be too low for the proposed number of students accommodated at the site that we understand to be around 600. The aim should be for the majority of students to have access to a bicycle. The vast majority of the students will need to travel to other campuses, as there will be little teaching on this site.

Albert Road access

We believe that the speeds should be lower in the urban area and we support the 20s plenty campaign. It would be particularly beneficial for those on bicycles to have the speed limit in Albert Road set at 20mph.

The access from Albert Road is not ideal, as there is a one way system proposed, so those cycling to the campus up Albert Road will need to cycle past the exit to gain access. Cycling routes on the site to the main storage areas are not at all clear on the plan.

Cycle routes to other campuses

There are several choices of routes, which are mostly along quiet roads, to the Park campus. The proposals under the LST programme for the central area will generally improve permeability for cycling, thus improving conditions. Two way cycling in Montpelier street would also aid some journeys to the Park.

The preferred route to Hardwick campus crosses Evesham Road at the Pump Room. We have long argued for traffic lights for all traffic at this cross roads, which would benefit the crossing of the main road by all road users, including pedestrians and cyclists. The present pedestrian crossing set back from the cross road is of little benefit to anyone.

Access to Hardwick from the Honeybourne line is not ideal, and there may be opportunities that the university could take to provide a direct access. The footway is narrow between the Honeybourne path and Hardwick entrance, and those on a bike are unlikely to make two right hand turns to gain access to the campus from the Honeybourne line.

Land Drainage Officer

13th November 2014

I have reviewed the Flood Risk Assessment submitted with the application. The proposed drainage strategy is appropriate and I concur with the report's summary and conclusions. However, in addition to those measures already proposed, I would recommend that where possible, 'soft/surface' SuDS features be considered for inclusion within the green landscape of the development.

Trees Officer

6th January 2014

The Tree Section has no objections to this application. As there is a loss of low amenity trees on site these are mitigated by a suitable Landscape Planning Proposal, however more detailed is required.

Please could the following conditions can be attached;

Detailed Landscaping

The landscaping proposal shall be carried out no later than the first planting season following the date when the development is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. The current Landscape Planning Proposals must be modified to also specify planting size, root type (it is anticipated that container grown trees will be planted) and protection so as to ensure quick successful establishment. The size of the trees shall be at least a Selected Standard as per BS 3936-1:1992. The trees shall be maintained for 5 years after planting and should they be removed, die, be severely damaged or become seriously diseased within this period they shall be replaced with another tree as originally required to be planted.

Reason: To preserve the visual amenities of the locality in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

Protective Fencing (standard condition, can be altered to add specific info such as Arb Report ref & TPP ref)

Tree protective fencing shall be installed in accordance with the specifications set out within the submitted BS 5837:2012 Tree Protection Plan contained within Tree Protection Plan submitted 22nd Nov 2014. The fencing shall be erected, inspected and approved in writing by the Local Planning Authority prior to the commencement of any works on site (including demolition and site clearance) and shall remain in place until the completion of the construction process.

Reason: In the interests of local amenity, in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

Arboricultural Monitoring

Prior to the commencement of any work on site, a timetable of arboricultural site inspections shall be submitted to and approved in writing by the Local Planning Authority. These site inspections shall be carried out by a suitably qualified arboriculturalist and all findings reported in writing to the Local Planning Authority. The approved timetable shall be implemented in full, unless otherwise agreed in writing by the Local Planning Authority.

Reasons: To safeguard the retained/protected trees in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

Landscape Architect

13th November 2014

Landscape Plan Drawing Number: IA-363-LP-P01

Site Layout

The scheme proposed has pleasing, flowing lines.

There are a number of issues which could have an impact on the site layout and so require consideration prior to determination of the application. These are listed below:

Sustainable Urban Drainage (SuDS)

JCS Policy INF3: Flood Risk Management (Para iv) requires new development to incorporate suitable Sustainable Urban Drainage Systems (SuDS) where appropriate in the view of the local planning authority to manage surface water drainage. Cheltenham Borough Council encourages a SuDS based drainage strategy for new development through the design and layout of schemes. A landscape approach to SuDS is preferred for the following reasons:

- Natural forms of drainage are employed/enhanced
- Such schemes can provide both visual and practical amenity
- Biodiversity is benefited through the provision of food and habitat for wildlife.

By adopting a landscape approach to SuDS a proposed development respects the following JCS policies:

- INF3 Flood Risk Management (para iv)
- INF 4 Green Infrastructure (para 1.i, para 4)
- SD10: Biodiversity and Geodiversity (para iii)

The Landscape Plan does not show SuDS. There would appear to be sufficient space to allow for the inclusion of SuDS elements such as swales and detention ponds within the site layout and the landscaping scheme should be revised to allow for this if possible. Also consider creating 'rain gardens' within the gardens of the accommodation blocks and townhouses and elsewhere within the proposed ornamental planting beds.

The scheme should demonstrate compliance with Standard 1 of the draft National Standards.

Surface runoff not collected for use must be discharged to one or more of the following, listed in order of priority:

- 1) discharge into the ground (infiltration); or where not reasonably practicable,
- 2) discharge to a surface water body; or where not reasonably practicable,
- 3) discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
- 4) discharge to a combined sewer.

Hard Landscaping

Further details of feature paving and block paving type, colour, supplier are required. Areas of permeable paving should be indicated on the plan.

Bin & Bike Stores

The bin store in the corner of the lawn next to C2 is too prominent. Although screened by trees it will have a negative visual impact on what would otherwise be a pleasing amenity space. Similarly the bin store in front of R8 interrupts the flowing shape of the lawn and will diminish the amenity value of this area.

Conversely, the bin and bike store near TH3 seems too 'tucked away' with poor informal surveillance.

Consider incorporating all bin and bike stores into the buildings, where there would be improved security through increased informal surveillance and where they will not disrupt the flowing lines of the landscape scheme.

The exception would be the bike stores next to the MUGA. Here, they integrate well with the sports theme, will be well lit and the general activity in this area will provide informal surveillance.

Planting

South Border:-

On my last site visit there appeared to be a substantial gap between the front of the shrub border and the perimeter fence. The Landscape Planning Statement suggests infilling this area with a mix of native deciduous and evergreen shrubs. Proposals for this border should be included in the Planting Plan.

East Border:-

Suggest augmenting this border with more evergreen shrubs. Proposals should be included in the Planting Plan.

At present there is insufficient detail to allow for further comment regarding planting proposals. Please could landscape conditions LAN02 and LAN03B be attached to planning permission, if granted.

Maintenance

A long term maintenance schedule for the landscape scheme is required. The schedule should clearly state who is responsible for the maintenance of the general landscape and of the SuDS.

Revised comments

2nd January 2015

Documents:

Landscape Planning Statement

Landscape Plan Drawing Number: IA-363-LP-P01

Site Layout

From the outset it was felt that the proposed landscape scheme had pleasing, flowing lines.

However, there were a number of issues which could have had an impact on the site layout and so required consideration prior to determination of the application. These are listed below:

- Sustainable Urban Drainage (SuDS)
- Planting
- Bin and Bike Storage

- *Sustainable Urban Drainage (SuDS)*

JCS Policy INF3: Flood Risk Management (Para iv) requires new development to incorporate suitable Sustainable Urban Drainage Systems (SuDS) where appropriate in the view of the local planning authority to manage surface water drainage. Cheltenham Borough Council encourages a SuDS based drainage strategy for new development through the design and layout of schemes. A landscape approach to SuDS is preferred for the following reasons:

- Natural forms of drainage are employed/enhanced
- Such schemes can provide both visual and practical amenity

- Biodiversity is benefited through the provision of food and habitat for wildlife.

By adopting a landscape approach to SuDS a proposed development respects the following JCS policies:

- INF3 Flood Risk Management (para iv)
- INF 4 Green Infrastructure (para 1.i, para 4)
- SD10: Biodiversity and Geodiversity (para iii)

The original landscape scheme did not include soft landscape SuDS.

Through discussions between the landscape architects for the applicant and CBC, the latest Landscape Plan was developed which includes drainage swales as part of the landscape scheme.

The Swale Strategy Plan shown in the Landscape Planning Statement indicates the direction of surface water run-off. The detailed drainage scheme is to be prepared by drainage engineers. The final drainage scheme should demonstrate compliance with Standard 1 of the draft National Standards.

Surface runoff not collected for use must be discharged to one or more of the following, listed in order of priority:

- 1) *discharge into the ground (infiltration); or where not reasonably practicable,*
- 2) *discharge to a surface water body; or where not reasonably practicable,*
- 3) *discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,*
- 4) *discharge to a combined sewer.*

- *Planting*

- Trees

The tree planting strategy provides structure and enclosure to balance the built form and also enhances the curvilinear pathways. The varieties of trees selected will provide interest throughout the year and help to define different spaces within the campus. The trees proposed for both the interior of the campus and the perimeter will contribute to biodiversity, providing food and habitat for wildlife.

- Townhouse Borders

The original landscape scheme included wildflower borders around R2-R6. Wildflowers are lovely when in bloom, but for much of the year can look untidy and may not be the best choice for planting next to buildings. Following discussions the wildflowers have been replaced with mixed borders of evergreen shrubs and herbaceous perennials which give year-round interest.

- South Border

On my last site visit there appeared to be a substantial gap between the front of the shrub border and the perimeter fence. The Landscape Planning Statement suggests infilling this area with a mix of native deciduous and evergreen shrubs. Proposals for this border should be included in the Planting Plan.

- East Border

Suggest augmenting this border with more evergreen shrubs. Proposals should be included in the Planting Plan.

- Conditions

At present there is insufficient detail to allow for further comment regarding planting

proposals. Please could landscape conditions LAN02 and LAN03B be attached to planning permission, if granted.

- *Bin & Bike Stores*

Discussions between the applicant's and CBC's landscape architects led to Block TH3 and its nearby bike store being incorporated into the 'secure zone'. There had previously been open access to this part of the site which had left the bike store vulnerable with poor informal surveillance.

However, the bin store by C2 remains in the location shown - where it will detract from the amenity value of an otherwise pleasing space. Consider relocating it to the space between C3 and TH2. This would probably require replacing the gate between C3 and TH2 with a secure screen. Is this gate really necessary? In this position the bin store would not intrude on the lawns but would be easily accessible - cf. the bike store between R1 and TH1. This option would be well worth exploring as it keeps the bin store within the building line just like the bike store.

Hard Landscaping

Further details of feature paving and block paving – type, colour, supplier – are required. Areas of permeable paving should be indicated on the plan.

Maintenance

A long term maintenance schedule for the landscape scheme is required. The schedule should clearly state who is responsible for the maintenance of the general landscape and of the SuDS.

Crime Prevention Design Advisor

2nd December 2014

In my capacity as Crime Prevention Design Advisor for Gloucestershire Constabulary I would like to comment on the material considerations of the planning application at Pittville Park Campus, Albert Road, Cheltenham with the reference number 14/01928/FUL.

The following points should be considered in order to improve security and reduce the fear of crime. Each wing and individual abode should be independently lockable and subject to access control, thereby providing a secure environment for each resident. Low level planting should be used and maintained around each building to prevent access to ground floor windows. The railings and gates between each building should be robust and offer security. The cycle stores, railing design or adjoining low level walls shouldn't provide climbing opportunities into upper floors or into secure pedestrian area. Access and movement though the site should be subject to CCTV. Access into the car parks should be monitored and controlled, with vehicles displaying permits.

Trees planted across the site need to be managed to encourage clear lines of sight for pedestrians and unimpeded CCTV usage. The lighting plan should be sympathetic to the surrounding area while creating a constant coverage along paths, which in turn will help define dedicated routes from the late night bus stop. The layout and surface treatment around the site should limit opportunities for skateboarding or BMX usage. The MUGA and other facilities across the site should be managed to prevent inappropriate or late night use.

Crime and Disorder Act

Gloucestershire Constabulary would like to remind the planning committee of their obligations under the Crime and Disorder Act 1998, Section 17 and their Duty to consider crime and disorder implications

(1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to

the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

Secured by Design

Secured by Design focuses on crime prevention of homes and commercial premises; promoting the use of security standards for a wide range of applications and products. The design principles can reduce crime by 60%; create a positive community interaction; work to reduce the opportunities exploited by potential offenders; remove the various elements that contribute and encourage situational crime; and ensure the long term management and maintenance of communal areas.

To assist in achieving these security levels the door sets and windows installed in these buildings should comply with BS PAS 24:2012. Laminated glazing should also be considered on glazed door panels, windows adjacent to doors and any additional glazing which is easily accessible to provide additional security and resilience to attack.

Conclusion

Gloucestershire Constabulary's Crime Prevention Design Advisors are more than happy to work with the Council and assist the developers with further advice to create a safe and secure development, and when required assist with the Secured By Design accreditation. Please feel free to contact me should you have any queries or wish to discuss these issues further.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	339
Total comments received	147
Number of objections	141
Number of supporting	2
General comment	4

- 5.1** A total of 339 local residents in neighbouring streets were notified of the proposals. A number of site notices were also displayed within the vicinity of the site and extending to the southern end of Albert Road. Local residents were similarly informed of the revised plans and documents submitted on 3rd December 2014 and site notices displayed.
- 5.2** As a result of the public notification exercise and at the time of writing, a total of 147 representations have been received by the Council from individuals/households (141 objecting, 2 in support and 4 making general observations). There have also been a number of repeat and additional objections received by some local residents in relation to the amended scheme.
- 5.3** A petition (and accompanying letter) with 448 signatures was received by the Council on 25th November 2014. The petition relates to the impact of the proposed development upon the existing convenience store located opposite the application site in New Barn Lane (Park Stores). The petition header states:-

"Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores."

- 5.4** The Prestbury Parish Council has also objected to the proposed development.

5.5 Due to the volume of comments received from local residents, a copy of all third party representations (including the petition) will be available to view in the Members' lounge and planning reception at the Council offices.

5.6 The concerns raised by local residents are all very similar and can be summarised as follows:-

5.7 Impact upon the amenity of local residents in terms of noise and disturbance and anti-social behaviour and associated on and off-site management issues

- The number of students proposed on site is excessive and overwhelming for a quiet residential area
- Potential increase in crime and vandalism in area
- Proposed scheme appears to be financially driven and not demand-led
- Poor architectural design which is out of character with the local area
- Four/five storey buildings inappropriate for site and locality
- Density of proposed development too high and does not reflect surrounding development
- Impact on existing convenience store (Park Stores) and potential closure of a local facility
- Increase in pedestrian and vehicular traffic and highway safety implications
- Potential for parking congestion in neighbouring streets – students parking cars off-site
- Cumulative effect of Pittville Campus, Starvehall Farm and residential development at Pittville School and overwhelming impact on the locality in terms of movement and activity at the site and infrastructure
- Potential impact/strain on essential services (gas, water and electric) and associated impact on supplies to neighbouring properties
- Potential harm/damage to Pittville Park due to excessive numbers of students using it socially and as a route to other campus sites. Noise and disturbance to other users of the park.

5.8 These matters will be considered in the following sections.

6. OFFICER COMMENTS

6.1 Determining Issues

6.1.1 The key considerations in the determination of this application are:-

- The principal of the redevelopment of the site for residential/student accommodation purposes and local and national planning policy implications
- Design and appearance (inc layout, scale, mass, form and materials) and impact on the character and appearance of the local area

- Impact on the amenity of occupiers of neighbouring properties in terms of noise and disturbance
- Highway safety implications and the potential for an increase in pedestrian and vehicular traffic within the vicinity of the site and parking in neighbouring streets
- The number of students proposed on site, the increase in activity at the site and the pattern, frequency and modes of travel used between other university campuses
- Contribution of the proposed scheme to the economy of Cheltenham

6.1.2 The remainder of the report will look at each of the above considerations, albeit transport and amenity issues are interrelated.

6.2 Principle of Redevelopment and Planning Policy

6.2.1 The key issues in terms of planning policy are the suitability of the redevelopment of this brownfield site for student residential use and the intensification of an existing residential use of the land making it the primary use.

6.2.2 Although the proposed development falls within Class C1 of the Use Classes Order, the Local Plan does not contain any specific saved policies relating to student accommodation. However at paragraph 10.47 it does provide supporting text (although not 'saved text') in respect of student accommodation. It recognises the growing number of full-time students in Cheltenham and the University's plans to increase its halls of residence provision. It states that, whilst the Council generally supports the provision of more purpose-built student accommodation, proposals would need to be judged in light of other relevant local plan policies. Because the proposal falls into use class C1 it would not trigger requirements for affordable housing of the Local Plan or emerging JCS.

6.2.3 Similarly, the NPPF does not contain any specific policy relating to student accommodation but supports educational development and a range of accommodation options. It states at paragraph 72 "*Local planning authorities should take a proactive and collaborative approach to meeting this requirement, and to development that will widen choice in education*".

6.2.4 Of additional relevance is the more recent guidance contained within the NPPG states that :

"All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting".

6.2.5 It could therefore be argued that the proposed development of 580 net student bedrooms could go towards meeting the Council's 5 year housing land supply (although not subject to an affordable housing requirement). However, students tend to live in shared accommodation and therefore the number of dwellings which could be offset would be significantly less than the 580 bedrooms proposed. Further, the proposed development does not specifically relate to the provision of market housing and the applicant has not provided any further information or justification with regards this issue.

6.2.6 Although carrying limited weight (the JCS was submitted to the Government for inspection on 20th November 2014), Policy C2 of the emerging Joint Core Strategy (JCS) states that "the requirements for the location and standards of student

accommodation...will be set out in relevant District Plans". Similarly, local amenity and transport requirements are reinforced by JCS policies SD5, SD15 and INF1 and INF2.

- 6.2.7** To summarise, whilst there are no specific local plan policies relating to student accommodation, the policy guidance set out in the NPPF is broadly in conformity with the housing policy objectives of the Local Plan which seek to encourage student accommodation and a range of accommodation types.
- 6.2.8** The application site is an existing university campus with residential accommodation and therefore constitutes a brownfield site (previously developed site) within the principal urban area of the Local Plan. As such the NPPF recognises the value of efficient redevelopment and encourages "*the effective use of land by reusing land that has been previously developed*". In terms of national policy guidance and development plan policy outlined above, the redevelopment of this site is acceptable in principle. Given that the application site has, until recently, accommodated a teaching facility and currently student halls of residence, the provision of purpose built student accommodation with ancillary facilities must also be considered acceptable in principle subject to any proposed development meeting the objectives of relevant national and development plan policy and with regard to all other material considerations.

6.3 Background and Supporting Statement from University

- 6.3.1** This is a significant planning application for the large scale redevelopment of an existing University site within an established residential area. Equally, the importance of the proposed scheme to the University in terms of its long term vitality and viability and, consequently, the economic benefits to Cheltenham are recognised. To this effect the applicant has provided the Council with a written statement outlining the risk to the University should planning permission not be granted for the proposed development. The University suggest that the economic arguments outweigh all considerations in regard to this scheme. The statement is attached as an Appendix.
- 6.3.2** The University has also commissioned a report into the 'Economic Impact of the University of Gloucestershire'. This assessment, which was carried out in autumn 2014, has been reviewed and officers fully appreciate that the University is a key player within the local economy both directly and indirectly in terms of employment, investment, capital expenditure and spending power, promoting local business and charities and cultural and social benefits. The report also highlights the University's launch of a new Growth Hub in October 2014 which provides a framework for business support services within which business professionals from the University are brought together with Gloucestershire Local Enterprise Partnership. This is helping to deliver objectives of the GFirst Strategic Economic Plan.
- 6.3.3** A copy of this report was forwarded to the Council on 8th January 2015. Given the length of the report it has been circulated via email to all members of the Planning Committee. A printed copy has been made available in the Members' lounge.
- 6.3.4** Pittville Campus has not been used as a teaching facility since 2011 although the residential element of the site has remained in use. The University state that it is not financially viable to re-introduce teaching back to the campus; courses are taught more successfully elsewhere at other campuses with improved facilities and further investment in managing the existing accommodation on site would limit the University's financial investment elsewhere. The University are already in the process of looking to demolish the mothballed teaching buildings and a prior notification for demolition application has recently been submitted to the Council but is yet to be validated.
- 6.3.5** The benefits of the scheme to the University appear to be two-fold. Firstly, the ability to guarantee all (or most) first year students a place in university managed student accommodation (halls of residence) and therefore being able to be competitive within the

market. Secondly, the transfer of management of existing and proposed university owned student accommodation to Uliving on a leasehold arrangement, ensuring both quality maintenance and management and thus releasing capital from current maintenance regimes to invest in teaching accommodation and facilities elsewhere. Coupled with this, the University will also receive a substantial capital receipt from Uliving which would be used to invest further across the University in teaching accommodation primarily for subject area that have the potential to expand. Essentially, the funding is predicated on a financial guarantee from Infrastructure UK which maximises security and the financial efficiency of the project.

- 6.3.6** Pursuant to the University's aim of ensuring all first year students a place in University accommodation, and in order for officers to fully comprehend the 'shortfall' situation, the applicants were asked to clarify the numbers of first year students (and other eligible students) enrolling each academic year and secondly the proportion of those students who request university accommodation. The local community has criticised the proposed development for appearing financially driven and not demand-led.
- 6.3.7** The University has identified a current shortfall of 554 beds which, with a projected increase in student numbers, is anticipated to increase to 573 (or 693 if post graduate students continue to be allocated places at Pittville). The demand pool of students and the above figures exclude local students who are already living in Gloucestershire and neighbouring counties.
- 6.3.8** The University point out the fast changing university market, the government's relaxation in maximum student numbers and the increase in tuition fees. Consequently, the expectation of students in terms of good quality and guaranteed accommodation in the first year is increasingly becoming a decisive factor for prospective students when choosing where to study. Currently, the University of Gloucestershire has difficulties competing in the market with the constraints of its estate and the range, number and quality of its residential accommodation. The University has a current shortfall of 554 beds and this is expected to rise. Ultimately, failure to provide the additional 603 beds and reinvest capital would in the words of the University *"jeopardise the University's current position and future position in a very volatile Higher Education market"*.
- 6.3.9** The University has also supplied details of the funding mechanism behind the scheme and the deadlines involved in securing the government sourced funding. In summary, due to the forthcoming elections in May, there is no guarantee that this particular funding policy will continue or as a best case scenario the financial pricing terms could increase which would impact on land value. Even if this funding policy is continued without impact on pricing, the ability to complete the scheme by September 2016 is problematic and uncertain.
- 6.3.10** The University has considered other funding solutions but these would contain more risk in terms of viability and programming and would need to be carefully assessed by the University and any partner involved in the delivery of proposed development. The University concludes that given the very tight timescales and the need to provide this additional accommodation by the start of the academic year in 2016, they would not be able to source funding in time. In any event, future delay to the redevelopment of this site would result in an alternative construction programme, a reduced scheme with fewer beds and marketing difficulties whilst construction is on-going.
- 6.3.11** Officers acknowledge and are sympathetic to the difficulties that universities face in an increasingly competitive market and value the contribution of the University of Gloucestershire to the vitality and economic and social well-being of Cheltenham. With that in mind it is important to stress that the principle of the redevelopment of the site for student accommodation is not in dispute here, however, the merits of the proposed

development must be considered in light of all material considerations which should be weighed up in the balance of determining this application.

- 6.3.12** Having established that the principle of redevelopment of this site for student accommodation is acceptable the remainder of the report will assess each of the other key considerations outlined above.

6.4 Design, Landscaping and Layout

6.4.1 Description and Layout

- 6.4.2** Policy CP 7 of the Local Plan seeks to ensure that proposed development achieves a high standard in architectural design, reflects the principles of urban design and complements and respects neighbouring development and the character of the locality. This is reinforced by emerging JCS Strategic Objective 5 and Policy SD5.

- 6.4.3** The NPPF sets out the importance to the design of the built environment in that *“good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”*. At paragraph 58 it aims to ensure that developments *“respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.... are visually attractive as a result of good architecture and appropriate landscaping”*.

- 6.4.4** The proposed development provides 603 student bedrooms in a range of accommodation types within seven buildings across the site. The scheme also includes the refurbishment of 191 existing students bedrooms (and the demolition of existing accommodation and 23 bedrooms) and the refurbishment and alterations to the Media Centre which will provide, over three floors, a number of social and ancillary facilities for the site including a main reception/security desk, a gym, a small shop, multi-faith area, refectory and bar, laundrette and staff offices, ancillary office space).

- 6.4.5** A mixed use games area (MUGA) is also proposed alongside landscaped courtyards/gardens and a central plaza. With the exception of the Media Centre all existing teaching facilities on the site would be demolished, including the existing student union (the Laurie Lee building which was originally proposed to be retained).

- 6.4.6** The proposed accommodation is provided in three town house blocks (180 beds in 15 townhouses), two of which front Albert Road and New Barn Lane, the third located in the north west corner of the site and facing the proposed MUGA. Each town house would accommodate 12 students over four floors with communal kitchen, bathrooms and living space. The remainder of the 603 student rooms are proposed in cluster blocks containing flats with 8 students, again with communal kitchen and living areas but with en-suite bedrooms. A small number of studio apartments are also proposed.

- 6.4.7** The proposed building height is four storeys with the exception of the five storey corner element to Cluster Block 3 at the junction with New Barn Lane and Albert Road.

- 6.4.8** As outlined in detail within the Design and Access Statement, the scheme has evolved since the bidding process and early pre-application dialogue. The proposed layout has been broadly agreed since the latter stages of the pre-application process and certainly upon receipt of the application.

- 6.4.9** As outlined by the Urban Design Officer (who has been involved at each stage of the design review of this application), earlier proposals showed larger individual buildings than currently proposed, enclosing two or three larger external spaces with little

character. There were limited frontages to Albert Road and New Barn Lane and the buildings failed to turn the corner at the junction of these two roads. In essence, the collegiate identity envisaged by the University was not evident at this stage.

- 6.4.10** Following pre-application discussions in relation to a significantly revised layout submitted in March, there were further modifications to the layout. The proposed buildings were set further back from the road frontages and shown as turning the prominent corner at the junction with new Barn lane and Albert Road. The MUGA was realigned horizontally and the block adjacent to the west boundary moved further from the boundary. Gaps were increased between some of the blocks to improve pedestrian safety and remove the confined, narrow alleyways that these spaces initially created. The pedestrian footways now proposed provide a link between the external spaces and individual accommodation blocks. This goes some way to creating a collegiate feel to the layout. Some of the footways adopt a linear form enhanced by avenues of trees to reflect the curved element of the building facades fronting the Media Centre.
- 6.4.11** In response, the proposed layout now includes the seven accommodation blocks arranged across the site to create a strong perimeter and frontages to both Albert Road and New Barn Lane and wrapping around the corner junction. The layout of the blocks creates a series of external, predominately rectilinear landscaped spaces, linked via footpaths, each with a distinctive character and associated with the individual blocks which face onto it. The retained Media Centre and two of the cluster blocks front onto a central, terraced plaza area or 'Campus Gateway' as described in the DAS. This area would serve as the point of arrival and provide a link to pedestrian routes. The site entrance would also serve as a drop off point and provides a bus stop and visitor car parking.
- 6.4.12** The retained Media Centre would undergo a number of internal and external alterations, notably the removal of unsightly metal staircases and superfluous extensions and would have a new fully glazed double-height entrance foyer.
- 6.4.13** The site would be accessed from two points, using the existing vehicular and pedestrian accesses via New Barn Lane and a slightly modified access from Albert Road. The existing bus stop on Albert Road would be relocated within the site at the main entrance gateway which would also function as a drop off/pick up point and access for all deliveries and visitors to the site. Buses would enter and leave the site via an in/out route. Two car parking areas are proposed, one to the rear/side of the Media Centre accessed via the main entrance and the other via the north-east access. A total of 122 parking spaces are provided across the site (although the Highways Officer has highlighted inconsistency in exact numbers proposed) and these are split into allocated parking for visitors, staff, blue badge holders and a restricted number of postgraduate students.
- 6.4.14** Covered cycle parking and refuse storage facilities are provided across the site. Cycle storage for up to 180 bicycles is proposed in both secure and open covered stores (96 covered and enclosed and 84 covered with open sides) but criticised by GCC Highways and the Cheltenham Cycle Campaign group.
- 6.4.15** All refuse collections would be undertaken via the two access points and parking areas. There would be no through route or link between the two parking areas as currently exists. The proposed parking spaces would also be used at the start and end of each term when students first arrive and vacate accommodation. Access to and management of visitor/student parking at the start of each academic year would be managed over several days with students being allocated a time slot for arrival, full details of which are provided in the Operational Site Management Plan accompanying the application.

- 6.4.16** The central area which includes six of the residential, blocks would become the secure part of the site. Access to this area would be via locked gates (student access only) with some perimeter fencing and gates fronting Albert Road and New Barn Lane. The remaining parts of the site would have free access, including the existing residential accommodation, Media Centre and MUGA albeit there would be no authorised public access onto private land.
- 6.4.17** In summary, and notwithstanding the views of the Architects' Panel, officers are fairly comfortable with the layout of the scheme in terms of building footprint, permeability and the location of access points. The Urban Design Manager comments that "*the arrangement of buildings and spaces works well, creating distinct elements, enabling the establishment of a safe residential area and usable entry, reception and communal area*". However, the Council's views on the layout of the scheme are made on the basis of the scheme put forward by the applicant and do not imply that the number of units proposed or other aspects of design are acceptable.
- 6.4.18** This then leads onto an assessment of the architectural design of the scheme which Officers have significant concerns about.

6.5 Architectural Design

- 6.5.1** Throughout the bidding process, pre-application discussions and post-submission phases officers have been consistent in expressing their concerns in relation to the architectural merits of the scheme. The key issues have been the mass, form and scale of the proposed buildings, the monotonous facades with bland, unimaginative and repetitive fenestration patterns. Generally, the architectural treatment has lacked interest, been uninspiring and has produced buildings with a monolithic, repetitive and overbearing appearance.
- 6.5.2** Notably, the design and detail of the corner building (C3) have been disappointing and the end elevations to blocks TH2 and C2 which form the principal elevations fronting Albert Road and frame the entrance to the site read only as typical, subservient and functional end elevations to buildings with secondary windows of inappropriate proportion and excessive horizontal detail. Although there has been some attempt at improving the articulation of these end elevations and to add interest to the street scene and important external spaces, Officers consider the result disappointing, a conclusion reinforced by comments from the Architects' Panel and Civic Society.
- 6.5.3** Similarly, the scheme has lacked a coherent approach to design and use of materials across all seven buildings. With the exception of the town houses, a mix of red and grey brick, render and stone have been incorporated into individual blocks alongside variations in cladding material and colour in the window recesses (up to 7 different materials proposed in one of the cluster blocks). No attempt has been made at incorporating any of the design, materials and architectural cues from the existing buildings on the site i.e. the pavilion style residential blocks and Media Centre.
- 6.5.4** The problem seems to lie in the applicant proposing a range of standard university accommodation units; cluster flats and town houses which are common amongst current new university builds. However they are typically standard in terms of plan form, height, window size and pattern and thus, without an imaginative and innovative response, can limit individuality in design and prejudice an architectural response to context and local townscape. This uniformity in form and elevation treatment is evident in both the proposed townhouses and cluster flats.
- 6.5.5** At both pre-application and post submission, the applicant has attempted to create a Regency style of architecture, particularly in relation to the townhouses fronting Albert Road. The DAS comments "*the concept takes the qualities of the established grand 'Urban Townhouses' and Terraces in and around the Cheltenham area and expresses*

these in a contemporary way, avoiding pastiche. Facades have been modelled to articulate horizontally when taken 'en-masse', whilst vertical emphasis draws distinction between each individual residence, through hierarchy of fenestration created in surrounding apertures and the use of complimentary materials".

- 6.5.6** At pre-application stage, there was much criticism from officers and the Architects' Panel in relation to architectural design. Although some initial progress was made just prior to submission (more so in relation to the townhouses and corner cluster block), the architectural treatment of the facades failed to convince Officers that the Regency approach, in this instance, was wholly appropriate. As outlined by the Urban Design officer, an initial informal analysis by the Council's Heritage and Conservation Manager identified concerns in relation to roof form, detailing, materials and proportions and notably issues of hierarchy which have resulted in facades and patterns inconsistent with Regency buildings.
- 6.5.7** Regency buildings typically exhibit an obvious rhythm and pattern in their facades which tend to repeat horizontally but vary vertically in terms of hierarchy in response to the function of internal spaces. Window heights generally decrease in size vertically but with first floor windows typically taller than upper floor openings. The proposed elevations to the townhouses (and similarly the cluster blocks) display no hierarchy or variation in window size. Instead, window detailing, the grouping of windows with recessed side panels in a contrasting contemporary material of various widths have been used as alternative means of introducing both horizontal and vertical differences within the facades but with little success. The horizontal stone detailing of the recessed ground floor element of the townhouses is more successful but does not overcome the shortcomings in the overall design of these important elevations which would provide one of the principal frontages of the proposed scheme.
- 6.5.8** This lack of hierarchy and 'added on' grouping of recessed windows is replicated in the cluster block elevations. The ground floor brick plinths are again more successful in appearance but would benefit from a deeper recess. It is clearly evident that the hierarchical pattern of Regency architecture has been difficult to replicate in buildings where there is uniformity in plan form and room size across all floors. Officers have suggested that, at the very least, the upper floor windows could be reduced in height/size. With the exception of the fifth floor windows on the corner block (C3) this has not been incorporated; the argument put forward by the University being a need for identical room size and openings to achieve standard room rental charges across the site. It is this rigid approach that is shackling the quality of architecture.
- 6.5.9** The applicant has consistently been asked to provide more detail in respect of the proposed terracotta side panels and recessed window detail ("*terracotta planks or similar in natural colours set back from the ace of the render frame*" as identified in the DAS). Unfortunately this additional information has still not been submitted and the Council is therefore uncertain of the resultant visual impact of this material and detail which appears to be a key component of the architectural treatment and has been incorporated into the majority of the proposed buildings. Similarly, the applicant has been asked to confirm the stone detailing which should be in natural stone rather than re-constituted stone. Again, the stone 'brick' detailing shown on the submitted drawings is misleading and there are concerns and uncertainties in relation to its appearance.
- 6.5.10** Of all the proposed buildings the curved facades of cluster blocks C2 and C4 (as revised) are perhaps more successful elements in terms of articulation and interest. These two buildings have a scalloped, cantilevered brick façades which appear suspended above the ground floor on 'vee' structural supports. Window frames are recessed with a deep reveal contrasting with projecting window frames in a hit and miss pattern with painted metal surrounds set forward of the façade. These elements are an attempt to add interest and articulation and are a contemporary twist in design terms. However,

although a good concept it is executed poorly, particularly in the case of cluster block C4. The concept fails due to brickwork used for the cantilevered sections and the cantilever being too small and inconsistent. The fenestration detailing and pattern is also poor with no obvious logic.

6.5.11 The corner building (C3), as revised, is also improved. The curved section is now in reconstituted stone which reads as overlapping the brick façades of the side elements. Similarly, the recessed brick plinths to the side elevations fronting New Barn lane and Albert Road reflect the recessed stone base of the townhouses. The grey clad fifth floor element has an improved appearance with additional fenestration, smaller window proportions and a simple, more elegant projecting cornice detail.

6.5.12 In light of the criticism and comments received from the Architects' Panel and Civic Society, officers requested that the Council's Heritage and Conservation Manager undertake a formal design review of the proposed development. This is an important and prominent site in the town and although just outside the Central Conservation Area it would affect its setting and that of a locally indexed building. It was therefore considered important to carry out a thorough and balanced design critique. The Conservation Officer's comments are as follows:-

6.5.13 *The proposals allow for the retention of some of these buildings including the retention of the building known as the Media building and the existing 10 residential unit buildings. These existing buildings are considered to good examples of contemporary architecture and their retention is welcomed. Indeed the existing residential buildings exhibit the form and proportions of a Regency villa of the 19th century but in a modern way.*

- a. All the proposed new buildings (both town houses and cluster blocks) fail to respond in any way to the retained buildings. This failure of response is by totally ignoring the built 3 dimensional form, mass, height, architectural detailing, materials or colours of the existing retained buildings. Such a fundamental error has been exacerbated by the submitted elevation drawings failing to show the relationship of new buildings to the existing buildings.*
- b. Not only do the cluster block buildings ignore the existing retained buildings and their existing materials, but in addition they are also proposed with too many different new materials. These include red brick, reconstituted stone, render, terracotta panels and grey cladding panels on the corner block C3. Only the visual link in materials between the new and existing buildings is the use of render.*
- c. Although the existing retained buildings have a rich and specific type of architectural detailing; their architecture is such that these large retained buildings are reduced to a human scale very successfully. Unfortunately this successful detailing on the retained buildings has been ignored in the detailing of the new buildings.*
- d. The three cluster blocks (C1, C2 and C4) are not exactly identical in their proposed size, form and architectural design. However they are certainly very similar and this uniformity of size, mass and design in combination with their overall lack of human scale in their design and generally poor detailing will create a visually oppressive and visually unsettling environment. This oppressive effect is likely to be increased by the lack of an obvious architectural hierarchy within this group of buildings, possibly causing disorientation for people using the buildings.*
- e. In addition this visually unsettling situation is likely to be exacerbated by the non parallel east end wall of block C2 and west end wall of block C4. These external walls are both 11.8m high and are just 4.2m apart from each other, but appear to have no relationship to each other. Also both of these flank walls contain windows, and there*

maybe an over looking and lack of privacy issue. The proposed angles of these flank wall seem to be totally arbitrary

- f. Similarly the west end flank wall of block C2 is set at an arbitrary angle and again this angle has no precedent or relationship to any other building on the site.*
- g. The variation in height of the roof parapet is of concern and will look particularly disturbing when viewed from a distance.*
- h. Successful architectural design relies on the skilful combinations of locating architectural features to reduce scale and mass, as well as changing materials to reduce scale and add variety and interest. In general terms all the new buildings have failed to respond to the retained buildings but have also failed to achieve very little merit in their proposed design.*

2. Specific concerns about the architectural design:

- a. **Cluster block C1-** the overall design of this building is particularly poor. The elevation A has poor proportions with the central fenestration pattern above the front door being particularly poor. The overall mixture of materials gives a disjointed appearance to the form of the building. The main entrance is visually weak and inconsequential, resulting in a lack of architectural legibility. The concept of a visually strong ground floor has been insufficiently developed which results in the four storey block generally lacking a satisfactory scale. This lack of scale is exceptionally poor in the 12m high south flank wall which is located only 6m away from another 12m high flank wall without scale (ie north wall to block C2).*
- b. **Cluster block C4 –** the design of this building is also poor for all of the same reasons as outlined above for block C1 and also some additional reasons. The concept of a scalloped cantilevered front to the elevation A (south elevation) with structural supports at ground floor level, is a good one. However this concept fails by using brickwork (usually used as in load bearing construction) for the cantilevered section and the amount of cantilever appearing small. The main entrance door again is visually weak and inconsequential and its impact is further compromised by one of the steel support to the cantilevered section above, being located almost in front of the main door.*
- c. **Cluster block C2 -** the design of this building is also poor for almost all of the same reasons as outlined above for block C 4 and also some additional reasons. The concept of a scalloped cantilevered front to the elevation A (south elevation) with structural supports at ground floor level, is a good one. However this concept fails by using brickwork (usually used as in load bearing construction) for the cantilevered section. However at least the amount of cantilever appears to be adequate albeit that the amount cantilevered when considering elevation B and elevation D, is inconsistent. The visual prominence of the main entrance door is better in this block than the other blocks. However the fenestration patterns on elevation A is poor. One of the most prominent elevations when entering the site will be the west flank wall (elevation B). So it is especially disappointing that this elevation is so very poor, with no human scale and very weak proportions and no logic to the fenestration pattern.*
- d. **Cluster block C3 -** the design of this building is also poor although perhaps not as poor as the other three cluster blocks. However given its prominent location on the site, its design remains unacceptable. The reasons for its design failings are almost all of the same reasons as outlined above for block C 4 and also some additional reasons. The concept of the curved corner section is a good idea. However I am unconvinced about the idea of this cluster block building stepping forward at the corner of the site. This stepping forward in conjunction with the extra storey and height of the building at the corner appears rather arbitrary and again visually unsettling. Again the concept of a visually strong ground floor has been insufficiently developed which results in the four*

storey block generally lacking a satisfactory scale. This lack of scale is exceptionally poor in the 12m high south facing flank wall (elevation D) and the 12m high east facing (elevation C) both of which are located only 6m away from other 12m high flank walls to the town house blocks TH1 and TH2.

- e. **Town House Row 1 and Row 3** – (notwithstanding the general comments above which still are applicable) the design of these blocks are more successful than the cluster blocks and visually sit more comfortably on site. This partly due to the restrained palette of materials. However the proportions of elevations A and C are poor and these elevations exhibits an unresolved duality.*
- f. **Town House Row 2** – (notwithstanding the general comments above which still are applicable) the design of this block is more successful than the cluster blocks and visually sits more comfortably on site. This partly due to the restrained palette of materials. However the elevation D is poor and the break in the otherwise continuous ground floor reconstituted stone material is disappointing. The proportions of elevation C are poor and this elevation exhibits an unresolved duality.*

3. Summary –

- a. This is a large and prominent site within the town. The proposals affect the setting of the central conservation area and also affect the setting of the adjacent Locally Indexed Building (i.e. Pittville School).*
- b. For the reasons outlined above the architectural design of these new buildings is poor and unacceptable.*
- c. This development will harm the setting of the conservation area and also harm the setting of the adjacent Locally Indexed Building.*
- d. Therefore this development will not be in accordance with the NPPF and clauses CP7, and BE11 of Cheltenham's Local Plan.*

6.5.14 The above comments indicate clearly the significant shortcomings in the architectural design of the scheme and its potential harm to the setting of the conservation area and locality in general.

6.6 Architects' Panel and Civic Society

- 6.6.1** At paragraph 62 the NPPF advises that *Local Planning Authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design....in assessing applications, local planning authorities should have regard to the recommendations from the design review panel*".
- 6.6.2** The Architects' Panel has reviewed the proposed development on 5 occasions, three times during pre-application negotiations and twice post submission. The applicant's architect has also been given the opportunity on two occasions to present the scheme to the Panel and to discuss ideas and suggestions in an open forum. The number of times this application has been reviewed by the Panel is over and above normal practice but, given the significance of the site, the large scale redevelopment proposal and the extent and persistence of the design issues identified, it was considered appropriate to do so. The comments of the Panel were circulated promptly to the applicant following each review.
- 6.6.3** It is correct to say that the Panel has had significant concerns with regards the architectural design of the proposed scheme from the outset. Despite officer responses to the layout of the scheme, the Panel has concerns in relation to the overall spatial design and the 'spotted' placement of buildings around the site with no links between

them or the retained existing buildings. They comment that this results in open spaces that spill aimlessly around the site without developing a sense of place and create gaps between buildings that offer no cover for pedestrians. As such they consider the scheme *“lacks spatial coherence and more collegiate air that could add something both to the site and its setting”*. Similarly, the L and T shaped blocks could be reconfigured to enhance views and spaces.

- 6.6.4** Secondly, they consider the proposed buildings themselves miss an opportunity to form a back drop to the whole development that is sympathetic to its surroundings. They describe the buildings as *“quite crude representing simple, vertical extrusions of a basic plan form. There is very little modulation of the elevations, nor expression of the units behind, just a simple attempt to vary the blocks by using a myriad of different materials that contribute to create a muddled and cluttered effect”*.
- 6.6.5** They consider the townhouse blocks the most attractive with a simpler colour palette. However in comparison with the existing buildings on the site with their pronounced eaves and corner glazing details they lack strength. They suggest more vertical expression and projecting upper floors to give more emphasis to the plinth and recessed entrance doorways. Other suggestions included the introduction of a calmer colour palette more consistent with the townhouses and remove any dark grey brick which contextually is out of place. The curved elevations to C2 and C4 exhibit some architectural expression but are unnecessarily broken up with other materials. The fifth floor of the corner building (C3) with its weak roof edge, also required a rethink. There were also concerns in relation to roof form, window alignment and a lack of variation in eaves and building height across the site.
- 6.6.6** In essence, they felt a more coherent architectural approach was needed with simplification and refinement and this could be achieved without adding materials or construction. A list of key points and suggestions for improvement was provided in the summary to their report.
- 6.6.7** In response to the above concerns the applicant/architect entered into further discussion with Officers and a revised scheme was submitted on 3rd December 2014.
- 6.6.8** Not all of the Panel's suggestions were incorporated into the revised scheme but it is evident that there has been a conscious attempt at addressing some of the design issues. The colour palette has been simplified across the site, all grey brick removed, a slight variation in eaves height in the townhouses, the corner element to C3 simplified in terms of materials and fenestration detail and a simpler more elegant cornice detail and additional windows added to the recessed fifth floor. The curved elevations of cluster blocks C2 and C4 were also simplified and now read more as continuous brick facades under a 'vee' support feature.
- 6.6.9** The Panel considers the revised corner building perhaps the most successful element of the scheme along with the curved wall elevations of C1 and C2. However there are still concerns in relation to dropped glazing sections and the lack of a plinth to the corner section. In light of the above the Panel are unable to support the scheme without major changes being made and they summarise their thoughts as:-

“It was regrettable that none of the more fundamental and underlying concerns appear to have been considered at all...We reiterate that we feel that the approach to the design of the blocks, the expression of their elevations and their positioning on the site, in conjunction with a better design for the landscaping and setting of the buildings is key to creating a good quality scheme. There is little joy or inspiration in this design, which is supposed to house some of our best, young, creative minds.”

6.6.10 The Civic Society is equally critical of the design of the proposed development. They recognise the importance of this site within Cheltenham and that any new development should be sympathetic to its local character and be of architectural quality. They consider the four storey buildings too uniform and 'barrack-like' in appearance with little variation in height and interest.

6.7 Summary

6.7.1 It is evident that this scheme has been heavily criticised by officers, external design review panels and local residents. The majority of the above concerns in relation to elevation treatment, fenestration detail, materials, articulation and interest, height and mass have been raised with the applicant throughout pre-application discussions and post submission. It is acknowledged that the applicant has made obvious attempts at addressing some of these issues; some recent revisions have been well received but the majority remain unsatisfactory and have resulted in a scheme which lacks the robustness and quality needed. Rather than taking a whole scale rethink of the design concept and style of the proposed development, the applicant has largely limited revisions to a 're-covering' of the facades, modifications to external window detail and simplification of certain elements, materials and colour palette. In fairness to the applicant this is due in part, to the time constraints imposed by the funding mechanism for the scheme outlined earlier. However, officers are of the view that this is not an adequate defence or argument for permitting a scheme which falls far short in terms of good quality design and one which responds to and is sympathetic to local character. It is regrettable that more was not made of the pre-application discussions.

6.7.2 Notwithstanding the above, officers are of the view that the design issues with the scheme are not insurmountable and that, with more time, a good scheme could be brought forward for this site. However, the Council must judge the scheme on the details submitted and the negotiation reached at the time of determination of the application.

6.8 **Impact on neighbouring property**

6.8.1 The key issues in relation to amenity are noise and disturbance to the locality caused by pedestrian and vehicular movements to and from the site. Associated with these issues is the potential for anti-social behaviour, crime and vandalism and an increase in litter within the vicinity of the site. Underlying all of these concerns is consideration of the numbers of students proposed to be accommodated at this site and their management on and off-site and at different times of the day. Currently there are 215 students living at the Pittville Campus; the proposed development provides a net gain of 580 bedrooms in a range of accommodation types. Aspects of the amenity issues relate equally to highway considerations and this will necessitate some overlap in officer assessment.

6.8.2 The relevant Local Plan Policy is CP4 which sets out that development will only be permitted where it would:

- (a) not cause unacceptable harm to the amenity of adjoining land users and the locality
- (b) not result in levels of traffic to and from the site attaining an environmentally unacceptable level; and
- (c) make adequate provision for security and the prevention of crime and disorder (note 5); and
- (d) not, by nature of its size, location, layout or design, give rise to crime or the significant fear of crime or endanger public safety; and
- (e) maintain the vitality and viability of the town centre and district and local shopping facilities.

- 6.8.3** Of these (a, b, c and to a lesser extent d) are of particular relevance in relation to the proposed increase in student numbers and the potential increase in levels of traffic and the implications of the “no car policy” for students (which is discussed in more detail in the transport section of the report).
- 6.8.4** The application proposes the erection of a student village that will accommodate a total of 794 student bedrooms. This would be a significant number of students housed in a concentrated location, within a principally residential environment somewhat removed from the main teaching establishments and the town centre. This could result in significant movements of students across the town in different directions and at different times of the day. The success of the scheme is therefore directly dependant on the ability to understand and manage these movements in ways that will not unduly compromise the existing levels of amenity currently enjoyed by neighbouring residents.
- 6.8.5** There has been a total of 141 letters of objection received by local residents, the vast majority of which comment on students numbers and noise and disturbance caused by student activity at the site and management off-site. Many voiced their concerns and made representations during the public consultation meetings held in August and September 2014. Local residents have highlighted the existing problems caused by student behaviour and complaints received by the Council's Environmental Health Team in respect of all the University campus locations (errors in documentation submitted by the applicant have now been corrected with regards numbers of complaints received by CBC). In summary, the strength of local opposition to the proposed development is not in doubt.
- 6.8.6** The applicant has submitted an Operational Management Plan (OMP) which outlines the management regime to be adopted at this site and includes details of travel patterns, servicing of the site, on-site security and the maintenance of retained and proposed buildings. This document is supplemented by two addendums which were produced in response to questions and concerns raised by Officers, consultees and local residents during the initial consultation period and through subsequent discussions with the applicant.
- 6.8.7** The proposal discusses a number of initiatives that have been used to help the management of initiatives that are currently in place to assist in the management of other university owned sites. For example, the two projects running in Cheltenham are StreetWatch which is active in St Paul's ward and involves a regular evening patrol of students and local residents intervening when community members (students or not) are acting in an anti-social manner. The SuperStarsExtra project supports the police by patrolling the town centre on key student nights and similarly intervenes when community members act in an anti-social manner or need assistance. These schemes involve the recruitment of around 20 student volunteers.
- 6.8.8** The University currently has two community liaison groups, one for Park Campus and one for Francis Close Hall. These groups comprise representatives from the local community, the University, Student's Union, the police and CBC. They meet every four months and have been established over a number of years. These working groups aim to resolve, in partnership, any issues that occur within the community and meet throughout the academic year. Each Campus also has a Residential Support Team and appointed Residential Assistants/Advisors who live on campus. Every student upon arrival at the University is also required to sign up to the University's Student Code of Conduct which sets out the institutional expectations related to their behaviour both on-campus and within the local community (the OMP provides further detail of the sanctions involved if breaches occur).
- 6.8.9** At the Pittville Campus the applicant proposes to adopt similar schemes and initiatives and establish a community liaison group. The application details state that a Pittville

Liaison Group will be established post planning application approval. Working in partnership with the police the University will also develop a site-specific 'patrol' scheme for the Pittville Campus (titled Ssh -Student Safety Heroes) aimed at limiting anti-social behaviour and crime whilst students are travelling to and from the town centre. The scheme will again involve 20 student volunteers and operate on key student nights in town (Mondays and Wednesday evenings) between 10.30pm through to 3.am. The primary objectives of the scheme are to intervene when necessary to reduce noise levels and anti-social behaviour and assist if students require support or find themselves in difficulty. The student volunteers will be supported and in contact with a co-coordinator, the on-site security team and the local police. A Partnership Agreement (dated November 2014) between the University and the Cheltenham Policing Team has also been entered into and submitted as part of the application. This outlines the joint commitment to establishing and maintaining the above 'Ssh' scheme, clarifies objectives, roles and working practices and will be reviewed on an annual basis.

- 6.8.10** The University propose a number of other measures to limit noise nuisance; all proposed opening windows will be restricted to 100mm opening, improved glazing, partition doors and ventilation systems in the Media Centre, grocery deliveries to the site will be restricted to after 6pm on weekdays and through the weekend, the University Student Services Team would relocate and be based at Pittville, Uliving/Derwent management staff on site Monday-Saturday during the day and 24 hour on-site security seven days a week (maximum of 2 out of office hours). The function rooms and bar of the refurbished Media Centre will have restricted hours of use (between 07:00 and 23:00 hours) and amplified or live music would not be allowed to exceed specific levels. Similarly, there would be restricted use of the MUGA.
- 6.8.11** The University also proposes to operate a shuttle bus service for students returning from the town centre on the main weekday student event nights and this has now been extended to include Friday and Saturday nights. The 24 seater bus would run between 10.30pm to 4am collecting students from the main event location.
- 6.8.12** The shuttle bus and late night taxis would access the site from the main vehicular entrance on Albert Road and drop students off in the car park area behind the Media Centre. The barrier would be left open at night for this purpose and for ease of management. During the day taxis would be able to park and collect students in the bus lay-by/taxi drop off area at the main entrance on Albert Road or via the access onto New Barn Lane. Taxis would also operate a 'silent pick up' system linked to the client's mobile phone and engines would be switched off while waiting. The University propose to communicate and update all taxi firms licensed by CBC of the management of taxis at Pittville and this would be done via the Council's Licensing & Business Support Team. The parking areas and main access would also be under CCTV surveillance and security patrols at all times of the day.
- 6.8.13** The applicant was asked to provide clarification on the use of the Media Centre for music and other live events and if they were ticketed events how would they be advertised. The bar and facilities in the retained Media Centre would be for the sole use of on-site students at Pittville and maximum capacity for events would be subject to the controls placed upon the bar operator and licence restrictions. There would be no University wide events held at Pittville which could attract larger numbers, parking congestion and associated noise and disturbance.
- 6.8.14** The Council's Environmental Health Team has no objection to the proposed development subject to conditions relating to noise emission, acoustic measures, plant and extraction equipment, deliveries to the site, and piling. However, it should be pointed out that the Council's Environmental Health Officer is concerned only with the affects of the scheme in terms of on-site noise emissions and the acoustic performance

of the proposed buildings. The EHO's remit does not extend to off-site noise and disturbance issues; this is covered under police legislation.

- 6.8.15** In general, the EHO considers design for the site satisfactory from an amenity point of view and includes features which attempt to control any potential impact on nearby properties. The EHO was however concerned about some potential for nearby residents to be affected by students from blocks R8, 9 & 10 accessing the student union by way of the 'diversion' shown on the Site Establishment plan during the demolition and construction phase of the development. The University has subsequently confirmed that control of this potential nuisance would be carried out by the on-site security staff that would monitor activity and use of this route during construction.
- 6.8.16** The University intends to prioritise 120 bedrooms in townhouse blocks TH1 and TH2 to postgraduate students; one of these buildings fronts Albert Road. The expectation is that these students will be older, bring a working student population to the student village and add to the mix of (predominantly) undergraduate and international students. Their behaviour is also likely to be more restrained. The University's initial suggestion of relocating the front doors of the Albert Road townhouse block to face the interior of the site was dropped. Officers considered that on balance, there would likely be similar noise generated through use of the rear patio doors which serve the main living room; activity and noise could then spill out onto the rear external areas of the townhouses, particularly in the summer months. There were also concerns in relation to the aesthetic appearance of the townhouses fronting Albert Road which in townscape terms should read as a typical front townhouse elevation from the street. The Environmental Health Officer has noted that the proposed townhouses would be nearly 50m from residential properties on the opposite side of the road, which would itself minimise any impact.
- 6.8.17** A contact telephone number would be circulated to local residents in the event of disturbances or problems occurring at any time of the day or night.
- 6.8.18** The 'patrol' schemes and other initiatives currently in operation at other campus locations all have merit and no doubt are successful in reducing noise and disturbance and anti-social behaviour but none are directly comparable to the application site and this proposal. Whilst it is acknowledged that the University is proposing similar schemes and initiatives at the Pittville Campus site, Officers have concerns and reservations about their appropriateness and effectiveness in the long-term in addressing the issues raised by the local community. This is primarily due to the significant number of students proposed in one location and the uncertainties in the management of this number of students. There are no examples across the University of Gloucestershire where the numbers of students are remotely similar and therefore the proposed scenario is very much an unknown quantity in terms of the management of students both on and off-site. Uliving has consistently quoted examples of individual sites that they manage elsewhere in the country where there are large numbers of students but every site and its context will be different and in this respect any planning proposal should always be considered on its individual merits.
- 6.8.19** Further, the majority of existing University accommodation is located on existing campus sites adjacent to teaching facilities and this therefore limits student movements and activity to and from each site. In light of the above, comparisons should not be made with existing student accommodation, campus locations, current student behaviour and management and complaints received from the public.

6.9 Overview

- 6.9.1** The initiatives proposed represent assumptions and do not form a tangible part of the planning application and, as a result, cannot be adequately controlled and subsequently monitored by the Local Planning Authority. Based on the submitted information, officers

cannot see how, through the use of conditions or a legal agreement, that satisfactory measures can be put into place to ensure that neighbouring amenity will not be compromised. The initiatives suggested by the University are commendable and it is apparent that they are taking this issue seriously. Officers are equally aware that Ulling/Derwent is currently managing student accommodation in a range of sites across the country. However, as stated above, given the number of students proposed at Pittville and the site's relative isolation from teaching facilities and the town centre generally, officers do not consider a compelling case in relation to amenity has been advanced. Consequently, officers are unable to advise Members with confidence that these schemes will not unduly compromise and impact on neighbouring amenity. The applicant has thus failed to demonstrate that there would not be significant and demonstrable harm to the amenity of occupiers of neighbouring properties.

6.9.2 Officers have considered whether the proposed community liaison group, which adopts the same principles as the existing groups in their support of the management of existing campus sites in the town, would assist in the successful management of the proposed development. But again, given the scale of the proposals, this would represent a gamble and although would be beneficial to some extent may not prove to be appropriate or sufficient. Whilst working groups are often successful, officers consider that it would be an overly reactive measure that would not go to the heart of the reservations that have been identified; that ultimately the numbers of students moving to and from the site needs a well considered and enforceable strategy. If such a strategy was forthcoming it is this that a working group could engage with but the view of officers is that, in its current form, the application is limited in terms of mitigation measures for neighbouring amenity.

6.9.3 Despite the concerns over student numbers and impact on local amenity being a focus of discussion during the pre-application stage, much of the detail of the schemes and initiatives proposed by the applicant have been progressed, finalised and submitted post submission. For example, confirmation of the University's commitment to and detail of the 'patrol' Ssh scheme, the Partnership Agreement with the police and extension of the shuttle bus operation have occurred much later in the process. Further, the extent of concerns, queries and on-going negotiations is evident by the number and length of addendum reports that have been necessary. Whilst the University has cooperated and been willing to supplement and consider further the management of students, the additional information has largely been submitted on an ad-hoc basis and in officers' view is still not as developed or advanced enough to provide the assurances needed to thoroughly assess the impact upon local amenity.

6.9.4 With more time, this issue may be resolvable but in its current form the application has some significant shortcomings. Officers consider that more direct engagement with the local community may be beneficial prior to determination of this application. Working groups could be set up to discuss pertinent issues and concerns and how they could be overcome. This would not only involve the local community in the decision making process but would also give local residents greater confidence in how the site could be managed. Officers anticipate that these discussions would inevitably include further consideration of the numbers of students proposed which appears to be the principal concern amongst the local community and not the principle of the redevelopment of the site for student accommodation. However, given the time constraints of the funding mechanism, the applicant has requested that the application be determined without further delay. In light of the all the above considerations members are advised that the proposal does not comply with Policy CP4 of the Local Plan.

6.10 Access, transport and highway issues

6.10.1 The key issues in relation to transport are the pedestrian and vehicular movements to and from the site, the patterns, distribution and modes of transport used and their impact

in terms of highway safety (and amenity). The suitability of the proposed accesses to the site and any off-site improvements of highway alterations necessary will also need to be considered.

- 6.10.2** The applicant has submitted a full Transport Statement and Travel Plan(s) although these documents have undergone a number of significant revisions and additions post submission. The applicant has undertaken additional surveys/audits and analysis in relation to pedestrian and cycle routes into and out of town and to the other campus locations. This work has also involved the resources of the County Council, CBC staff and representatives of the Cheltenham and Tewkesbury Cycle Campaign.
- 6.10.3** It is regrettable that the Transport Statement originally submitted lacked sufficient direct relevance to the proposed development and its anticipated modal transport patterns in relation to the numbers of students proposed. Similarly, the Travel Plan was not sufficiently detailed. Not exclusively, more information has therefore needed to be sought with regards cycle parking, bus routes, extended bus services and the numbers and distribution of students attending teaching facilities. A revised and more comprehensive Transport Statement and Travel Plan were submitted on 3rd and 11th December 2014.
- 6.10.4** It is not intended to summarise the full content or all issues included within the Transport Statement and Travel Plan. These are lengthy and, in places, technical documents; summaries and consolidation are provided in the following paragraphs where relevant to the points raised.

6.11 Car Parking

- 6.11.1** There are two fundamental assertions in terms of the highway assessment of the proposed development. Firstly, the student residential element of the scheme will be car free with no on-site car parking allocated to students other than blue badge holders, 15 spaces for post graduate students on teacher training placement and 12 spaces for visitors. A total of 122 spaces are provided on site (subject to clarification of inconsistencies in submitted drawings) and these spaces are primarily allocated for staff (75 spaces) for day time use (Mon-Fri only) and will also be used at the start and end of each term when students arrive and vacate accommodation. Details of the parking regime and its management/enforcement are provided in the OPM and subsequent addendums. The University Sustainable Plan (included within the revised Travel Plan) sets out a number of incentives to encourage staff to reduce reliance of individual car usage. This strategy would be adopted by both the University and Uliving staff at the Pittville student village.
- 6.11.2** In summary, all students (in any academic year) who enter into a tenancy agreement for university managed accommodation will not be permitted to bring a motor vehicle or motor cycle to Cheltenham. Students living at the Pittville student village should not be in a position to be able to park a car on site (with exception of blue badge holders) or in neighbouring streets. The car park will operate a permit system for staff, the 15 postgraduate students and visitors to the site and regular patrols and the barrier at the front entrance to the site should prevent any indiscriminate parking. Any breaches, either on or off-site that are brought to the attention of the University's management and security team will be dealt via the University's Code of Conduct procedures and could ultimately lead to a student's expulsion from the university.
- 6.11.3** The postgraduate students on site that are on teaching training placements (PGCE students) would be placed in groups of schools that are close to each other. It is therefore anticipated that car sharing would take place; hence 15 spaces are allocated for approximately 50 PGCE students and would share spaces with day time staff. However, the Highways Officer has concerns with regards the numbers, management

and enforcement of this aspect of the parking allocation and has requested additional information from the applicant.

- 6.11.4** There has been considerable concern amongst the local community regarding the potential for off-site parking of student and staff cars in neighbouring streets and how the University would enforce any occurrences. The applicant clarifies that the police advice is that it is not the responsibility of the University to patrol the streets to investigate if cars owned by staff or students are parked within the vicinity of the site. Currently at other University campuses, the University responds to community concerns when there is intelligence that links a car to a member of the institution and will liaise with the police if parked illegally or causing a nuisance. To reiterate, students living in halls of residence will not be permitted to bring a car to Cheltenham but if they are found to have brought a car will face sanctions associated with their tenancy. However, there would not be any control over other students visiting and parking near the site who are not residing in university owned accommodation. That said, should this occur the numbers and frequency are expected to very low and transient and should not cause significant harm to local amenity.
- 6.11.5** The Travel Plan details the arrival and exit procedures for the student village. In summary, student intake would be managed over two weekends per year and residents advised in advance of a two hour time slot for arrival. There would be contingency arrangements in place for students missing their slot or in the event of overlap issues (30 spaces left free). Parents/students would be able to use the park and ride facilities or town centre car parks should they wish to extend their visit. The end of term procedures are less problematic since, in practice, students tend to vacate their accommodation over an extended period of several days/weeks. Note that, the racecourse will not be formally used for parking associated with the student village.
- 6.11.6** There has also been some concern about the use of the site during the summer periods and associated parking and traffic problems. In the summer months, outside of term time, the site would mainly be occupied for maintenance purposes. There could also be some international students on 51 week tenancy agreements still resident. The site could also be used for summer schools and a small number of conferences but the applicant has confirmed that such short-term occupiers would be subject to a no-car tenancy agreement.

6.12 Traffic Generation and Patterns and Modes of Travel

- 6.12.1** The second key underlying premise is that the site's existing vehicle trip potential would be greater than the proposed vehicle trip movements to and from the site. Prior to 2011 when teaching facilities at the Pittville Campus closed, there were a maximum of 1,300 students and 200 staff visiting the site on a daily basis. However, this figure should be tempered by the fact that average occupancy levels across the university can drop as low as 33% and this equates to 660 students although staffing levels do not alter significantly. The Transport Statement modelling is based on this lower figure but still demonstrates a drop in trip rates for the proposed development.
- 6.12.2** The revised Transport Statement provides a detailed analysis of modal trip rates and calculations for both staff and students based on 794 student beds, 132 staff and a net decrease in non-residential buildings of 7,120 sq metres. The 2013 Travel Survey and an additional survey of existing students on site in November 2014 have been undertaken by the University has also been used to provide a mode share and frequency of for students travelling from their term time accommodation to their relevant teaching facility.
- 6.12.3** Comparing the calculated number of vehicle trips associated with students at Pittville for both previous/existing and proposed scenarios, the applicant's Transport Assessment

demonstrates a decrease of 393 vehicle trips per week, from 1,219 to 883. The proposed vehicle trips will be generated by postgraduate students with on-site allocated car parking and trips associated with recreational/retail activity only and not students bringing their own cars onto the site.

6.12.4 In total, the vehicle trips associated with the previous and proposed uses at Pittville (staff, students and others) have been calculated to reduce by 729.6 per week from 2,376.0 to 1,646.4. This reduction in weekly vehicular movements to and from the site is wholly expected since students will not be permitted to bring cars to Cheltenham and the number of staff proposed on site has also reduced from 200 to 132.

6.12.5 The Transport Statement also concludes that:-

- The modifications to the existing access to Albert Road, which have been assessed for the swept path of several vehicles, are acceptable.
- The site is accessible by a choice of means of transport, including walking, cycling and public transport
- The proximity of existing bus stops and the existing services between the application site and other campus locations is adequate and a viable alternative to the private car
- The level of parking provision is sufficient
- Cycle parking is provided in accordance with local standards
- An assessment of travel during construction concludes that expected vehicular trips during construction would be lower than the total daily traffic movements of the current use of the site

6.12.6 Notwithstanding the conclusions reached by the applicant's transport consultant the Highways Officer has a number of observations and concerns in relation to post graduate student parking provision, the main access from Albert Road and cycle parking provision and off-site highway improvements. In the background to his report he also points out that many of the outstanding issues stem from the applicant's limited pre-application involvement of the Highway Authority. Also relevant is the application determination deadline of the January 2015 Planning Committee meeting. Although this corresponds with the target date for determination, this date has been imposed on the Local Authority by the applicant as direct result of the applicant's funding mechanism for the proposed development. This has limited the time that has been available to complete and sign a s106 agreement for the highway improvement and mitigation works associated with the proposed development. Unfortunately, some of the requested additional information was submitted a little later than agreed and some remains outstanding.

6.12.7 The Highways officer has concerns about the allocation process of parking permits for the postgraduate students. There remain too many uncertainties regarding the remaining 70 postgraduate students who it is only assumed will not be bringing cars to Cheltenham and subject to the same tenancy agreement of other resident students at Pittville. There appears to be some flexibility in allocating parking permits to postgraduate students which could give rise to on-site parking issues. Although, at the least, these students should be identified in the Student Residential Travel Plan with mitigation and a remedial fund secured, at present the number of postgraduate students and the allocation process of parking spaces for some is uncertain and there would be no mechanism to enforce these numbers or parking spaces. More information is therefore required with regards the post graduate students. That said, officers have no

objection to the principle of postgraduate students residing at Pittville or the numbers proposed.

- 6.12.8** The Highways Officer considers the layout and design of the main access onto Albert Road poor principally due to mixing high pedestrian and cycle flows with reversing cars and bus traffic in a restricted area, and one which would not contribute positively to making places better for people. He suggests that some of the 33 spaces at the access, and the creation of a shared space would be an improvement. Officers have also suggested that some of the spaces are replaced with soft landscaping and alternative surfacing material be considered to limit the extent of tarmac at the entrance. Draft proposals have been provided but discussions are still on going in respect of a revised access.
- 6.12.9** The Highways Officer also comments of the timings and frequency of the proposed shuttle bus and how this provision would be secured in perpetuity. Further detail of the shuttle bus operation is provided in the Operational Management Plan and Addendum in terms of hours of operation and collection/drop off points; but more information on its long-term provision is needed and how this facility would be incorporated into a s106 agreement.
- 6.12.10** Information on allocated on-site parking is unclear and there is inconsistency in the numbers quoted in the various submitted documents. The parking issue is further complicated by the postgraduate student allocation.
- 6.12.11** Proposed cycle parking and storage has been based on minimum standards quoted in the tables of the Local Plan (total 180). The Highways Officers considers that this minimum should not be seen as the target provision since the use of cycling should be positively encouraged. Given the student population at Pittville and the distances involved in students travelling to teaching facilities and the town centre the use of bicycles as a regular travel mode is expected to be high. The proposed siting of some of the cycle stores in remoter parts of the site is not optimal or good design and would not encourage the use of bicycles. There are also issues with the number of covered secure cycle spaces proposed and the lack of mitigation measures in place should the demand for cycle storage, once the site is occupied and established, exceeds supply. Revised details have been requested from the applicant.
- 6.12.12** There are also concerns in relation to the submitted Travel Plans. The Highways Officer suggests that a revised Travel Plan document is submitted in three parts (Framework Travel Plan, Student Travel Plan and Staff Travel Plan). Although the Student Residential Travel Plan relies on a default modal shift due to non car ownership, the Plan has no action plan, timescales or remedial strategy and there needs to be more promotion of car sharing and other incentives. The Travel Plans will be secured by a s106 agreement and will include, for example, details of car and cycle parking provision and allocation and the shuttle bus facility. In this respect it must be enforceable and provide the Council and the local community with assurances that it is a meaningful strategy.
- 6.12.13** The revised Transport Statement includes cycle and pedestrian audits to assess the likely routes that students would take to travel to and from the town centre and the teaching facilities at Park, Francis Close Hall and Hardwick campuses and more importantly their suitability, safety and ability to accommodate the additional footfall. In consultation with CBC's cycle officer and the Cheltenham and Tewkesbury Cycle Campaign these audits have also assessed the suitability and condition of these routes. In addition to dropped kerbs, some footpath resurfacing works and finger post signage, the audit concludes that a cycle contra flow on sections of Winchcombe Street, High Street and Rodney Road or routes via Albert Place, Sherborne Street, Gloucester Place and A46 to Winchcombe Street are necessary. The applicant's preferred method of

mitigation is by a financial contribution secured through a legal agreement. Traffic Regulation Orders will also be required for the routes identified and a Travel Plan Coordinator. Similarly, one of the audited preferred walking routes will require improvements to pinch points and missing dropped kerbs.

- 6.12.14** Coupled with the cycle and pedestrian audits carried out, officers sought clarification from the University with regards the numbers of students anticipated to travel to each of the campus locations (and Oxtalls if relevant) and the numbers expected to leave the site during peak morning traffic flows. The University estimate that 30% of students will study and travel to Park, 61% to Francis Close Hall and 9% to Hardwick. This seems a logical distribution given the proximity of Francis Close Hall and Hardwick and the existing residential accommodation at Park campus. It is also confirmed that approximately 27% of lectures commence at 9.15 (this would equate to approximately 214 students including all postgraduates), demonstrating that not all student trips will be concentrated at am peak times and should be staggered throughout the day and week. These students would walk, cycle or travel by public transport, albeit the majority are likely to walk or cycle to Francis Close Hall or Hardwick. Although this number exceeds the number of students currently leaving the site during the am peak, historically the site would have attracted around 600+ students daily and, as a busy teaching facility, arguably more vehicular and pedestrian activity during the day time.
- 6.12.15** The Highways Authority has yet to receive from the applicant full costings of the highway works. The Highways Officer has thus been unable to advance instructions to GCC solicitors to complete a draft legal agreement.

6.13 Summary

- 6.13.1** There is no highways objection to the principle of the redevelopment of the site for student accommodation or necessarily the numbers of students proposed and the patterns and modes of travel of both staff and students. In total, the vehicle trips associated with the previous and proposed uses at Pittville (staff, students and others) have been calculated to reduce by 729.6 per week.
- 6.13.2** However, the Highway Authority recommends refusal of the proposed development due to insufficient information submitted to enable the local planning authority to be able to fully assess the highway and transport impact of the proposed development. In summary, further consideration is required of the following:-
- Detailed clarification of postgraduate students on work placement, their car ownership and car parking allocation
 - Comprehensive car parking assessment and removal of inconsistencies in the submission
 - Revisions to cycle parking and secure storage facilities including mitigation measures for an increase in demand
 - The methods to ensure that the shuttle bus facility is secured in perpetuity
 - Revised Travel Plan and Travel Plan remedial fund
 - Full and complete costings of required highway improvements and mitigation works
 - Completion of legal agreement

6.14 Other considerations

6.15 Retail Impact and Park Stores

- 6.15.1** The local community has concerns about the impact the proposed university shop will have on the existing convenience store (Park Stores) located on New Barn Lane. To this effect, a petition organised by the management of the store has been submitted.
- 6.15.2** The proposed development includes a small shop within the Media Centre of approximately 60 sq metres. It is anticipated that this outlet would sell a range of stationery items, a limited range of small scale consumables, confectionary and alcohol. Park stores has a floorspace of approximately 46 sq metres and sells a similar range of small scale convenience goods and serves both the existing student population at Pittville and the local community. In contrast, the proposed on-site shop would only be available to students resident at Pittville Campus and would not be open to the general public. In this respect the two retail premises would not be in direct competition with each other and Park Stores would continue to serve the local community. Currently Park Stores attracts trade from existing students at Pittville and there is no reason to suggest that, even with a similar retail outlet provided on-site, that trade at Park Stores would suffer, particularly given the additional 580 students that would be living opposite.
- 6.15.3** The applicants had some initial contact with the owners of Park Stores to discuss how the two outlets could operate alongside each other. It is understood that nothing has been resolved on this matter and discussions are likely to continue.
- 6.15.4** Notwithstanding the above observations, in planning policy terms the threshold set by the NPPF and NPPG for requiring a retail impact assessment is 2,500 sq metres, which is far below what is proposed.

6.16 Additional Guests

- 6.16.1** Local residents are concerned that the number of students on site could double at weekends because the proposed student bedrooms provide double beds. The University has confirmed its policy of allowing students an occasional guest staying in their room for no more than 2 consecutive nights. The student would be responsible for the guest at all times and the guest would be subject to the same terms of the tenancy licence and notify the University of their presence on site.
- 6.16.2** Student accommodation tends to be quieter at weekends with many students returning to their parental home or visiting friends. It is not uncommon across the other University halls of residence for up to 20% of students being away at the weekends, whilst only 5-10% may have guests.

6.17 Trees and Landscaping

- 6.17.1** The applicant has submitted a comprehensive arboricultural report and tree survey alongside and landscape plan. Although a few sub-standard, low amenity trees and shrubs are proposed to be removed along the Albert Road frontage and the southern boundary to facilitate building works, the remainder of the trees on site, some of which are attractive mature and semi-mature specimens, will be retained. In the region of 137 new trees are proposed to be planted across the site which would provide structure and enclosure to the built form, enhance the curvilinear pedestrian routes and the boundary treatment along the south and north east boundaries with Pittville School. They would also be used to frame internal footpaths and external landscaped courtyard areas. Given these strong mitigation factors, the Council's Trees Officer has no objection to the proposed development subject to conditions relating to approval of a detailed landscape

plan (including specimen, size and planting methods etc), the erection of tree protective fencing in accordance with the submitted tree protection plan and arboricultural monitoring. Details of hard surfacing and a long-term maintenance schedule for all future landscaping would also be required.

- 6.17.2 The Council's Landscape Architect is generally satisfied with the layout and design of the proposed landscaping which are the more pleasing aspects of the proposal. However, a number of issues were identified with the scheme as first submitted relating to sustainable urban drainage (SuDS), planting, bin and cycle storage location.
- 6.17.3 Policy INF3 of the JCS (Flood Risk Management) requires new development to incorporate suitable Sustainable Urban Drainage Systems where appropriate to manage surface water drainage and this instance a landscape approach to SuDS is preferred. Following discussions with the applicant's landscape architect, the revised landscape plan includes drainage swales and a Swale Strategy Plan is shown in the Landscape Planning Statement; however a full drainage scheme would need to be approved post decision in compliance with national standards.
- 6.17.4 The wildflower beds initially proposed have been removed (due to long term maintenance issues) and it is suggested that the east boundary should be augmented with more evergreen shrubs. These details could be provided in a Planting/Landscape Plan for approval post decision.
- 6.17.5 The bin and cycle store located by cluster block C2 is not ideal and would detract from the amenity value of this external space. Its relocation has been discussed with the applicant but no alternative location has been identified.

6.18 Energy and Utilities

- 6.18.1 A revised Energy Statement was received on 9th January which resolves some of the queries from local residents regarding levels of water usage. Further detail was also requested in relation to the impact of the proposed development on existing/future public services and utilities infrastructure (i.e. gas, water and electricity). Although not strictly a planning matter both reports are still largely restricted to an assessment of the energy/service requirements of the retained buildings on the site rather than an analysis of the demands of the proposed buildings and any impact on existing services to neighbouring properties.

7. CONCLUSION AND RECOMMENDATION

- 7.1.1 Paragraph 14 of the NPPF requires that *"at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking....For decision-taking this means approving development proposals that accord with the development plan without delay Where the development plan is absent or silent or relevant policies are out of date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.."*
- 7.1.2 Fundamentally, the principle of the redevelopment of this brownfield site to create a student village is acceptable and not in dispute. Equally, the provision of a large number of students in excess of the current student population at Pittville is not out of the question. This was a vibrant and active site when in full use as a teaching facility and it is expected that a new student village would generate similar levels of activity.

- 7.1.3** The applicant has put forward a strong argument in terms of the benefits of the proposed development upon the vitality and future growth of the University of Gloucestershire and thereby maintaining the economic and social benefits to the local and regional economy. The applicant has provided an economic case which broadly outlines the short and long-term affects on the University should this scheme not go ahead and the difficulties presented by the proposed funding of the project.
- 7.1.4** The provision of additional student accommodation to meet the identified shortfall and subsequent improvements in the University's competitive performance is one element of the University's well being and benefit to the local economy; there are many other contributing factors. Similarly, the proposed increase in accommodation does not appear to be directly related to any planned increase in the number of University courses offered.
- 7.1.5** The various submitted statements and reports on this issue have been carefully considered to determine whether the economic argument 'tips the balance' in terms of supporting the proposed scheme in its current form. The value of the proposal to the current and future economy of the town must be weighed alongside any harm to amenity that an increase in numbers of students living on site would cause to the local community and any harm caused to the character of the area through inappropriate or poor design.
- 7.1.6** As stated previously, paragraph 17 of the NPPF states that one of the core land-use planning principles underpinning both plan-making and decision-taking is that planning should *"always seek to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings"*. Officers are of the view that the proposed development fails to achieve either of the above. Similarly, *paragraph 64* states that *"Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions"*.
- 7.1.7** The preceding sections have demonstrated the significant and demonstrable harm that would be caused by the proposed development. There are uncertainties in respect of the numbers of students proposed and their management on and off-site; whilst the various management and operational strategies put forward by the applicant have merit officers consider that they are not sufficiently developed to provide assurance as to their effectiveness. The schemes rely heavily on volunteer student patrols and local resident monitoring of behaviour and whilst the Partnership Agreement with the police is good in principle, this agreement is part of a long-term strategy for managing and maintaining this development and other campuses around the county and no information has been provided with regards the detail of its procedures and implementation. Mitigation measures and methods for the long-term delivery of proposed management strategies are therefore not yet fully in place.
- 7.1.8** Whilst the layout is generally acceptable and some elements of design have shown recent improvement, the architectural design lacks sufficient interest, quality and robustness and is uninspiring. This is a significant site within the town, adjacent to the Central Conservation Area that should require architectural design of the highest quality. The proposed scheme lacks imagination and would create an unwelcoming entrance framed by unattractive end elevations, overbearing and monotonous façades to buildings which would feel oppressive when viewed from external courtyard areas and the public realm.
- 7.1.9** Officers consider that there are elements of the proposed design which have not been properly thought through and an opportunity has been missed to create an inspiring and bespoke architectural response that creates a strong sense of place and one which in townscape terms is contextually appropriate and sympathetic to the character of existing buildings on the site and surrounding development. In this respect the design has been

heavily criticised and has not received the support of the Architects Panel, the Civic Society, the Council's Conservation and Heritage team and local residents.

- 7.1.10** Officers feel that although some progress was made during pre-application discussions in terms of the layout and aspects of the design, the application was submitted prematurely. The architectural design and transport considerations had not been sufficiently advanced and there remained reservations about the number of students proposed and their management. Subsequently, the determination of this application has felt rushed albeit dialogue with the applicants and their consultants has been continuous and productive.
- 7.1.11** With more time and on-going discussions with the applicants, officers are confident that an appropriate scheme for a student village at this site could be brought forward and the issues highlighted are not necessarily insurmountable; but this does not fit within the timescale of the University's funding bid. However, in its current form the proposed development has too many shortcomings and the economic arguments put forward by the applicants do not lead officers to conclude that the scheme should be supported. On balance, the cumulative effect of a poor architectural response, the potential harm to the amenities of the occupiers of neighbouring properties and the unresolved highway issues outweigh the economic argument. The recommendation is therefore to refuse for the following reasons.

8. REFUSAL REASONS

1. The application site is previously developed land with an existing education and residential use and is a large and prominent site within the town. Any proposals for development on the site will therefore have a significant impact upon the character of the locality and will affect the setting of the Central Conservation Area and an adjacent Locally Indexed building (Pittville School).

Whilst the layout of the proposed development is broadly acceptable, the architectural design of the proposed buildings is considered poor, uninspiring and lacks the robustness and quality of design needed. The concerns relate principally to elevation treatment, the pattern, proportions and detailing of the fenestration, the mix and choice of materials and the uniformity in height and mass. There has also been little attempt to respond architecturally to the retained buildings on the site in terms of form, mass, height, architectural detailing, materials and colour. Consequently, the elevations are crude and represent vertical extrusions of a basic plan form resulting in monotonous and overbearing facades. There is little modulation or articulation in the detailing of the elevations which are repetitive and rely on an excessive and inappropriate mix of materials that, in places, creates a cluttered effect. As such the proposed development represents a missed opportunity, does not respond to the character of the surrounding area or existing buildings on the site and does not make a positive contribution to this key site within the town. The proposed development does not therefore adhere to the aims and objectives of Policy CP7 of the Local Plan and paragraphs 17, and 64 of the NPPF.

2. The application proposes the erection of a student village that will accommodate a significant number of students (794), far in excess of the existing residential use of the site, in a concentrated location within a predominantly residential environment. The site is also somewhat removed from the town centre and the main teaching facilities of the University. The proposed development is therefore likely to result in significant movements across the town in different directions and at different times of the day. The success of the scheme is therefore directly dependant on the ability to understand and manage these movements in ways that will not unduly compromise the existing levels

of amenity currently enjoyed by neighbouring residents. The potential harm caused to local amenity would result primarily from noise, disturbance and anti-social behaviour of students both on and off-site.

The applicants propose a number of strategies to manage student behaviour both on and off-site. The off-site strategies rely primarily on student volunteer patrols, local residents' monitoring of student behaviour and community liaison groups; they are based on assumptions and are not sufficiently advanced in terms of providing evidence of their long-term effectiveness and the mitigation measures necessary. The proposed development does not therefore adhere to the aims and objectives of Policy CP4 of the Local Plan and paragraphs 17 and 69 of the NPPF.

3. Insufficient information has been submitted to enable the Local Planning Authority to be able to fully assess the highway and transport impact of the proposed development. Further detail and consideration is required of the following:-

- Detailed clarification of postgraduate students on work placement and their car ownership and on-site car parking allocation
- A comprehensive car parking assessment and removal of inconsistencies in the submission
- Revisions to the number and location of cycle parking and secure storage facilities including mitigation measures for an increase in demand
- Full details of the shuttle bus and how this facility is to be secured in perpetuity
- Revised Travel Plan(s) and Travel Plan remedial fund
- Full and complete costings of required highway improvement and mitigation works

In the absence of the above detail, the proposed development does not adhere to the aims and objectives of Policies TP1 and TP6 of the Local Plan and paragraph 32 of the NPPF.

4. No agreement has been completed in terms of contributions towards highway improvements and mitigation works and infrastructure. This development will lead to an increase in use of footpaths and cycle routes and also the surrounding highway networks and the relocation of a bus stop is proposed. The development should therefore mitigate its impact in terms of providing payments towards forms of infrastructure and highway improvements such as dropped kerbs, footpath upgrades, contra flows, finger post signage and bus stop relocation. No agreement exists and therefore the proposal does not adhere to the objectives of Supplementary Planning Guidance, 'Planning Obligations: Transport', and Policy CP8 of the Local Plan.

This page is intentionally left blank

APPENDIX 1

PITTVILLE STUDENT VILLAGE – CASE FOR SUPPORT

The case for development

The re-developed student village at Pittville will allow the University to be competitive in the market and to meet its planned growth in student numbers. The University's success and continued viability is critical to Cheltenham and the wider region. In 2013/14 the local economy benefitted by £151.2m as a result of the University's presence. On average each student spends £11,382 each year, with approximately 83% of this remaining in the county. This supports 518 jobs each year in the region. As such, losing this opportunity would greatly impact the town itself and the region.

Before teaching at the campus ceased in 2011 it supported 1,300 students and over 250 staff. The campus has been used as an educational and residential site since the early 1960s. The scheme proposed *reduces* the built footprint of the site by approximately 50%, introducing green spaces and an additional net gain of 137 trees. The scheme seeks to provide beds for a total of 794 students (including 213 already on site), with office space for 100 University support staff.

The Pittville campus is in a deteriorating state and has become a local eye sore. It is not financially viable to re-introduce teaching back to the campus. Since it was moth balled in 2011 all the courses that were taught there have been redeveloped at other campuses with improved teaching facilities.

The market for student recruitment has changed fundamentally. Student number controls – through which government controlled the maximum number of students that could be recruited by each university in any one year – will have been removed completely by 2015/16. In addition, the majority of first year undergraduate students in the UK, including those at University of Gloucestershire, are now paying the maximum £9,000 p.a. in tuition fees.

Guaranteed accommodation is very important to prospective students. In its survey of students who declined to come to the University of Gloucestershire in 2013/14, 78% rated the availability of accommodation as important in their decision making process. Students look for high quality en-suite rooms with associated social and study facilities, within a good travel range of where their teaching is taking place. The Pittville Student village meets all these needs, and will be our flagship offer. The ability to offer students accommodation in the Pittville village for September 2016 is central to the University's future success.

The University of Gloucestershire has reacted proactively to the changing market but struggles with the inherent constraints of its estate, especially with the quantity and quality of its student accommodation. At present the University has a shortfall of 554 beds, projected to be 1,153 by 2018/19 without the new accommodation. The University has very limited capability to build more accommodation on its sites in Cheltenham and in order to address this shortfall is reluctantly placing increasing numbers of students in leased halls and private housing. Some halls offer below standard quality and there is growing pressure on areas with private rentals such as St Paul's.

Without the additional 580 beds offered by the Pittville development the University could be faced with those students choosing to study elsewhere. The 580 students represent a minimum of £5.2m in student fees per annum and approximately £6m of direct spend per annum in Cheltenham.

Partnership with Uliving

The use of public/private partnerships for student housing has become common place in the Higher Education sector. It offers universities the opportunity to provide the sort of high quality student accommodation that the University of Gloucestershire urgently needs, that is well managed and maintained but is self-funding, thus protecting available university capital investment for improved teaching accommodation and student facilities. The well-established consortia in this field, including Uliving, have considerable experience in the construction and facilities management of student accommodation.

Because of their strength in the student housing market these consortia are often able to access funding solutions that are not available to individual universities, including the proposed funding solution that is guaranteed by Infrastructure UK. Uliving has been able to secure such a funding proposition which has provided financial viability to the project.

In addition to the funding solution achieved by Uliving (see below), a further significant advantage of the funding model is that existing student accommodation owned by the University can be transferred to them on the same leasehold arrangement, thus ensuring high quality maintenance and management over the 35 year leasehold period and freeing up University capital from maintaining halls to investing in teaching accommodation and student facilities and this will generate a capital receipt for the University.

This capital receipt will be used to further invest in the University estate, providing new and enhanced teaching accommodation and student facilities. The planned approach is to invest in new teaching accommodation for subject areas with existing or potential recruitment potential. The investment will provide building work locally and also allow additional staff recruitment.

Responses to planning

The University has reacted proactively to issues raised during the planning process. It has a strong record in the region for working well with its local neighbours and for its schemes to support and manage students as they live and learn in Cheltenham. Concerns about the design have been raised by the Architects Panel and by Cheltenham Civic Society. Local residents have raised concerns about having 794 students resident on the site and have questioned how the management of the site and surrounding area will be carried out. There has also been concern about vehicular traffic and footfall and the impact on the local shop. The documents provided with the planning application provide detail on how these issues have been addressed.

We believe we have worked constructively with the CBC planning team to develop the scheme in response to issues raised. It is notable that there have been no formal objections raised from the statutory consultees, including the Environment Health team and Highways Authority. The local community police team has supported the scheme during consultation and has offered to staff a hot desk at the site in order to support the University's commitment to student safety and management of behaviour.

The Funding Solution

The funding solution to the project is predicated on a financial guarantee from Infrastructure UK. Infrastructure UK is the unit within HM Treasury that is responsible for improving delivery of infrastructure and bringing commercial expertise to policy formation. They help to deliver specific projects which are applied for on a case by case basis.

The UK Guarantee Scheme helps project sponsors such as Uliving, to raise debt finance for infrastructure projects by utilising the UK sovereign credit rating against the underlying project risk. This risk is assessed by IUK and specific expert consultants who carry out and complete a detailed

due diligence investigation into the project and its viability before providing a financial guarantee. This greatly improves the viability of a project and widens the potential pool of investors in the project and these investors have the ability to rely on HM Treasury guaranteeing the debt repayment.

For the re-development of the Pittville Campus the 22nd of January planning committee is critical. Ahead of the 2015 General Election, the Parliament will be dissolved on 30th March, and therefore, in order to benefit from the UK Guarantee Scheme, this financial solution will have to be launched no later than the week commencing 23rd March, having concluded the judicial review period. If this deadline is missed the impacts are severe. The new government may choose not to continue with the policy or as a best case the financial pricing terms are likely to increase causing a major impact to the land value. In the unlikely event where the government continue without any impact on guarantee pricing, the next window will be after the General Election, subject to any new Government's requirement/approval, which could delay financial close until June 2015 or later. This causes a major impact on the ability to deliver the construction for September 2016.

This page is intentionally left blank

BiGGAR Economics

Economic Impact of the University of Gloucestershire

A report to



BiGGAR Economics

Midlothian Innovation Centre
Pentlandfield
Roslin, Midlothian
EH25 9RE
0131 440 9032
info@biggareconomics.co.uk
www.biggareconomics.co.uk

CONTENTS	Page
1 EXECUTIVE SUMMARY	2
2 INTRODUCTION	4
3 METHODOLOGY AND APPROACH	5
4 GLOUCESTERSHIRE AND ITS UNIVERSITY	7
5 CORE UNIVERSITY IMPACTS.....	12
6 STUDENT IMPACTS	22
7 KNOWLEDGE TRANSFER IMPACTS.....	30
8 GRADUATE PRODUCTIVITY IMPACTS.....	44
9 CONTRIBUTION TO THE LOCAL ECONOMY.....	49
10 SUMMARY OF QUANTIFIABLE IMPACTS.....	54
11 WIDER IMPACTS	56
12 ECONOMIC RATIOS AND MULTIPLIERS	59

1 EXECUTIVE SUMMARY

This report presents the findings of an economic impact study of the University of Gloucestershire undertaken by BiGGAR Economics in autumn 2014.

1.1 Quantitative Economic Impacts

The key quantitative findings of the report are that:

In 2012/13 the University of Gloucestershire generated **£356.5 million Gross Value Added (GVA)** for the UK economy and supported **3,729 jobs**.

This impact included:

- £151.2 million GVA and 2,163 jobs in the County of Gloucestershire; and
- £208.5 million GVA and 2,826 jobs in the South West.

Based on these impacts it can be shown that in 2013/14 the University of Gloucestershire:

- generated a total impact of £7.47 for every £1 of direct impact.
- supported 4.5 jobs the UK for every person directly employed; and
- generated £5.03 GVA for the UK economy for every £1 income received from funding bodies.

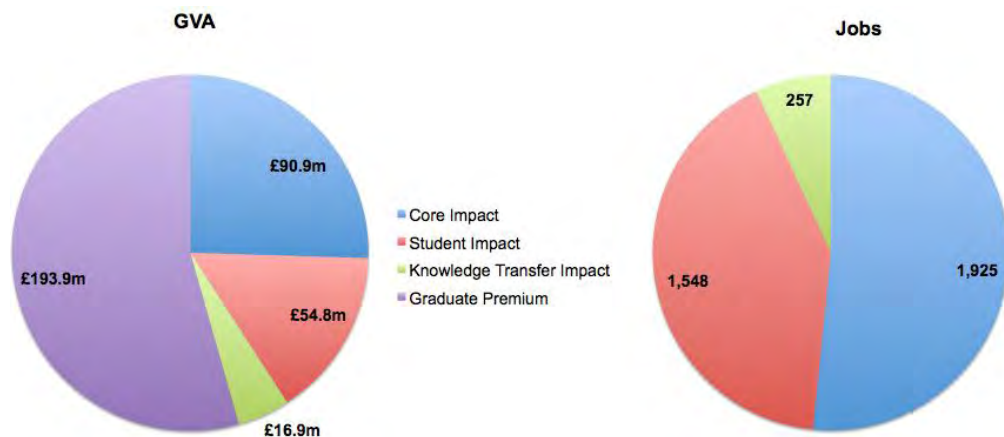
Source: BiGGAR Economics

The study considered the full range of activity undertaken by the University of Gloucestershire and considered both quantifiable and unquantifiable economic impacts. The quantifiable impacts considered include those generated by:

- the University's **core operations**, such as direct employment, expenditure on supplies, the expenditure of staff and capital investment;
- **students**, including student spending, part-time work and voluntary activity;
- **graduates** and the additional contribution they make to the UK economy as a result of qualifications and work experience gained through the University; and
- **knowledge transfer activity** including student placements and business support to start-up businesses and undertaking consultancy, research and workforce training for established businesses;

A breakdown of the quantifiable impact generated by the University for the UK economy by each of these activities is provided in Figure 1-1.

Figure 1-1 Impact by Source - UK



1.2 A Driver of Regional Economic Growth

What is more difficult to quantify is the role that the University of Gloucestershire plays in sustaining and enhancing the economic prosperity of Gloucestershire. It does this by:

- **operating as a successful business** - the University of Gloucestershire is a successful business in its own right. In terms of employment, it is the 6th largest business in the county and has a well developed local supply chain that helps to support hundreds of other businesses elsewhere in the county;
- **encouraging students and staff to volunteer** – in 2013/14 students and staff spent over 10,000 hours working for charities and other voluntary organisations, most of which are based in Gloucestershire. This support has helped third sector organisations in the county to maintain service delivery during a particularly challenging funding environment;
- **helping local businesses and organisations to improve their performance** – the University provides a wide range of support services to businesses and other organisations, helping them to access the knowledge and expertise they require to improve their performance;
- **developing the local workforce** – by providing a steady stream of well trained graduates the University helps to ensure that local businesses are able to recruit the staff they require to develop and grow; and
- **creating a vibrant and stimulating environment** – through its support for the arts and the voluntary and social activities of students and staff the University supports a vibrant and creative environment in Cheltenham and Gloucester, which is conducive to innovation and makes Cheltenham and Gloucester more attractive places to live, visit and invest.

In each of these areas the University has the potential to deliver even greater benefits for the local area. The launch of the new Growth Hub in October 2014 will be key to realising this potential.

The new Hub represents an innovative new approach to economic development that puts the University right at the heart of local economic policy delivery. By providing a flexible framework within which businesses will be able to engage with the local knowledge base on their own terms, the Growth Hub should be key to realising the full potential of the University as a driver of local economic growth.

2 INTRODUCTION

This report presents the findings of an economic impact study of the University of Gloucestershire undertaken by BiGGAR Economics in October 2014.

2.1 The University of Gloucestershire

The University of Gloucestershire has 11,932 students, nearly 1,600 staff and is situated across three campuses in Cheltenham and Gloucester. Although the University is one of the UK's newest universities, having achieved university status in 2001, its origins date back over 150 years to the church foundation of teacher education colleges and the Mechanic's Institutes movement of the Victorian period. Building on these roots the University has been able to develop distinctive strengths in areas such as learning, teaching and sustainability. The University has been training teachers since 1847 and Ofsted has rated its primary school training provision 'outstanding'.

2.2 BiGGAR Economics

BiGGAR Economics is an independent economic consultancy based near Edinburgh with particular expertise in higher education and knowledge transfer. Over the past five years BiGGAR Economics has assessed the economic impacts of around thirty universities and research institutes across the UK and elsewhere in Europe. This experience has enabled the team to develop a unique approach to assessing the impact of higher education institutions that captures the distinctive strengths of different types of institution.

2.3 Report Structure

The remainder of this report is structured as follows:

- chapter 3 provides background information about the University of Gloucestershire and the local economy;
- chapter 4 describes the methodology and approach used in this report;
- chapter 5 discusses how the University's core activities of turnover, direct employment, purchase of supplies, staff spending their wages and spending on capital projects supports economic impact;
- chapter 6 illustrates how the University's students create impact through their expenditure, part-time work and volunteering;
- chapter 7 describes how the University helps businesses and organisations in the local area to improve their performance;
- chapter 8 discusses the economic contribution of graduates from the University;
- chapter 9 describes the contribution that the University makes to the economies of Cheltenham and Gloucester;
- chapter 10 summarises the quantifiable impacts of the University; and
- chapter 11 describes the wider impacts of the University in particular the contribution it makes to enhancing environmental sustainability; and
- the appendix provides a list of the economic ratios and multipliers used to estimate the economic impacts considered in the report.

3 METHODOLOGY AND APPROACH

This chapter describes the methodology and approach used in this report.

3.1 Approach

The starting point for this study was an information request from BiGGAR Economics to the University of Gloucestershire. The data request was designed to make use of existing data that would be readily available to staff and did not involve any primary research.

The data gathering exercise was then supplemented with consultations with members of staff from the Growth Hub and qualitative information about the University's activities that was supplied by key staff from other departments of the University. The consultations and wider information request were designed to obtain further information about the distinctive strengths of the University and to help identify any wider, unquantifiable sources of economic impact.

3.2 Methodology

This report quantifies the economic impacts of the University of Gloucestershire in terms of Gross Value Added (GVA) and jobs.

GVA is the measure of the value that an organisation, company or industry adds to the economy. This report uses the production approach to measuring GVA, where the GVA is equal to the value of production less the value of the inputs used. Typically this is estimated by subtracting the non-labour costs of the organisation from the organisation's total revenue.

Note on terminology

Gross Value Added (GVA) is a measure of the economic contribution of an individual organisation (e.g. the University of Gloucestershire). This contribution excludes the value of goods and services produced by other organisations and used during the course of production. This means that the direct GVA of the organisation will be less than its total output or turnover.

3.3 Estimating Economic Impact

Economic impact is reported using two measures:

- **Gross Value Added (GVA)** - this measures the monetary contribution that the University, or a particular area of activity undertaken within the University, makes to the economy; and
- **Employment (jobs)** – this is the number of full time equivalent (fte) jobs supported by the University, or a particular area of activity.

This assessment considers the direct and indirect economic impact of the University of Gloucestershire's activity. Direct effects measure the economic activity that is directly supported by the University (i.e. staff employed by University or employment supported by the direct expenditure of a student or member of staff). Indirect effects include two type of effect:

- supplier multiplier effects – the purchases of supplies and services associated with the direct impact and all the resulting purchases of supplies and services down the supply chain that has occurred because of the original purchase; and
- income multiplier effects – the expenditure of employees supported by the direct and supplier effects.

3.3.1 Estimating Gross Direct Economic Impact

In this report income and spending are considered analogous to turnover. The approach used to estimate the economic impact of each source of impact varies depending on the information available about the source of impact:

- for impacts where turnover and spending on goods and services are both known (e.g. in calculating direct impact) expenditure on goods and services was subtracted from turnover to give GVA; and
- for impacts where only turnover or employee numbers were known, appropriate ratios between turnover/GVA or GVA/employee were applied to the source data in order to estimate the gross GVA and employment impact.

For all types of impact ratios between GVA, turnover and employment were obtained from the UK Annual Business Survey 2012.

3.3.2 Estimating Net Economic Impact

Gross impacts were then converted to net impacts by taking account of:

- leakage – this considers how much of the economic activity occurs in the study area. Leakage is accounted for by considering the geographical source of the impact. This study considers the economic impact for three different geographic areas:
 - Gloucestershire (the “local area”);
 - the south-west of England (the “region”); and
 - the UK as a whole.
- displacement – this takes into account whether and to what extent the activity of the University has resulted in the reduction of activity elsewhere in the study area (e.g. would part-time jobs undertaken by students at the University have been undertaken by other local residents if the University did not exist, thus reducing the economic impact of other local residents); and
- multipliers - these capture the effect of subsequent spending rounds as the initial expenditure is re-spent elsewhere in the economy. This is done by applying GVA and employment multipliers to gross GVA and employment.

The multipliers used in this report were derived from the Scottish Government’s Input-Output tables¹. This source was used because it is more up to date than equivalent information published for the UK and because it provides multipliers for different sectors.

The Scottish multipliers were then adapted to each of the study areas to reflect the comparative size of the economy in each area. This was done based on BiGGAR Economics previous experience, informed by consultation with staff from the University and by the relative size and scale of the economies of each of the study areas. The assumptions used to do this are presented in Table 3.1.

Table 3.1 – Multiplier Impact Assumptions

	Gloucestershire	South-west	UK
% of Scottish multiplier	33%	100%	120%

¹ Scottish Government, Input-Output Tables 2009, 2013

4 GLOUCESTERSHIRE AND ITS UNIVERSITY

This chapter presents some contextual information about the University of Gloucestershire and about Cheltenham and Gloucester, where the University's campuses are based.

4.1 The University of Gloucestershire

The strategic goals and focus of the University of Gloucestershire is focused strongly on its students. Evidence of this commitment can be found in the University's strategic plan, which emphasises the University's aim of nurturing and developing the full potential of its students. As "the University of, and for, Gloucestershire", the University also aims to promote economic, social and cultural wellbeing in the communities it serves.

The strategic goals of the University as stated in its strategic plan are²:

- to provide students with excellent learning experiences through outstanding teaching and support for learning;
- to promote enterprise, employability and wider economic, social and cultural benefit to the community;
- to embed research, scholarship, practice and consultancy in all activities;
- to build strong relationships with selected partners for mutual benefit; and
- to build a successful and sustainable organisation.

The University also has a key role in delivering economic growth for Gloucestershire as identified in the strategic economic plan for the area. The plan highlights the University's partnership with the LEP to develop a Growth Hub to drive growth for businesses in Gloucestershire.³ The University's strategic partnership with two major further education colleges in Gloucestershire in order to widen participation in further and higher education is also notable.

4.1.1 The Growth Hub

The Growth Hub opened for business in October 2014. Located at the University of Gloucestershire's Oxstalls campus in Gloucester, the Growth Hub represents an innovative partnership that brings together business development professionals from the University and the GFirst Local Enterprise Partnership.

The overarching aim of the Growth Hub is to act as a catalyst for economic growth in the county by encouraging the development of world-class companies, increasing exports and supporting entrepreneurial start-ups with high growth potential. The Growth Hub will achieve this by offering a new way of providing business support services.

The vision for the Growth Hub is to be the "go to" place for businesses to access a diverse range of coordinated and integrated business services from a number of service providers and advisory bodies. Unlike other business support services that are currently available, the Growth Hub will provide a tailored business service for companies and start-ups with high growth potential. This will work on the basis of understanding a company's specific goals, drivers and requirements and working with a business to formulate and deliver a tailored package of support.

² University of Gloucestershire, *Strategic Plan 2012 – 17*.

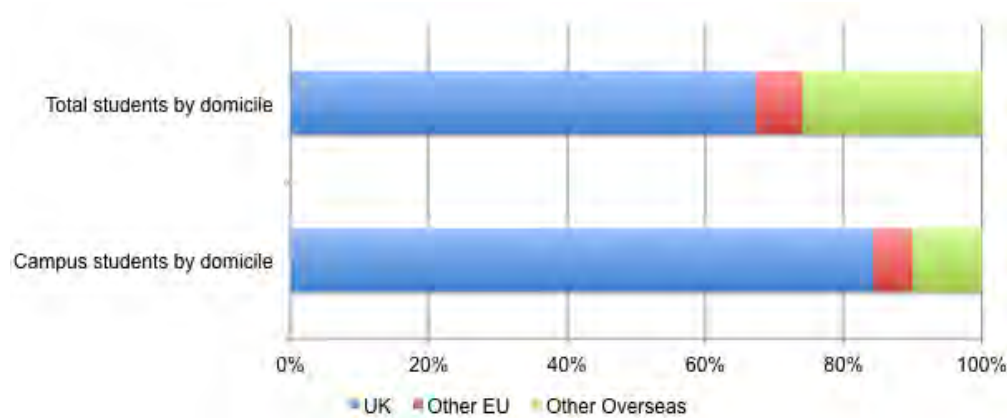
³ Gfirst LEP, *Strategic Economic Plan for Gloucestershire*, March 2014

4.1.2 Students

There were 11,932 students enrolled at the University of Gloucestershire in 2013/14. The majority of these students were based on the three campuses in Gloucester and Cheltenham however a significant proportion were educated by the University through distance learning or through partner institutions.

The remote education systems that are used by the University enable them to reach a more international student market than would be possible if the University had only used campus-based learning. Of the students who were educated on one of the three campuses, 84% were from the UK, and 6% were from elsewhere in the EU and a further 10% were from other overseas. However, 26% of the total enrolment of the University consists of students from outwith the EU and only 67% of students are from the UK. This is because many of the distance learning and associate education methods are easier for, and designed for these international students.

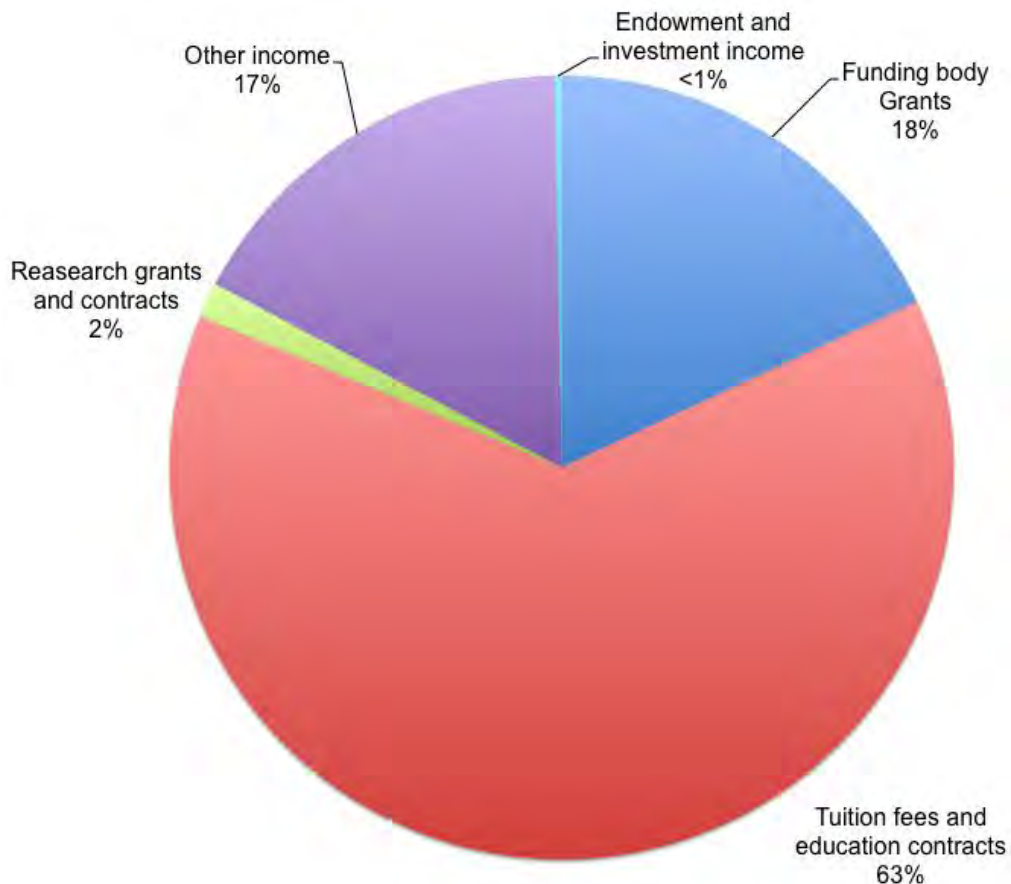
Figure 4-1 Student origins



4.1.3 Funding

In 2013/14 the total income of the University was £70.9 million. The majority of the funding for the University came from Tuition Fees and Education Contracts, which amounted to £45.4 million. Funding Body grants (£12.9 million) and Other income (£12.2 million) contributed the majority of the remaining funding. The University received £1.0 million of funding from research grants and contracts, which represents 2% of its total income.

Figure 4-2: University income by source



4.2 Local Area

The communities in which the University of Gloucestershire operates give a focus to its strategic goals. The communities are profiled below to give some socio-economic context to the environment that the University operates in. The Local Areas for the study are:

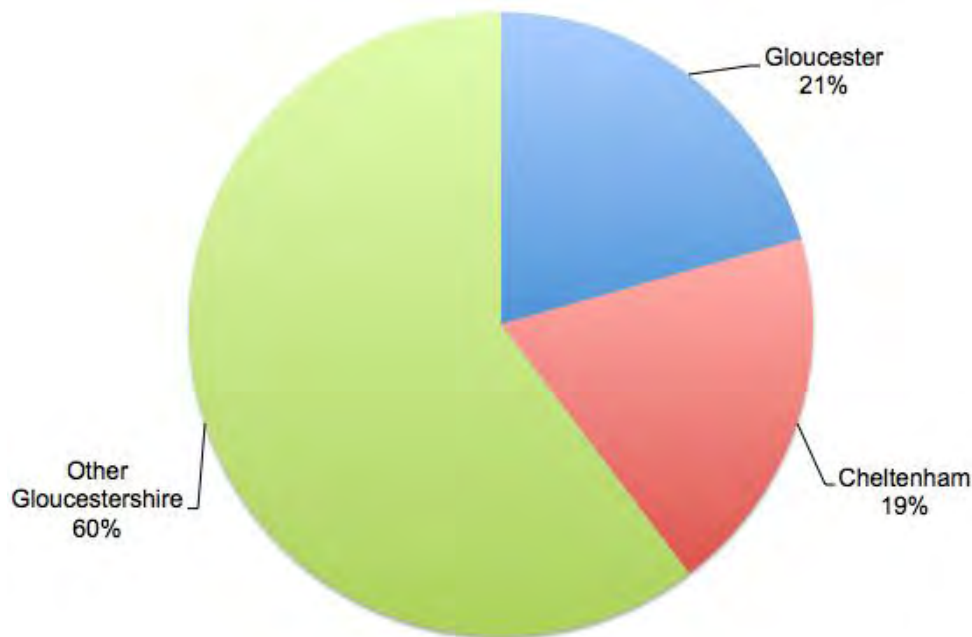
- Cheltenham;
- Gloucester; and
- Gloucestershire.

4.2.1 Demographics

The population of Gloucestershire is 605,700⁴, of whom 40% stay in the City of Gloucester with a population of 124,600 and the town of Cheltenham, which has a population of 115,900.

⁴ ONS, *Mid-year population estimates for 2013, 2014*
Economic Impact of the University of Gloucestershire

Figure 4-3 : Population distribution within Gloucestershire



4.2.2 Employment and Earnings

The earnings of people living in Gloucestershire are similar to those of the UK as a whole. The average full time worker in Gloucestershire is paid £514.40 a week, compared to £518.10 for the average UK worker. Within Gloucestershire there is a difference between the two settlements of Gloucester and Cheltenham. Cheltenham has an unemployment rate of 6.3% and average weekly pay of £553.10. The unemployment rate in Gloucester is 7.3% and full time workers have an average weekly pay of £479.40.

Table 4.1 – Employment and Earnings

	Gloucester	Cheltenham	Gloucestershire	UK
Total Employment	60,400	58,800	303,000	30,763,000
Unemployment Rate	7.3%	6.3%	4.9%	6.8%
Gross Weekly Pay (Full Time worker)	£479.40	£553.10	£514.40	£518.10

4.2.3 Enterprise

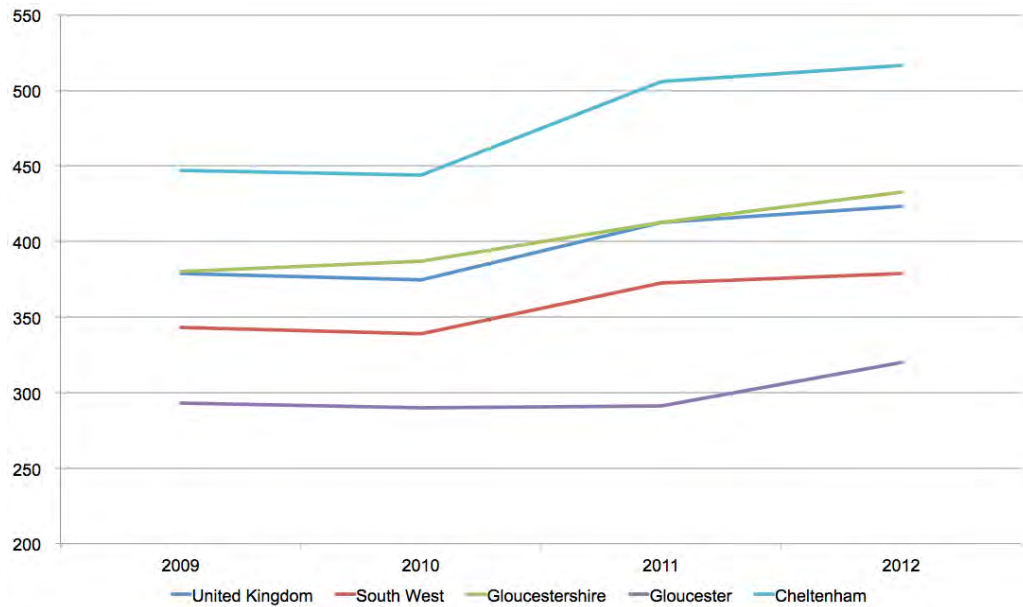
The rate of business start up varies across the different local areas. In 2012 there were 423 new businesses for every 100,000 people⁵. This reflects growth of 12% since 2009 when the business start up rate was 379 per 100,000 people. The start up rate in the county of Gloucestershire is broadly in line with the rate for the UK and higher than that in the South West of England.

There is a significant difference between Cheltenham and Gloucester. The business start up rate in Gloucester is 24% lower than that for the UK as a whole, with 320 new

⁵ ONS, *Business Demography 2012*, November 2013
Economic Impact of the University of Gloucestershire

businesses started per 100,000 people in 2012. In Cheltenham the business start up rate is 22% higher than that for the UK as a whole, with 517 businesses set up per 100,000 in 2012. These trends have been consistent since 2009. In order to address the businesses needs of the local areas the University has recently established the Growth Hub in Gloucester to promote and support enterprise in the city and the wider county.

Figure 4-4 Business Start Up rate per 100,000 people



5 CORE UNIVERSITY IMPACTS

This section describes the core operational impacts of the University of Gloucestershire.

5.1 Core Activities

The core economic impacts associated with the University of Gloucestershire are those that occur as a result of the day-to-day operations of the University and its students and staff. The impacts that are covered in this chapter include:

- direct impacts – these are the impacts resulting from the University's income and employment;
- supplier impact – the University purchases goods and services that increase the turnover of businesses and support jobs in its supply chain;
- staff spending impact – staff spending their wages increases the turnover of businesses in the economy, which generates wealth and supports employment; and
- impact of capital spending – expenditure on capital projects supports additional economic activity in businesses in the wider economy, particularly in the construction and IT sector; and
- tourism impact – arising as a result of expenditure by visitors to students and staff.

5.2 Direct Impact

5.2.1 Methodology

The direct operational Gross Value Added (GVA) of the University was estimated by subtracting all of the non-staff expenditure from the total operational income of the University.

5.2.2 Inputs

The total income of the University of Gloucestershire in 2012/13 was £70.9 million and £23.2 million was spent on supplies. The University employed 1,597 staff. This equated to 831 full time equivalent staff in the UK.

Table 5.1 – Key Assumptions for Direct Impact 2013/14

Assumption	Value	Source
Total income of university	£70,925,000	University of Gloucestershire Financial Statements 2013/14
Spending on supplies	£23,217,000	
Staff employment (headcount)	1,597	University of Gloucestershire
Staff employment (ftes)	831	

5.2.3 Output

The total income of the university less the amount spent on supplies gives the direct GVA of the University of Gloucestershire, which is £47.7 million. The total employment impact is the 831 ftes that the University employs in the UK.

The direct impact of the University occurs where the institution is based. Therefore all of the direct impact occurs in Gloucestershire.

Table 5.2 – Core Economic Impact 2013/14

	Gloucestershire	South West	UK
GVA (£)	47.7	47.7	47.7
Jobs	831	831	831

Source: BiGGAR Economics

5.3 Supplier Impact

The University has an economic impact on the companies in its direct supply chain. The expenditure of the University of Gloucestershire in these companies supports jobs and generates GVA in these businesses.

5.3.1 Methodology

The first step in estimating this impact is to estimate how much of the University's expenditure on supplies occurs in each study area.

The GVA impact of expenditure on supplies was estimated by considering the expenditure on supplies by sector. The expenditure in each sector supports different GVA depending on the turnover to GVA ratio for that sector (the UK Annual Business Survey⁶ gives a breakdown of these figures for industries and smaller sectors). The impact elsewhere in the economy was estimated by applying GVA multipliers appropriate to the sector in which the expenditure took place.

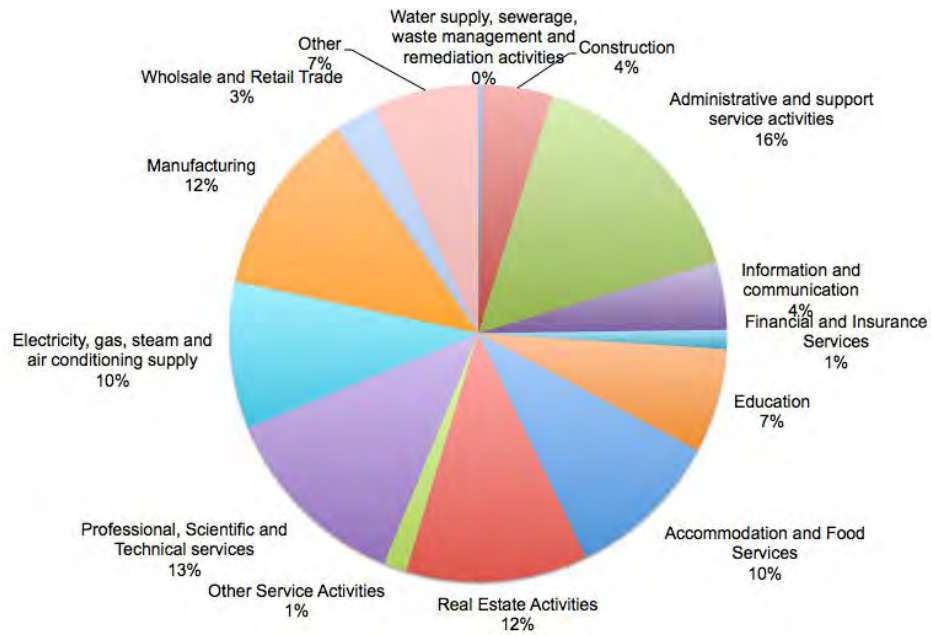
The employment impact of the expenditure on supplies was estimated by applying the turnover per employee in the industries where the expenditure took place. The impact throughout the economy was estimated by applying employment multipliers appropriate to the sector.

5.3.2 Inputs

In 2013/14 the University of Gloucestershire spent £23.2 million on goods and services. This supply chain covers a wide variety of the economy and the expenditure is shown split by sections of the economy in Figure 1. This shows that the largest section of expenditure was on administrative and support service activities, followed by professional, scientific and technical services.

⁶ ONS, UK Annual Business Survey 2012, 2013

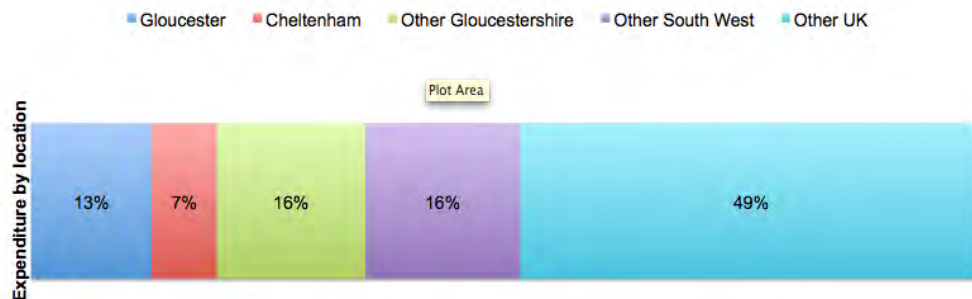
Figure 4.5-1 - Supplier spend by section of the economy



Source: BiGGAR Economics analysis of data from the University of Gloucestershire

The supply chain for the University was spread throughout the UK and a significant proportion of the supplies were procured locally. The expenditure is given by the study areas in Figure 4.5-2, which shows that more than half of the supplies purchased by the University were purchased from suppliers somewhere in the South West.

Figure 4.5-2 - Supply expenditure by study area



Source: BiGGAR Economics analysis of data from the University of Gloucestershire

The key assumptions used to estimate the supplier impact are given in Table 5.3.

Table 5.3 – Key Assumptions for Supplier Impact 2013/14

Assumption		Value	Source
Activity Assumptions			
Total spend on supplies	£23,217,000	University of Gloucestershire Data	
Spending on supplies by industry	See Fig. 1		
Spending on supplies by area	See Fig. 2		
Economic Assumptions			
Economic ratios	See Appendix	ONS Annual Business Survey 2012	
Economic Multipliers		BiGGAR Economics	

Source: BiGGAR Economics

5.3.3 Output

The total economic impact from the University of Gloucestershire's expenditure on supplies was £18.4 million GVA and 502 jobs in the UK. The impact in the south-west was £8.8 million GVA and 239 jobs and in Gloucestershire the impact was £4.4 million GVA and 121 jobs. This impact is summarised in Table 5.4.

Table 5.4 – Supplier Impact 2013/14

	Gloucestershire	South West	UK
Direct GVA (£m)	3.6	5.3	10.3
Direct employment ⁹⁹	99	146	283
Indirect GVA (£m)	0.8	3.4	8.1
Indirect employment	21	94	219
Total GVA (£m)	4.4	8.8	18.4
Total jobs	121	239	502

Source: BiGGAR Economics

5.4 Staff Expenditure Impact

The University of Gloucestershire's staff also generate an economic impact as a result of the money they spend in local businesses and elsewhere in the economy.

5.4.1 Methodology

The first step in estimating this impact was to estimate how much money staff spent in each study area.

This involved two steps. The first was that the amount paid to staff living in each study area was assumed to be proportional to the number of staff living in each area. The second was an assumption about the proportion of staff wages that were spent in each study area. This assumption was different for staff living in each of the different study areas.

The economic impact of staff expenditure as measured by GVA and employment supported, was estimated by applying economic assumptions appropriate to the sector as described in the previous section (i.e. turnover/GVA ratio, turnover/employee ratio, GVA multiplier and employment multipliers).

5.4.2 Inputs

The main assumption used to estimate the impact of staff expenditure was the level of salaries paid to staff living in each area. In 2013/14 the University of Gloucestershire spent £38.8 million on staff salaries (of which £38.7 was paid to staff in the UK). This was split between staff living in each of the three study areas. The majority of the salaries were paid to staff living in Gloucestershire (73.6%).

The next step in estimating this impact was to estimate how much of the total staff wages would be spent in each of the study areas. Detailed information about where staff spend their wages was not available so it was necessary to make some assumptions about where staff living in different study areas might spend their wages. These assumptions were based on BiGGAR Economics previous experience of undertaking similar analysis for around 30 universities elsewhere in the UK and Europe and are presented in the staff expenditure matrix in Table 5.5.

What this shows is that it was assumed that staff who live and work in Gloucestershire would generally spend a higher proportion of their wages in Gloucestershire than staff who work in Gloucestershire but live elsewhere in the south-west or the UK. For example the second column in the table shows that it was assumed that staff who live in Gloucestershire would spend 50% of their wages in Gloucestershire, 60% of their wages somewhere in the south-west (i.e. 10% elsewhere in the south-west) and 90% somewhere in the UK.

Table 5.5 – Staff spending matrix

Staff living in...	Gloucestershire	South West	UK
Staff spending in			
Gloucestershire	50%	25%	10%
South West	60%	60%	25%
UK	90%	90%	90%

Source: BiGGAR Economics

The key assumptions used to estimate the impact of staff expenditure are given in Table 5.6. The economic ratios and multipliers used were those for the whole economy in order to reflect the wide range of sectors in which individuals spend their salaries.

Table 5.6 – Key Assumptions for Staff Spending Impact 2013/14

Assumption	Value	Source
Activity Assumptions		
Total expenditure on UK staff salaries	£38,688,000	University of Gloucestershire Data
% to staff in Gloucestershire	73.6%	
% to staff in South West	79.5%	
% to staff in UK	100.0%	
Staff spending Matrix	See Fig. 2	BiGGAR Economics
Economic Assumptions		
Economic ratios	See Appendix	ONS Annual Business Survey 2012
Economic Multipliers		BiGGAR Economics

Source: BiGGAR Economics

5.4.3 Output

The total economic impact from the expenditure of staff employed by the University of Gloucestershire was £19.6 million GVA and 488 jobs in the UK. The impact in the south-west was £10.6 million GVA and 261 jobs, and in Gloucestershire the impact was £5.6 million GVA and 133 jobs. This impact is summarised in Table 5.7.

Table 5.7 – Staff Expenditure Impact 2013/14

	Gloucestershire	South West	UK
Direct GVA (£m)	4.4	5.8	9.8
Direct employment	101	132	225
Indirect GVA (£m)	1.2	4.8	9.8
Indirect employment	32	129	263
Total GVA (£m)	5.6	10.6	19.6
Total jobs	133	261	488

Source: BiGGAR Economics

5.5 Capital Investment Impact

Each year the University of Gloucestershire invests in upgrading its estate and undertaking major capital investment projects. This expenditure supports economic activity, particularly within the local construction sector.

5.5.1 Methodology

The first step in estimating this impact was to estimate how much of the capital investment occurred in each study area.

The economic impact of capital investment as measured by GVA and employment supported, was estimated by applying economic assumptions appropriate to the sector as described in the previous section (i.e. turnover/GVA ratio, turnover/employee ratio, GVA multiplier and employment multipliers).

5.5.2 Inputs

The nature of capital investment will result in large fluctuations year to year and therefore an average across years is normally used in order to obtain a clearer picture of the impact of the University's investment. Between 2010/11 and 2014/15 the University of Gloucestershire has invested an average of £4.9 million a year in capital projects.

The supply chain for capital projects is generally more local than the total supplier expenditure so it was assumed that 50% of the supply chain for the capital investment projects was within Gloucestershire, 80% within the South West and 100% within the UK.

Table 5.8 – Key Assumptions for Capital Investment Impact 2013/14

Assumption			Value	Source
Activity Assumptions				
Average annual capital expenditure			£4,909,250	University of Gloucestershire Data
	% from Gloucestershire		19%	
	% from South West		31%	
	% from UK		100%	
Economic Assumptions				
Economic ratios			See Appendix	ONS Annual Business Survey 2012
Economic Multipliers				BiGGAR Economics

Source: BiGGAR Economics

5.5.3 Output

The total economic impact supported by capital investment by the University of Gloucestershire was £4.1 million GVA and 70 jobs in the UK. The impact in the South West was £1.1 million GVA and 20 jobs and in Gloucestershire the impact was £0.5 million GVA and 8 jobs. This impact is summarised in Table 5.9.

Table 5.9 – Capital Investment Impact 2013/14

	Gloucestershire	South West	UK
Direct GVA (£m)	0.4	0.6	1.9
Direct employment	6	10	32
Indirect GVA (£m)	0.1	0.6	2.2
Indirect employment	2	10	38
Total GVA (£m)	0.5	1.1	4.1
Total jobs	8	20	70

Source: BiGGAR Economics

5.6 Visits from Friends and Relatives (VFR)

Each year students and staff at the University of Gloucestershire will be visited by friends and family who would otherwise have little reason to visit the county. The money that these visitors spend during their stay helps to support economic activity in the local tourism sector.

5.6.1 Methodology

The first step towards estimating this impact was to estimate the number of visits from friends and family that students and staff will receive. VisitEngland and ONS compile data on the number of trips that both domestic and overseas visitors make to see friends and relatives⁷ each year. These statistics were used to provide an estimate of the number of visits each student and staff member at the University might received.

VisitEngland also publish data on the average expenditure of this type of visitor, which were used to estimate the total amount of additional expenditure. The economic impact of this expenditure was then estimated by applying economic assumptions for the tourism sector.

5.6.2 Input

There were 6.2 million domestic trips to the South West of England to visit friends and relatives in 2012 and 0.7 million overseas VFR trips. The population of the South West is 5.4 million and therefore each resident receives 1.15 domestic VFR visitor and 0.15 overseas VFR visitors each year. The overseas VFR tourists spent an average of £390 per trip and domestic VFR tourists spent an average of £113.

There were almost 7,800 staff and full time students at the University of Gloucestershire (this included 6,218 full-time on-campus students and 1,558 UK based staff). Of these students and staff 79% lived within Gloucestershire and 85% lived within the South West. It was assumed that all of the visitor expenditure would occur where the member of staff or student lived. The main assumptions used to estimate the impact of expenditure by visiting friends and relatives are given in Table 5.10.

Table 5.10 – Key Assumptions for VFR Impact 2013/14

Assumption		Value	Source
Activity Assumption			
Total staff and students		7,776	University of Gloucestershire Data
	% in Gloucestershire	79.2%	
	% in South West	85.4%	
	% in UK	100.0%	
Overseas VFR Trip per head		0.15	VisitEngland
Domestic VFR Trip per head		1.15	
Spend per Domestic VFR Trip		£113	
Spend per Overseas VFR Trip		£390	
Economic Assumptions			
Economic ratios		See Appendix	ONS Annual Business Survey 2012
Economic Multipliers			BiGGAR Economics

⁷ Visit England, *South West of England Regional Summary for 2010*
Economic Impact of the University of Gloucestershire

5.6.3 Output

The total economic impact from the expenditure of visiting friends and relatives of the University of Gloucestershire was £1.1 million GVA and 33 jobs in the UK. The impact in the south-west was £0.8 million GVA and 26 jobs, and in Gloucestershire the impact was £0.5 million GVA and 17 jobs. This impact is summarised in Table 5.11.

Table 5.11 – VFR Impact 2013/14

Impact	Gloucestershire	South West	UK
Direct GVA (£m)	0.4	0.4	0.5
Direct employment	13	14	17
Indirect GVA (£m)	0.1	0.4	0.6
Indirect employment	4	12	16
Total GVA (£m)	0.5	0.8	1.1
Total jobs	17	26	33

Source: BiGGAR Economics

5.7 Core Economic Impact Summary

The total economic impact of the core activities of the University of Gloucestershire is summarised in Table 5.12. This shows that in the UK the University supported 1,925 jobs and £90.9 million GVA. In the south-west the University supported almost 1,400 jobs and £69.0 million GVA, and in Gloucestershire it supported 1,110 jobs and £58.7 million GVA. These impacts are summarised in Table 5.2.

Table 5.12 – Core Economic Impact 2013/14

Impact	Gloucestershire	South West	UK
GVA (£m)			
Direct impact	47.7	47.7	47.7
Supplier impact	4.4	8.8	18.4
Staff expenditure impact	5.6	10.6	19.6
Construction impact	0.5	1.1	4.1
Tourism impact	0.5	0.8	1.1
Total GVA	58.7	69.0	90.9
Employment			
Direct impact	831	831	831
Supplier impact	121	239	502
Staff expenditure impact	133	261	488
Construction impact	8	20	70
Tourism impact	17	26	33
Total Employment	1,110	1,377	1,925

5.8 Potential Future Impact

The University of Gloucestershire's strategic plan places a strong emphasis on supporting business growth and economic development within the locality. One of the key ways in which the University will help to achieve this will be through the new Growth Hub. As discussed in section 4.1.1, the primary aim of the Growth Hub will be to boost the performance of businesses within the region but in doing so it is likely that the Growth Hub will also increase the operational impact of the University. It could do this in a number of different ways:

For example, it is likely that the additional services provided through the Growth Hub may lead to a requirement for the University to take on additional staff. It is also likely that this increase in activity will generate additional income for the University.

The Growth Hub business plan for example includes a target of increasing the amount of Knowledge Exchange Income that the University receives by 15% per year from 2014/15. Additional income could also be generated if the Growth Hub enables the University to attract new students.

All of this would help to increase the direct impact of the University. Any increase in expenditure associated with the Growth Hub would also increase the University's supplier impact while any increase in direct employment would lead to an increase in the staff expenditure impact.

6 STUDENT IMPACTS

This chapter considers the economic impacts generated by students at the University of Gloucestershire.

6.1 Impacts from Students

The impacts associated with the University of Gloucestershire's students include:

- student spending impacts – students have an impact on the economy through their spending in the same way that staff have an impact by spending their wages;
- students' part-time work – without students some businesses would not have the additional labour they require to increase their economic impact; and
- student volunteering – students add to the capacity of third sector organisations throughout Gloucestershire and the South-west.

A key impact of students is their increased productivity due to obtaining an undergraduate or postgraduate degree is considered in Chapter 8.

6.2 Student Expenditure Impact

During their time at university students spend money on a variety of goods and services. This expenditure supports economic activity elsewhere in the economy.

6.2.1 Methodology

This impact considers:

- how much students spend;
- where they spend it; and
- what they spend it on.

The amount of money that students spend was based on the cost of living from the Department of Business Innovation & Skills⁸, broken down into categories based on information provided on the University's website and adjusted to take account of whether they are undergraduate or post graduate which determines how long they spend studying in the area. In addition the analysis excludes money spent on University accommodation as this will have been accounted for in the University's turnover and is therefore part of the direct impact analysis.

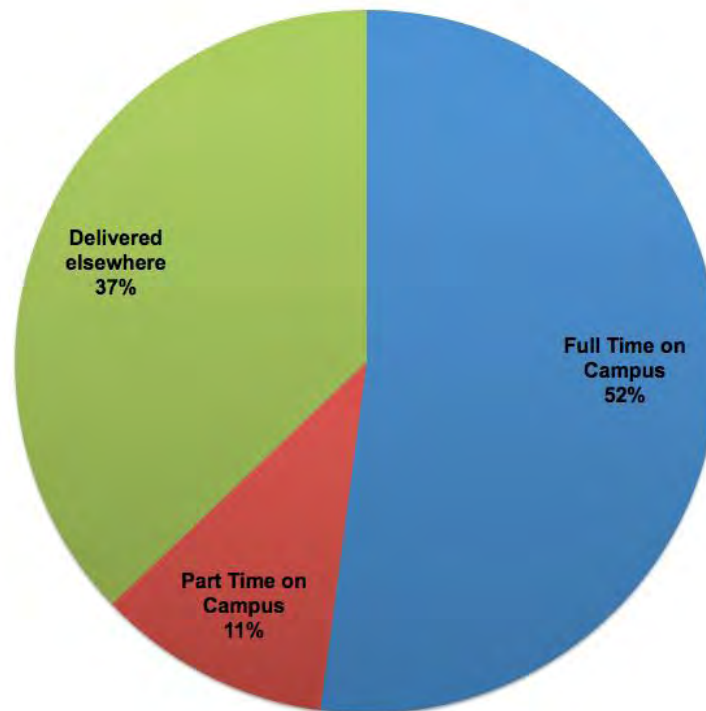
The economic impact of student spending as measured by GVA and employment supported, is estimated by applying economic assumptions appropriate to the sector as described in the previous section (i.e. turnover/GVA ratio, turnover/employee ratio, GVA multiplier and employment multipliers).

6.2.2 Inputs

The total student enrolment at the University of Gloucestershire in 2013/14 was 11,932. This included full time, part time and students on courses that are accredited by the University but are delivered elsewhere in either the UK or Overseas.

⁸ Department for Business Innovation & Skills, Student Income and Expenditure Survey 2011/12, June 2013

Figure 5.1 - Student headcount by method of study



The average annual expenditure of students was taken from the Department of Business, Innovation and Skills and is £11,382 per student. This is split between different economic sectors and not all students will spend on the different areas. For example students who are living in the home of their parent or guardian are likely to spend less on food and household goods. Also, the income associated with the expenditure on accommodation of institution maintained property is already included in the direct impact of the University and therefore excluded from this analysis. The split between spending areas and accommodation type are given in Table 6.1.

Table 6.1 – Expenditure by category and accommodation type

	Value	Institution maintained	Own home/ private rent	Parental/ Guardian
Food	£1,884	100%	100%	20%
Personal items	£1,840	100%	100%	100%
Entertainment	£1,082	100%	100%	100%
Household goods	£344	100%	100%	0%
Non-course travel	£1,567	100%	100%	100%
Other living costs	£37	100%	100%	100%
Housing costs	£3,767	0%	100%	0%
Travel	£402	100%	100%	100%
Books and equipment	£459	100%	100%	100%
Total	£11,382			

The key assumptions used to estimate the impact of student expenditure are given in Table 6.2.

Table 6.2 – Key Assumptions for Student Spending Impact 2013/14

Assumption	Value	Source
Activity Assumptions		
Full Time Students	6,612	University of Gloucestershire Data
% in Gloucestershire	83.5%	
% in South West	88.6%	
% in UK	100.0%	
Students living in...		
institution maintained property	23.4%	University of Gloucestershire Data
owned/rented property	57.5%	
parental/guardian home	19.1%	
Average annual student expenditure	£11,382	BIS
Economic Assumptions		
Economic ratios	See Appendix	ONS Annual Business Survey 2012
Economic Multipliers		BiGGAR Economics

6.2.3 Output

The total economic impact from the expenditure of students at the University of Gloucestershire was £40.8 million GVA and 925 jobs in the UK. The impact in the south-west the impact was £33.5 million GVA and 761 jobs and in Gloucestershire the impact was £22.7 million GVA and 518 jobs. This impact is summarised in Table 6.3.

Table 6.3 – Student expenditure Impact 2013/14

Impact	Gloucestershire	South West	UK
Direct GVA (£m)	18.3	19.2	21.5
Direct employment	418	439	491
Indirect GVA (£m)	4.5	14.3	19.3
Indirect employment	101	322	434
Total GVA (£m)	22.7	33.5	40.8
Total jobs	518	761	925

Source: BiGGAR Economics

6.3 Student Employment Impact

Many students work part-time while studying. The part-time work that students undertake also contributes to the economy. The economic impact of students' paid employment comes from the additional GVA of the businesses that employ them and the multiplier effect that these additional workers have on those businesses' supply chains.

6.3.1 Methodology

In order to estimate the impact of student part-time employment it was first of all necessary to establish how many students at the University of Gloucestershire work part-time work. This was done by multiplying the proportion of students who have part-time jobs in the UK by the total number of full-time students at the University of Gloucestershire. Next it was necessary to estimate the total amount of time that these students spend working part-time. This was done by multiplying the total number of students by the average number of hours worked by students in the UK.

It is likely that some of the part-time jobs undertaken by students would otherwise have been undertaken by other people living in the local area. Based on the labour market profile of the local area it was assumed that 50% of student labour was additional to the local economy.

Some of the students who work part-time are employed directly by the University of Gloucestershire. The impact of this activity was included as part of the core impact of the University so it was necessary to exclude these students here to avoid double counting. To do this, it was assumed that 5% of students who work part-time are employed by the University (i.e. approximately 180).

Using these assumptions it was possible to estimate the total number of additional hours work that students contribute to the local economy. These hours were then converted into full-time equivalent positions to give the number of jobs directly supported. The direct GVA of these jobs was then estimated by applying estimates of GVA/employee for sectors in which students are typically employed (such as retail and tourism). The indirect impact of this activity was then captured by applying appropriate multipliers.

6.3.2 Inputs

The main assumptions used to estimate the impact of student employment are given in Table 6.4. The starting point for estimating this impact was the number of full-time students based on campus. Students on the INTO Gloucestershire programme were then excluded because it was assumed that as these students only arrived in the UK recently they may not yet be familiar enough with the language and culture to take-up a part-time job.

The assumptions in Table 6.4 show that it was assumed that 57% of students at the University of Gloucestershire work part-time in line with a study undertaken for the National Union of Students⁹ (NUS). A previous study¹⁰ for the NUS found that on average students in part time employment worked 14 hours per week. Based on the youth employment rate in the local area and the relative size of the University of Gloucestershire it was assumed that 5% of the students who were employed worked for the University and that 50% of the labour supplied by the students would be additional to the area.

⁹ <http://www.timeshighereducation.co.uk/news/student-part-time-work-increases/2006956.article> accessed 17/10/14

¹⁰ NUS Scotland, *Still in the Red – Student Finance in 2010*, 2010

Table 6.4 – Key Assumptions for Student Employment Impact 2013/14

Assumption		Value	Source
Activity Assumptions			
Full Time Students (excludes INTO students)		6,218	University of Gloucestershire Data
	% of students who work	82.4%	
	% in South West	87.8%	
	% in UK	100.0%	
Proportion of students who work		57%	Times Higher Education, Sept 2013
Number of hours worked per week		14	NUS, Still in the Red 2010
Proportion of labour supply additional		50%	BiGGAR Economics Assumption
Proportion of working students employed at the University		5%	
Economic Assumptions			
Economic ratios		See Appendix	ONS Annual Business Survey 2012
Economic Multipliers			BiGGAR Economics

6.3.3 Output

The total economic impact from the part-time work undertaken by students at the University of Gloucestershire was £13.9 million GVA and 616 jobs in the UK. The impact in the south-west was £11.6 million GVA and 519 jobs, and in Gloucestershire the impact was £9.3 million GVA and 435 jobs. These impacts are summarised in Table 6.5.

Table 6.5 – Student employment impact 2013/14

Impact	Gloucestershire	South West	UK
Direct GVA (£m)	8.6	9.2	10.6
Direct employment	410	440	506
Indirect GVA (£m)	0.8	2.4	3.3
Indirect employment	26	80	110
Total GVA (£m)	9.3	11.6	13.9
Total jobs	435	519	616

Source: BiGGAR Economics

6.4 Student Volunteering Impact

When they are not studying, students at the University of Gloucestershire are encouraged to contribute to the local community by spending time volunteering with local charities and organisations. Feedback from students suggests that this not only provides valuable support to local charities but also helps to enhance students

“The university encouraged me to become an active member of the community through volunteering. This created a domino effect of opportunities leading to graduate employment complimenting my degree.”

Joseph Bills, BA Hons Graphic Design graduate

future career prospects (see box opposite).

The type of voluntary work undertaken by students at the University of Gloucestershire includes:

- **Streetwatch** – a local initiative that involves students patrolling St Paul's twice a week with local residents and the police. Since the scheme started there have been impressive reductions in anti-social behaviour in the area;
- **Hub Club** - A weekly social session run by the Students' Union for adults with learning difficulties including football, bingo and crafts.
- **Activity Time** - involves student volunteers working with children to develop literacy and communication skills;
- **Splash!** – a weekly swimming session for six to 11 year olds;
- **Tea Dance** - an the annual tea dance for older people in the community;
- **Raise and Give (RAG)** – an annual event that raised more than £3,000 for Hope Support Services in 2014;
- **Community Health** - a community health initiative that gives students an opportunity to contribute to a variety of different community health schemes;
- **Sport Volunteering** - provides the local community, in schools or clubs, with dedicated student volunteers to help deliver and manage new and existing sports opportunities.
- **Active Gloucestershire** - working closely with Active Gloucestershire the university provides student placement opportunities to help young people around the county achieve their sporting ambitions.

6.4.1 Methodology

The economic impact associated with the productivity of the student volunteering was estimated based on the industries in which these placements occurred. The students were assumed to be as productive as a worker in this sector and would save the third sector organisation from having to employ somebody. The sectors that volunteers are assumed to work in were:

- Arts, entertainment and recreation;
- Education; and
- Social work activities without accommodation.

The number of hours that a student was on a volunteer placement and the average number of hours annually an employed worker is in work enabled the staff output equivalent for each of the faculties to be estimated. The direct GVA was then estimated by multiplying this staff output equivalent by the GVA per member of staff in the appropriate sectors. The indirect impacts associated with this were estimated by applying the appropriate multipliers for these sectors.

6.4.2 Inputs

The students of the University of Gloucestershire contributed a total of 10,125 hours of volunteering activity, 66% of which was undertaken for local charities and organisations elsewhere in the UK. The key assumptions used to estimate the student volunteering impact are given in Table 6.6.

Table 6.6 – Key Assumptions for Student Volunteering Impact 2013/14

Assumption	Value	Source
Sourced Assumptions		
Total volunteering hours	10,125	University of Gloucestershire Data
% in Gloucestershire	58.5%	
% in South West	58.5%	
% in UK	65.5%	
Average weekly hours in sector	35	BiGGAR Economics Assumption
Economic Assumptions		
Economic ratios	See Appendix	ONS Annual Business Survey 2012
Economic Multipliers		BiGGAR Economics

6.4.3 Output

The total economic impact from the student spend of the University of Gloucestershire was £0.1 million GVA and 7 jobs in the UK. The impact in the south-west was £0.1 million GVA and 6 jobs, and in Gloucestershire the impact was £0.1 million GVA and 5 jobs. This impact is summarised in Table 6.7.

Table 6.7 – Student volunteering impact 2013/14

Impact	Gloucestershire	South West	UK
Direct GVA (£)	79,980	80,452	89,456
Direct employment	5	5	6
Indirect GVA (£)	6,608	20,141	26,874
Indirect employment	<1	1	1
Total GVA (£m)	0.1	0.1	0.1
Total jobs	5	6	7

Source: BiGGAR Economics

6.5 Student Impact Summary

The total economic impact of the students of the University of Gloucestershire is given in Table 5.12. This shows that in the UK the University supported 1,548 jobs and £54.8 million GVA. In the south-west students supported 1,286 jobs and £45.2 million GVA, and in Gloucestershire it supported 958 jobs and £32.1 million. These impacts are summarised in Table 6.8.

Table 6.8 – Impact Supported by Students 2013/14

Impact	Gloucestershire	South West	UK
GVA (£m)			
Student Spending	22.7	33.5	40.8
Student Part Time Work	9.3	11.6	13.9
Student Volunteering	0.1	0.1	0.1
Total GVA	32.1	45.2	54.8
Jobs			
Student Spending	518	761	925
Student Part Time Work	425	519	616
Student Volunteering	5	6	7
Total Jobs	958	1, 286	1,548

Source: BiGGAR Economics

6.6 Potential Future Impact

The main driver of all the impacts considered in this chapter is the number of students who attend the University. Any increase in student numbers would therefore result in an increase in the impacts summarised in Table 6.8.

The University of Gloucestershire is a small university by UK standards and has adopted a managed approach toward growth. This means that, while the University does not have any specific targets for increasing student numbers, it will take opportunities to increase student numbers should such opportunities arise. The new Growth Hub is one such opportunity, particularly for the University of Gloucestershire's Business School.

The Growth Hub has been designed specifically to provide a physical space that will encourage engagement between academics at the University (particularly those within the University's Business School) and the local businesses community. The modern and open space is highly conducive to networking and the free exchange of ideas, which makes it ideal for developing relationships between the county's business and academic communities.

It is intended that this engagement will inform curriculum development across a range of academic disciplines, which will help to ensure that courses delivered by the University are as relevant as possible to the needs of local industry. It is also expected that the Growth Hub will generate opportunities for greater engagement between students and local businesses, which should help to improve their employability after graduation.

All of this should help to make the University (particularly the Business School) more attractive to potential students. If this leads to an increase in student numbers then the impacts summarised in Table 6.8 would increase.

7 KNOWLEDGE TRANSFER IMPACTS

This chapter considers the economic impact of the knowledge transfer activity undertaken by the University of Gloucestershire. It also considers how the impact of this activity could increase in the future as a result of the new Growth Hub.

7.1 Knowledge Transfer and Economic Productivity

The knowledge transfer activity undertaken by the University of Gloucestershire includes:

- undertaking collaborative or contract research projects with businesses and other organisations;
- providing businesses and non-commercial clients with expert knowledge and advice through consultancy and by enabling businesses to access subsidised academic support through initiatives such as Innovation Vouchers;
- supporting businesses and other organisations to become more productive by increasing the skills of their staff through continuing professional development (CPD);
- supporting the development of graduate start-up companies and spin-outs based on intellectual property developed at the University;
- allowing businesses and other non-commercial organisations to access University facilities and equipment; and
- enabling businesses to access intellectual property developed by the University through licensing agreements.

Knowledge transfer activity generates economic impact by enabling the companies and organisations that the University works with to improve some aspect their performance. The type of performance improvement realised will depend on the type of project undertaken and the nature of the client but the starting point for estimating the impact of this activity is the assumption that clients will not invest in support from the University unless they expect the support provided to generate positive returns.

For businesses these returns can often be measured by an increase in the value of sales or improvements in productivity. The case study provided in Figure 7-1 for example describes how the University of Gloucestershire is supporting a local company with product development, which might be expected to lead to future increases in sales value.

At present however most of the knowledge transfer undertaken by the University of Gloucestershire is not undertaken for businesses but for non-commercial clients. Although these types of clients are generally not driven by a profit motive and financial returns may not be the main motivation for working with the University, it is reasonable to expect that these clients would expect to realise some level of financial return.

For example, the University of Gloucestershire has a strong reputation in the field of sustainability research. If knowledge transfer activity undertaken by the University were to enable clients to implement changes that would help them to make more efficient use of resources then this could result in cost savings. Similarly the University also has a strong reputation in the field of primary school education. If knowledge transfer activity undertaken by the University were to enable education authorities to implement changes in teaching practice that allowed teachers to make more efficient use of their time then this could also help to improve productivity – and ultimately result in cost savings.

Although the primary motivation for working with the University for non-commercial clients may not be financial, evidence from elsewhere suggests that financial benefits are often an

unintended consequence. Such cost savings represent improvements in the productivity of the local economy. For this reason this section considers the economic impact of knowledge transfer activity undertaken for both commercial and non-commercial clients.

7.1.1 Future Potential

Although the majority of knowledge transfer activity undertaken by the University of Gloucestershire is currently delivered for non-commercial clients, the development of the new Growth Hub is expected to change. The new Growth Hub aims to provide extensive opportunities to increase the level of engagement between the University and the local business community. For example, an initial target for the Growth Hub is to develop and implement ten new business support services in collaboration with the GFirst LEP by the end of the academic year 2014/15.

This is likely to lead to a substantial increase in many of the areas of activity identified above, which would increase in the value of the impacts considered in this chapter. To assist the University in fulfilling its performance monitoring requirements, this chapter therefore not only quantifies the impact of current activity but also identifies areas where the Growth Hub could increase future impact.

7.2 Contractual Services

One of the ways in which the University of Gloucestershire supports local businesses and other organisations is by undertaking services on a contractual basis that partners may not have the skills, capacity or facilities to undertake in-house. These services include contract research, consultancy and continuous professional development (CPD) training.

7.2.1 Methodology

It is reasonable to assume that the businesses that commissioned contract research (or consultancy) projects would only have done so if they expected these projects to generate positive returns. Detailed information about the level of these returns is not available for the University of Gloucestershire's clients; however, an estimate can be made based on the findings of research from similar activity elsewhere.

BiGGAR Economics has evaluated the economic impact of several knowledge transfer initiatives around the UK¹¹. These initiatives have covered a range of different types of engagement from small consultancy projects and access to equipment and facilities through to company sponsored PhDs undertaken for both commercial and non-commercial organisations. The findings of these studies have shown that businesses and organisations investing in these types of activities receive an average direct return on investment of 360%. That is that every £1 invested by businesses generated £3.60 GVA in direct economic benefits.

The GVA impact of contractual services (contract research, consultancy and CPD) provided by the University of Gloucestershire was therefore estimated by multiplying the amount spent by clients on these services by £3.60. The employment impact was then estimated by dividing the direct GVA impact by GVA/employee in relevant sectors and the indirect effects were captured by applying appropriate multipliers

¹¹ Most recently this has included an economic impact study on behalf of Interface, the organisation responsible for facilitating engagement between industry and Scotland's higher education institutions.

7.2.2 Input

In 2012/13 the University of Gloucestershire undertook 16 collaborative research projects with a combined value of £170,000. The majority of these contracts were with non-commercial organisations and none were with SMEs.

Table 7.1 – Contract Research

Contract Research	2009-2010	2010-2011	2011-2012	2012-2013
Number of contracts with SMEs	0	0	0	0
Value of contracts with SMEs	0	0	0	0
Number of contracts with other commercial businesses (non-SME)	1	2	3	2
Value of contracts with other commercial businesses (non-SME)	£8,000	£18,000	£12,000	£22,000
Number of contracts with non-commercial organisations	5	27	14	14
Value of contracts with non-commercial organisations	£177,000	£310,000	£321,000	£148,000
Total Number of Contracts	6	29	17	16
Total Value of Contracts	£185,000	£328,000	£333,000	£170,000

Source: HEB-CI Survey

7.2.3 Output

Using the methodology described in section 7.2.1, it was estimated that the total economic impact from the contract research undertaken by the University of Gloucestershire in 2012/13 was £1.1 million GVA and 18 jobs in the UK. The impact in the south-west it was £0.8 million GVA and 13 jobs, and in Gloucestershire the impact was £0.4 million GVA and 7 jobs. This impact is summarised in Table 7.2.

Table 7.2 – Contract Research Impact

	Gloucestershire	South West	UK
Direct GVA (£m)	0.4	0.5	0.6
Direct employment	6	8	10
Indirect GVA (£m)	0.1	0.3	0.5
Indirect employment	1	5	8
Total GVA (£m)	0.4	0.8	1.1
Total jobs	7	13	18

Source: BiGGAR Economics

7.3 Consultancy

The University of Gloucestershire also delivers knowledge transfer through consultancy projects. These projects allow academics and researchers at the University to apply their

skills, knowledge and expertise to a particular challenges or problems facing local businesses or other organisations.

The relationship between the parties involved in these projects is a commercial one, with the main objective to produce a report or other output for the business client. The primary reason for businesses to undertake consultancy projects with Universities is to benefit from the unique knowledge that they have and in doing so generate financial returns for the client. An example of how bespoke consultancy projects have been used to assist businesses is described in Figure 7-1.

Figure 7-1 – Versarien Technologies

In 2014 the University of Gloucestershire began working with Forest-of-Dean based company Versarien Technologies to model the qualities of its heat transfer materials.

Versarien was established in 2010 and since then has experienced rapid growth and won several awards for manufacturing and innovation. The company develops and designs heat transferring materials that can be used in a wide variety of applications to help cool internal elements and speed up processing in computers and other electrical devices.

The research being undertaken by the University of Gloucestershire draws on skills and expertise within the University's School of Computing and Technology. The work is expected to help the company to continue its product development and support its on-going growth.

This project is one of a number of innovative projects that have recently been commissioned by local businesses and is an example of how the knowledge and expertise within the University can be applied to real business issues.

Source: BiGGAR Economics based on information from the UoG

7.3.1 Methodology

The methodology for estimating the economic impact of consultancy contracts undertaken by the University of Gloucestershire was the same as that used to estimate the impact of contract research, which is described in Section 7.2.1.

7.3.2 Input

The number and value of consultancy contracts delivered by the University between 2009 and 2013 is presented in Table 7.3. This shows that the total number of consultancy contracts undertaken by the University of Gloucestershire has more than doubled over the period 2009-2013, from 26 contracts to 63 contracts. In 2013 the majority of these contracts were delivered for non-commercial organisations. The number of contracts delivered for commercial businesses has also increased over this period but the value of these contracts has fallen significantly.

Table 7.3 – Consultancy Contracts

	2009-2010	2010-2011	2011-2012	2012-2013
Number of contracts with SMEs	11	9	4	17
Value of contracts with SMEs	£492,000	£349,000	£85,000	£93,000
Number of contracts with other commercial businesses (non-SME)	1	2	3	7
Value of contracts with other commercial businesses (non-SME)	£6,000	£35,000	£6,000	£22,000
Number of contracts with non-commercial organisations	14	11	26	39
Value of contracts with non-commercial organisations	£95,000	£86,000	£101,000	£121,000
Total Number of Contracts	26	22	33	63
Total Income from Consultancy Contracts	£593,000	£470,000	£192,000	£236,000

Source: HEB-CI Survey

7.3.3 Output

The total economic impact from consultancy contracts undertaken by the University of Gloucestershire was £1.5 million GVA and 25 jobs in the UK. The impact in the south-west was £1.1 million GVA and 19 jobs, and in Gloucestershire the impact was £0.6 million GVA and 10 jobs. These impacts are summarised in Table 7.4.

Table 7.4 – Consultancy Impact 2013/14

	Gloucestershire	South West	UK
Direct GVA (£m)	0.5	0.7	0.8
Direct employment	8	11	14
Indirect GVA (£m)	0.1	0.4	0.7
Indirect employment	2	8	11
Total GVA (£m)	0.6	1.1	1.5
Total jobs	10	19	25

Source: BiGGAR Economics

7.3.4 Future Potential

Business consultancy is one of the areas that has the potential to increase significantly as a result of the new Growth Hub. It is likely that much of this potential increase could be delivered through initiatives such as the Innovation Vouchers Project, a case study of which is provided in Figure 7-2 – Innovation Vouchers Project.

Figure 7-2 – Innovation Vouchers Project

The University of Gloucestershire is one of 14 delivery partners in a collaborative project led by University College Falmouth to deliver Innovation Vouchers in the south-west of England. The Innovation Voucher scheme aims to encourage start-up, micro, small or medium-sized businesses in the county to take advantage of the opportunity to gain new knowledge to help them innovate, develop and grow.

Innovation Vouchers provide subsidised academic and research support from the University of Gloucestershire to develop, expand and investigate new business opportunities. Innovation Vouchers offer financial support for projects ranging from £1,000 to £10,000, which can be used to support a variety of different types of activity in Gloucestershire and beyond including:

- consultancy from academic specialists;
- research and development support;
- use of specialist facilities and equipment;
- innovation or technology audits;
- CPD or short-courses for business employees;
- design, prototyping and testing of new products, services or processes; and
- specialist academic networking or events.

Source: BiGGAR Economics based on information provided by the UoG

The Growth Hub business plan includes a target of undertaking 750 new research and business consultancy projects aligned with GFirst LEP sector priorities (particularly in retail and manufacturing) by the end of the academic year 2016/17. This represents a substantial increase in current level of activity in this area. If this increase is realised then it would be reasonable to expect the economic impact summarised in Table 7.4 to increase substantially.

7.4 Continuing Professional Development

As well as providing qualified graduates for the labour market, the University of Gloucestershire plays an important role in developing the skills of the existing workforce by providing CPD for businesses and other non-commercial organisations. CPD is the on-going process of acquiring and updating work related skills, knowledge and experience throughout professional life.

CPD courses offered by the University help professionals in a variety of fields to undertake their jobs more effectively and efficiently, which results in cost savings and productivity improvements for the business or organisation that they work for. Businesses and organisations will only invest in CPD for their staff if they anticipate that this will generate positive commercial returns.

One example of the University of Gloucestershire's CPD activity is a new engineering course that was launched at the start of the 2014/15 academic year. This is described in Figure 7-3

Figure 7-3 - New engineering course

The objective of the course is to up-skill employees for future career progression and provide businesses with the opportunity to develop skills and knowledge within the workforce. The course will enable students to combine skills in mechanical engineering, electronic engineering, computer enabled technology, and manufacturing and engineering to meet the requirements for modern industry.

This course has specifically been designed in conjunction with engineering and manufacturing companies in the region and the Local Enterprise Partnership in order to ensure that it meets the requirements of the local economy. In particular, the course develops the academic knowledge of individuals who may not have come through the traditional graduate route into engineering, reflecting the needs of businesses in the area.

In providing CPD courses tailored to suit the needs of businesses in the region, the University supports the skills development of the existing workforce. This has an economic impact as it results in cost savings and productivity improvements for businesses, generating additional turnover and supporting business growth.

Source: BiGGAR Economics based on information provided by the UoG

7.4.1 Methodology

The methodology for estimating the economic impact of CPD contracts undertaken by the University of Gloucestershire is the same as that for collaborative and contract research, which was described in Section 7.2.1.

7.4.2 Input

Table 7.5 indicates that CPD activity undertaken by the University of Gloucestershire has increased since 2009/10. In 2012/13 total revenue from CPD was almost £1 million. The majority of CPD undertaken by the University is with individuals, commercial businesses (not SMEs) and non-commercial organisations.

Table 7.5 – Continuing Professional Development

	2009-2010	2010-2011	2011-2012	2012-2013
CPD for SMEs	0	0	0	£32,000
CPD for other commercial businesses (non-SME)	0	0	£174,000	£287,000
CPD for other non-commercial organisations	£411,000	£374,000	£151,000	£282,000
CPD for individuals	£167,000	£223,000	£231,000	£328,000
Total Revenue from CPD	£578,000	£597,000	£556,000	£929,000
Total learner days of CPD courses delivered	233	1,168	1,156	2,844

Source: HEB-CI Survey

7.4.3 Output

The total economic impact from CPD contracts undertaken by the University of Gloucestershire was £6.0 million GVA and 99 jobs in the UK. The impact in the south-west was £4.4 million GVA and 73 jobs, and in Gloucestershire the impact was £2.4 million GVA and 40 jobs. These impacts are summarised in Table 7.6.

Table 7.6 – Continuing Professional Development Impact 2013/14

	Gloucestershire	South West	UK
Direct GVA (£m)	2.0	2.7	3.3
Direct employment	32	43	54
Indirect GVA (£m)	0.4	1.7	2.6
Indirect employment	7	30	45
Total GVA (£m)	2.4	4.4	6.0
Total employment	40	73	99

Source: BiGGAR Economics

7.4.4 Future Potential

CPD is another area that has the potential to increase significantly as a result of the new Growth Hub. The Growth Hub business plan includes a target of developing 20 new teaching programmes or work-based learning activities that are aligned with GFirst LEP sector priorities by the end of the academic year 2015/16.

Aligning these programmes with sectors that are important to the local economy should ensure that they are as relevant as possible to local businesses, which should ensure a high level of uptake. Ultimately this should be reflected in the economic impacts that the University delivers for the local economy through CPD activity, which were summarised in Table 7.8.

7.5 New Company Formation

Another important way in which the University of Gloucestershire supports the development of local business is by supporting entrepreneurial graduates to start up in business. By generating wealth and supporting employment these businesses help to grow the local economy. An example of this is the Student Media Project, a professional services business established and run by students at the University to enable local businesses to access media related expertise from within the University. A case study of the Student Media Project is provided at Figure 7-4.

Figure 7-4 – Student Media Project

The University of Gloucestershire is often asked to help companies to produce video, audio and interactive media for their websites. To fulfil this demand, the University setup the Student Media Project (SMP). The SMP uses students and recent graduates to deliver media projects for companies at realistic and competitive prices.

Companies that propose new projects are first invited to discuss their idea with the Head of School. Once approved the project is then passed to the Production Team for development. The Production Team then works closely with the business to ensure that the final output meets their requirements.

The SMP is overseen by graduate students who commission undergraduates to work on individual projects. For larger, more complex projects the team also commission staff and/or freelance media professionals to work alongside the students. To date the SMP has largely focused on web based projects but is now in the early stages of production on a small number of broadcast products.

In 2013/14 the SMP generated around £80,000 turnover. This income represents investment by the SMP's clients in media products that they expect to generate additional value for their business. The projects also help the students involved to gain valuable commercial experience and to begin developing professional networks, which should help to boost their employability after they graduate.

Source: BiGGAR Economics based on information provided by the UoG

7.5.1 Methodology

Turnover per employee is typically lower in newly formed companies than established companies so the starting point for estimating the impact of newly formed businesses was the total turnover they generate. This was converted into GVA using a turnover/GVA ratio appropriate to the sector in which the business operates.

New businesses will also have an impact elsewhere in the economy as a result of their expenditure on supplies and the expenditure of their staff. To capture these effects, appropriate multipliers were then applied to the direct GVA in order to estimate the total impact.

7.5.2 Input

Table 7.7 provides information about graduate start-ups of the University of Gloucestershire. In 2012/2013 the University had 6 graduate start-ups, which between them supported 8 fte jobs and generated a total turnover of £128,000. Half of these graduate start-ups have survived longer than three years.

Table 7.7 – Graduate Start-Ups

	2009-2010	2010-2011	2011-2012	2012-2013
Number of Graduate Start-ups	3	4	8	6
Estimated Employment of Graduate Start-ups (fte)	5	4	13	8
Estimated Turnover of Graduate Start-Ups	£44,000	£50,000	£150,000	£128,000

Source: HEB-CI Survey

7.5.3 Future Potential

The new Growth Hub has created an opportunity to significantly increase the number of new business starts in the county. This is likely to include new graduate start-up

companies as well as spin-out companies based on intellectual property developed at the University and spin-in companies that are attracted to the area by the support provided by the Growth Hub.

The Growth Hub will support the formation of new companies by enabling entrepreneurs to access practical business support services. An example of the type of support that will be provided to young businesses is the incubation network being led by Innovation Gloucestershire. A case study of this is provided in Figure 7-5.

Figure 7-5 – Innovation Gloucestershire Project

In February 2013 the University of Gloucestershire secured £0.4 funding from the EU toward a £0.8 million project to deliver a network of business incubation facilities across Gloucestershire.

The Innovation Gloucestershire Project was developed to help address a chronic shortage of incubation support across the county and a need to ensure that young businesses are able to access all the support they need to successfully navigate the initial start-up and subsequent growth phases of development. The project will achieve this by providing four incubation sites in Cheltenham and Gloucester, and a range of face-to-face and virtual start-up business support.

The overarching aim of Innovation Gloucestershire is to provide an integrated incubation service to assist young businesses to improve their performance, to create new jobs, to offer new options for local graduates, and to support collaborative research and development projects across the county. The focus of this proposal is on supporting businesses that have the potential to add to the county's economic profile including areas focused on innovation, design, creativity, IT, renewable energy and environmental technology.

Source: BiGGAR Economics based on information provided by the UoG

It is reasonable to expect that the business support that will be delivered through the Growth Hub, including the incubation facilities being provided through the Innovation Gloucestershire project, should increase the level of new company formation in the county. If this occurs then the impact summarised in Table 7.7 would almost certainly increase.

7.5.4 Output

Using the methodology described in 7.5.1, it was estimated that the total economic impact from start-ups founded by students of the University of Gloucestershire was £0.1 million GVA and 15 jobs in the UK. The impact in the South West was £0.1 million GVA and 11 jobs, and in Gloucestershire the impact was £0.1 million GVA and 6 jobs. These impacts are summarised in Table 7.8. These impacts are summarised in Table 7.8.

Table 7.8 –Impact of graduate start-ups 2013/14

	Gloucestershire	South West	UK
Direct GVA (£)	45,992	61,323	76,654
Direct employment	5	6	8
Indirect GVA (£)	9,893	39,972	59,959
Indirect employment	1	4	7
GVA (£m)	0.1	0.1	0.1
Jobs	6	11	15

Source: BiGGAR Economics

7.6 Student Placements

Student placements are central to effective knowledge exchange between universities and businesses. They not only provide businesses and other organisations with an opportunity to take advantage of the knowledge and skills students have acquired while studying, but also enhance students future employability by enabling them to apply what they have learned in a real business.

The economic impact of student placements includes:

- the value of the work undertaken by the student during the placement; and
- the value of the new skills and experience gained by the student during the placement to any future employer.

This section quantifies the impact of the first of these effects. The second of these effects is considered further in chapter 8.

7.6.1 Methodology

It is reasonable to assume that students starting a placement will generally not be able to undertake valuable work immediately because they will require some time to become familiar with their host employer. For this reason, this section only quantifies the impact of long-term placements and shorter placements that were undertaken as a part of a series of placements over the course of a degree. For the shorter-term placements quantified it was assumed that students would start making a contribution to their host employer after completing their second or third placement.

To estimate the economic impact of these placements it was first necessary to establish the total duration of the placements. The total amount of time spent on placements was then converted into an equivalent number of full time staff in order to provide an estimate of the number of jobs supported. The GVA impact of this was estimated by multiplying total employment by an estimate of GVA/placement student, which was assumed to be one third of that of a fully trained employee. Multipliers appropriate to the sectors in which each placement took place were then applied to capture the effects of subsequent spending rounds.

7.6.2 Input

The University of Gloucestershire provided data about the number and duration of student placements. This provided a breakdown of the placements by title and the year group of the students involved. Analysis of this data showed in total in 2013/14, 3,142 students undertook placements lasting a total of 120,058 days. The placements ranged from one week to one year in length and some students completed more than one placement.

Those placements that met the criteria described in 7.6.1 were used in the assessment. Applying these criteria found that 81,515 placement days would have contributed to the organisations the students were placed with.

Table 7.9 – Key Assumptions for Student Placement Impact 2013/14

Value Source		
Activity Assumptions		
Total value generating days	81,515	BiGGAR Economics Assumption based on data from University of Gloucestershire
Proportion of placements in...		
... Gloucestershire	42.5%	
... South West	68.0%	
... UK	85.0%	
Placement productivity as % worker	33%	BiGGAR Economics Assumption
Economic Assumptions		
Economic Ratios	See Appendix	ONS Annual Business Survey 2012
Economic Multipliers		BiGGAR Economics Assumption

7.6.3 Output

Using the method set out in 7.6.1 it was estimated that the total economic impact from the placements undertaken by students of the University of Gloucestershire was £4.1 million GVA and 31 jobs in the UK. The impact in the south-west was £3.1 million GVA and 21 jobs, and in Gloucestershire the impact was also £1.7 million GVA and 4 jobs. This impact is summarised in Table 7.10.

Table 7.10 – Student Placement impact 2013/14

	Gloucestershire	South West	UK
Direct GVA (£m)	1.6	2.5	3.2
Direct employment	n/a	n/a	n/a
Indirect GVA (£m)	0.1	0.6	0.9
Indirect employment	4	21	31
Total GVA (£m)	1.7	3.1	4.1
Total employment	4	21	31

Source: BiGGAR Economics

7.6.4 Future Potential

The new Growth Hub aims to increase student and graduate participation in University led employability initiatives by 15% a year. Student work placements are one component of the employability initiatives delivered by the university so achieving this target should result in an increase in the impact summarised in Table 7.10.

Increasing the number of students participating in student placements should also have an effect on the future productivity of graduates and the extent of the contribution they are able to make to the local economy after graduating. These effects are considered further in section 8.

7.7 Knowledge Transfer Partnerships (KTPs)

The Knowledge Transfer Partnership (KTP) programme is a UK wide programme that is designed to facilitate knowledge exchange between academia and industry. The programme provides support for recent graduates to work with a UK based company on a long-term (usually three years) project designed to address a specific business challenge.

7.7.1 Methodology

A strategic review of the KTP programme¹² undertaken in 2010 found that on average, KTPs undertaken in South West England contributed £913,000 GVA to the economy, equivalent to an annual impact of £152,000 in the six years after the KTP is completed. It is assumed that the annual impacts for the duration of the project are only 10% of the impacts after the KTP has been completed, as the outputs of the knowledge exchange will not have been realised. The same study found that on average, each KTP projects support the creation of three jobs.

By multiplying the impacts from this strategic review by the number of KTP projects undertaken by the University it was possible to estimate the economic impact that the KTPs have in each area. The location of the impact was assumed to be in the same study area that the partner business was located. The study was for projects undertaken up to 2009 and so in order to assess the impact in 2013 it was necessary to apply inflation.

7.7.2 Input

Information about each of the educational institutions that participate in the Knowledge Transfer Partnership is available on the KTPOnline website. This shows that there have been 23 KTPs completed through the University of Gloucestershire in the past six years and 9 of these were in Gloucestershire and the South West. It also shows that there is one on-going KTP with a company based in Gloucestershire.

The key assumptions used to calculate the KTP impact are shown in Table 7.11.

Table 7.11 – Key Assumptions for KTP Impact 2013/14

		Value	Source
Activity Assumptions			
Ongoing KTPs		1	KTPOnline Partnership Info Database
KTPs completed in last 6 years		23	
in Gloucestershire		9	
in South West		9	
in UK		23	
Annual GVA per completed KTP		£152,167	Regeneris Consulting
Annual GVA per ongoing KTP		£15,217	BiGGAR Economics Assumption
Economic Assumptions			
Inflation between 2009 and 2013		17%	Bank of England Inflation Calculator

¹² Regeneris Consulting: Knowledge Transfer Partnerships, Strategic Review, 2010
Economic Impact of the University of Gloucestershire

7.7.3 Output

Using the method described in section 7.7.1 it was estimated that the total economic impact of KTPs undertaken by the University of Gloucestershire was £4.1 million GVA and 69 jobs in the UK. The impact in the South West was £1.6 million GVA and 27 jobs, and in Gloucestershire the impact was also £1.6 million GVA and 27 jobs.

Table 7.12 – Knowledge Transfer Partnership Impact 2013/14

	Gloucestershire	South West	UK
Total GVA (£m)	1.6	1.6	4.1
Total Jobs	27	27	69

Source: BiGGAR Economics

7.8 Summary Quantifiable Knowledge Transfer Impact

The total economic impact of the knowledge transfer activity undertaken by the University of Gloucestershire is given in Table 7.13. This shows that in the UK the University supported 257 jobs and £16.9 million GVA. In the south-west the University supported 164 jobs and £11.2 million GVA and in Gloucestershire it supported 94 jobs, and £6.9 million. These impacts are summarised in Table 7.13.

Table 7.13 – Impact of knowledge transfer activity 2013/14

	Gloucestershire	South West	UK
GVA (£m)			
Collaborative and Contract Research	0.4	0.8	1.0
Consultancy	0.6	1.1	1.5
Start Up Companies	0.1	0.1	0.1
CPD	2.4	4.4	6.0
Student Placements	1.7	3.1	4.1
KTPs	1.6	1.6	4.1
Total GVA	6.9	11.2	16.9
Employment			
Collaborative and Contract Research	7	13	18
Consultancy	10	19	25
Start Up Companies	6	11	15
CPD	40	73	99
Student Placements	4	21	31
KTPs	27	27	69
Total Jobs	94	164	257

Source: BiGGAR Economics

8 GRADUATE PRODUCTIVITY IMPACTS

This section describes the additional value that graduates from the University of Gloucestershire add to the UK economy as a result of the education they receive.

8.1 Graduate Productivity

One of the main ways in which knowledge is transferred from the University of Gloucestershire into industry is when its graduates start working and begin applying what they have learned in the work place. The skills students learn and the experiences they have while at University directly enhance their future productivity. This enables them to contribute more to their employer and generate a greater benefit for the UK economy than they would otherwise be able to.

The GVA of this productivity gain includes the additional profits that graduate employers are able to generate by employing graduates and the additional employment costs they are willing to pay in order to generate these additional profits.

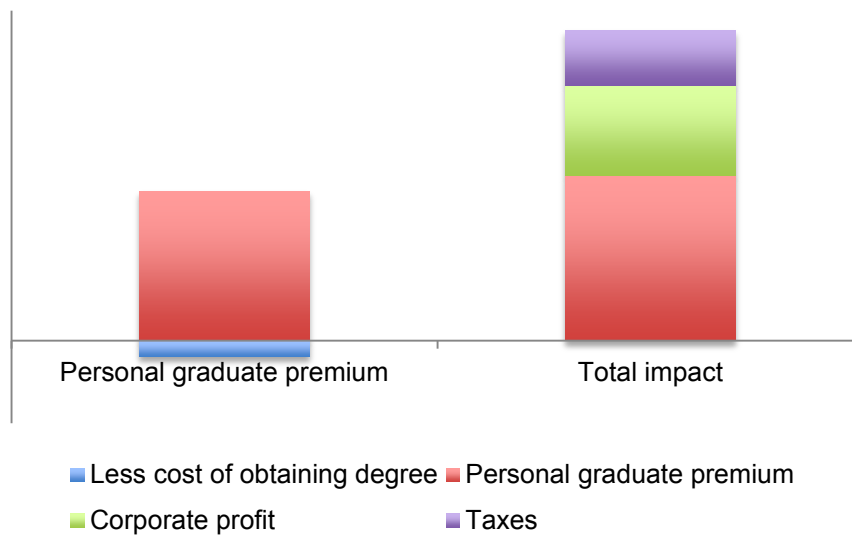
The subject of graduate earnings premiums has been well researched so information about the earnings premium of graduates is readily available and can be used to provide a measure of the additional contribution graduates make to the economy each year. Unfortunately information about the additional profits of graduate employers is not readily available so the impact presented in this section is likely to underestimate the true productivity impact of learning.

Information about the graduate premium for different subject areas is provided in a research paper produced by the Department for Business Innovation & Skills¹³, which considered data from the Labour Force Survey between 1996 and 2009. The analysis considered the after tax earnings of a graduate compared to the after tax earnings of a non-graduate. The direct and indirect costs were then subtracted from the gross graduate premium for each degree subject to give the net graduate premium. In this way the total graduate premium gives the combined personal economic benefit that the years graduates will obtain rather than the increase in national productivity associated with the degree, which will be higher.

The UK wide benefits from the increased productivity of graduates will also include the corporate profit associated with each graduate as well as the taxes paid to the Treasury.

¹³ Department for Business Innovation & Skills (June 2011), *The Returns to Higher Education Qualifications*.

Figure 8-1 – Personal Graduate Premium Benefit Vs. Economic Benefit



8.2 Degreeplus

Although the main determinant of the graduate premium realised by different students is the subject studied at University, another important factor is the skills graduates acquire while studying. Some of these skills may be technical and relate specifically to the degree subject area but others are more general “soft skills” such as communication and team work that are highly valued by employers. These type of skills enhance the contribution that newly qualified graduates will be able to make to a new employer, which should help them to secure a higher starting salary than they might otherwise be able to and increase the total value of their graduate premium.

The University of Gloucestershire supports a range of activity designed to give students the opportunity to enhance their future employability through the Degreeplus programme. The University also enables students to demonstrate the skills they have acquired during their time at university by participating in the Degreeplus Award scheme.

The Degreeplus programme consists of three complementary strands of activity:

- work experience;
- skills development; and
- career management.

8.2.1 Work Experience

Students at the University of Gloucestershire have a variety of opportunities to gain work experience while they study. A large number of courses include placement modules (see section 7.6) and the University also runs an internship programme, which provides a range of flexible and varied 80-hour internship projects within the local community. Feedback from students who have undertaken work placements while at University confirms that this is an effective way of enhancing graduate skills.

“My placement at GE Aviation has given me strong first-hand skills to further my career in Human Resources.”

Lucy James, BA (Hons)
Business Management

Some students are also able to gain work experience by working for the University. For some students this involves working as a student ambassador or student mentor, to share experience of studying at University with school pupils and college students. Other students are employed as residential assistants to provide on-site support to other students living in student accommodation. For students who wish to gain work-experience outwith the University, the University also runs the SU JobShop, which advertises a range of local part-time and temporary paid work opportunities.

8.2.2 Skills Development

The University of Gloucestershire also supports students to develop important employability skills such as:

- Communication and interpersonal skills;
- Teamwork and leadership;
- Problem solving;
- Numeracy and IT; and
- Business continuity and awareness.

8.2.3 Career Management

The Degree^{plus} team at the University of Gloucestershire also helps students to acquire career management skills through the development of a personal career plan. The aim of a personal career plan is to ensure that, by the time a student graduates, he or she has a clear idea about their next step and is well prepared to take it.

8.3 Quantifying the Graduate Premium

This section considers the value that graduates from the University of Gloucestershire add to the UK economy each year. The starting point for doing this was therefore to exclude students who leave the UK after graduation since these graduates will benefit the economies where they live rather than the UK.

This was done using data provided by the University of Gloucestershire on the destinations of UK domiciled students and a study undertaken by the Department for Business Innovation and Skills¹⁴, which suggests that approximately 20% of overseas students remain in the UK after graduation.

The earnings premium realised by individual graduates is largely determined by the subject they choose to study at University. The impact associated with graduates from the University of Gloucestershire was therefore estimated by applying the graduate premium for different degree subjects to the number of graduates in each subject area. The assumptions used to do this are provided in Table 8.1.

¹⁴ Department for Business Innovation and Skills, *Tracking International Graduate Outcomes 2011, January 2012*

Table 8.1 – Graduate Premium by Degree Subject

	Graduate Premium (£)	Graduates from University 2013/14*
Architecture, building and planning	125,337	17
Biological sciences	65,788	473
Business and administrative studies	115,295	424
Creative arts and design	5,945	342
Education	115,843	465
Historical and philosophical studies	21,843	81
Law	161,436	76
Linguistics, classics and related	49,036	105
Mass communication	19,460	136
Mathematical and computing sciences	136,629	115
Physical /environmental sciences	92,063	37
Social studies	98,793	261
Subjects allied to medicine	145,633	5
Total/average	101,442	2,534
Postgraduate degree	50,195	622

Source: Department of Business, Innovation and Skills, The Returns to Higher Education Qualifications, 2011 * University of Gloucestershire Data Received

In this way it was estimated that the total graduate premium across the UK in 2012/13 amounted to £193.7 million. The impact within each study area was estimated by applying assumptions about the proportion of graduates who remain in each study area after graduation to the total impact.

Table 8.2 – Graduate Premium by Study Area (£m)

	Gloucestershire	South West	UK
Location of Graduates	23%	35%	82%
Total Graduate Premium	53.5	83.1	193.9

Source: BiGGAR Economics

8.3.1 Future Potential

The data presented above implies that the average graduate premium associated with the University of Gloucestershire is £73,482, 72% of the UK average. This is largely due to the subject choices made by students at the University.

The new Growth Hub has the potential to increase the average graduate premium associated with a degree from the University of Gloucestershire in a number of different ways.

The first way would be by influencing the career choice of prospective students. The University of Gloucestershire's Business School is at the heart of the Growth Hub and is expected to play a key role in designing and delivering the support that the Hub will

provide to businesses. This is expected to deliver benefits for the Business School as well as the businesses it supports.

For example, the Growth Hub will create opportunities for students at the Business School to engage directly with the business community and apply their learning directly to real business challenges. This should help to enhance the employability of students after they graduate, which should make studying at the Business School more attractive to potential students.

As illustrated in Table 8.1, business and administrative degrees are associated with a higher than average graduate premium. If the new Growth Hub were to lead to an increase in the number of students attending the Business School then this would therefore help to increase the average graduate premium associated with a University of Gloucestershire degree.

The new Growth Hub also aims to increase the number of graduates who secure employment in Gloucestershire by 10%. Achieving this target would increase the proportion of the graduate premium generated by graduates from the University that is retained within the county and increase the impact summarised in the first column of Table 8.2.

The new Growth Hub also aims to build on the existing Degreeplus framework to increase student and graduate participation in University led employability initiatives by 15% a year. By increasing the employability skills of graduates, this should further enhance the total graduate premium generated by graduates from the University.

9 CONTRIBUTION TO THE LOCAL ECONOMY

This chapter considers the scale of the local benefits that the University of Gloucestershire generates for Cheltenham and Gloucester.

9.1 Core Economic Activity

With a turnover of £70.9 million and almost 1,600 members of staff the University of Gloucestershire is a substantial business in its own right, even before the wider economic impacts of its activity are considered.

In 2013 two local newspapers, the Gloucester Citizen and Gloucestershire Echo, published a supplement about “Gloucestershire’s Greatest Employers”. The supplement identified the top 50 firms in the County and ranked them in terms of total local employment. The University of Gloucestershire did not appear in this list but (as Figure 9-1 demonstrated) if it had, it would have been ranked as the 6th largest employer in the county.

This section considers the economic contribution that the University makes to the County as a result of its core operations.

Figure 9-1 - Gloucestershire’s top 50 employers

Employer	Employees
Gloucestershire Hospitals NHS Foundation Trust	7,500
GCHQ Cheltenham, Government communications	5,514
Gloucestershire County Council	3,320
GE Aviation	1,900
Renishaw Plc	1,800
University of Gloucestershire	1,597
Messier-Bugatti-Dowty	1,200
Spirax-Sarco Engineering Plc	1,000
Kohler Mira Ltd.	888
Endsleigh Insurance Services Ltd.	700
Stagecoach West Ltd.	653

Source: Gloucester Citizen, 2nd October 2013

9.1.1 University Expenditure

In 2013/14 the University of Gloucestershire spent £2.9 million on goods and services from businesses in Gloucester and a further £1.6 million from businesses in Cheltenham. These purchases spanned a wide range of goods and services ranging from catering and maintenance to professional fees and security.

Analysis of procurement records shows that the University’s supply chain includes 96 businesses in Cheltenham and 70 in Gloucester.

9.1.2 Expenditure of Staff, Students and Visitors

Almost 600 of the University of Gloucestershire’s 1,597 staff live in Cheltenham and 264 live in Gloucester. Most of the rest commute daily into Cheltenham and Gloucester from

elsewhere in the region. Regardless of where they live, all of these staff will spend money in local businesses, which will help to support further employment in the local economy.

It was estimated that in 2013/14, University of Gloucestershire staff spent a total of £5.0 million in Gloucester and a further £8.3 million in Cheltenham.

In 2013/14, 3,828 University of Gloucestershire students lived in Cheltenham and 937 lived in Gloucester. A further 755 students lived elsewhere in the south-west and travel regularly to one of the two campuses to attend classes.

It was estimated that in 2013/14, University of Gloucestershire students spent a total of £39.2 million in Cheltenham and £7.7 million in Gloucester.

Each year the students and staff studying and working at the University of Gloucestershire are visited by friends and family from elsewhere in the UK and around the world. As these visitors would otherwise not have a reason to visit the local area, the money they spend during their visit is additional to the local economy.

In 2013/14, it was estimated that people visiting students and staff spent £0.8 million in businesses in Cheltenham and £0.2 million in businesses in Gloucester.

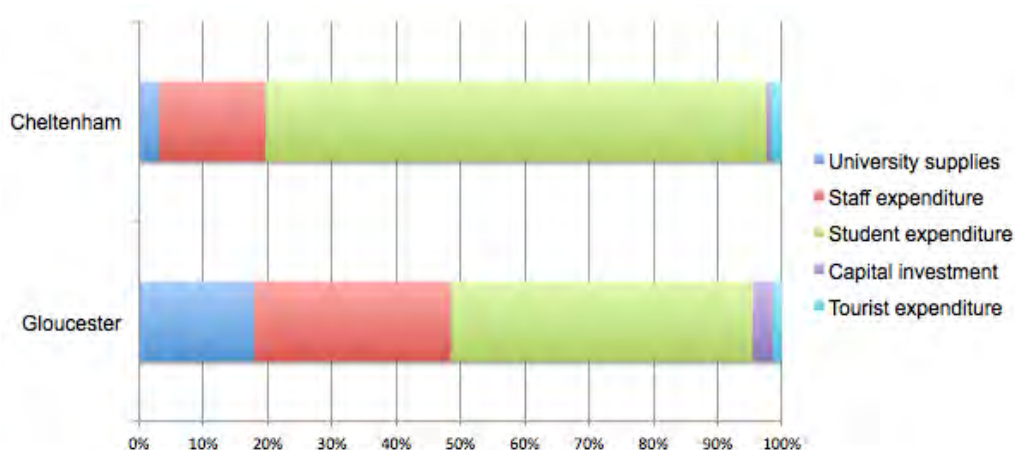
9.1.3 Capital Expenditure

Between 2009 and 2014 the University of Gloucestershire invested an average of £4.9 million per year in its two campuses in Cheltenham and Gloucester. Of this, £0.4 million/year was secured by companies based in Cheltenham and £0.5 million/year was secured by companies based in Gloucester. This expenditure has helped to support employment in the local construction sector at a time when market conditions have been particularly challenging.

9.1.4 Total Local University Related Expenditure

Taken together the four types of expenditure considered in this section amount to £66.6 million. This includes £50.3 that was spent in businesses in Cheltenham and £16.3 that was spent in businesses in Gloucester. A break-down of this expenditure is provided in figure 9.2.

Figure 9-2 - Local business expenditure supported in 2013/14



Source: BiGGAR Economics analysis of information provided by the UoG

9.2 Supporting local businesses

In addition to its core operations, the University of Gloucestershire also contributes to the local economy by supporting other businesses in the county to innovate and grow. The various ways in which it achieves this were described in chapter 7.

One local business that has been supported by the University of Gloucestershire is the Stroud based company Snow Business. A case study of the support provided to Snow Business is provided in Figure 9-3

Figure 9-3 – Snow Business consultancy support

The University is undertaking a consultancy project with Snow Business, a company involved in creating artificial snow for the movie, television and entertainment industries for 30 years. The project is being supported through the Innovation Voucher Scheme, which is designed to support small to medium sized businesses to work with universities in order to stimulate and promote innovation.

Collaboration between Snow Business and the University's School of Computing & Technology is intended to make further advances in the company's falling snow equipment. The University's consultancy support has the potential to push forward technological developments and thereby provide Snow Business with a competitive edge, which in turn can lead to business growth and additional turnover being generated.

As with any investment decision, businesses will only undertake consultancy projects if they expect the result of the project to enable them to generate additional turnover that is at least equal to the cost of the consultancy. This necessitates that the total income the University receives from consultancy is at least equal to the additional turnover that the outputs of the consultancy will generate for client businesses.

Source: BiGGAR Economics based on information provided by the UoG

Other existing business support services provided by the University also have a strong profile locally. The Student Media Project (SMP) described in Figure 7-1 for example already lists several local companies amongst its clients, these include:

- Endsleigh Insurance in Cheltenham;
- Southwest snooker Academy in Gloucester;
- Ecclesiastical Insurance in Gloucester;
- Gloucester County Council in Gloucester;
- Cheltenham Borough Council in Cheltenham;
- Active Gloucestershire in Cheltenham;
- Hartpury College in Gloucester; and
- 2000trees Festival in Cheltenham.

The new Growth Hub has created the opportunity to dramatically increase the benefits that this activity generates for the local economy. By providing a physical hub for business support the new Growth Hub should enable businesses in the local area to benefit more fully from the knowledge and expertise that exists within the University.

Since opening on 1st October the Growth Hub has already welcomed more than 200 businesses and is already discussing in-depth support with more than 60 of these. A detailed break-down about the location of each of these businesses is not yet available but it is reasonable to expect that a high proportion will be located in either Gloucester or Cheltenham.

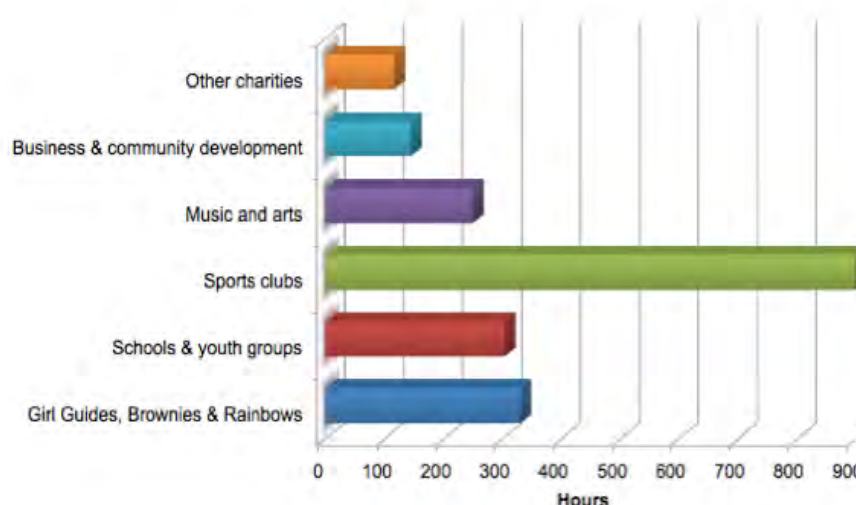
9.3 Local Community

As well as supporting local businesses, the University of Gloucestershire also makes a direct contribution to the local community as a result of voluntary work undertaken by students and staff and sponsorship of festivals, events and other community projects.

9.3.1 Volunteering

Analysis of the University's current volunteering records shows that in 2013/14 students and staff at the University spent 1,688 hours volunteering for 14 different charities and voluntary organisations in Gloucester, and 11,076 hours for 38 charities and voluntary organisations in Cheltenham. The different types of organisations that benefit from this voluntary activity are illustrated in Figure 9-4.

Figure 9-4 - Hours of voluntary activity by organisation type



Source: BiGGAR Economics analysis of information provided by the UoG

Over recent years public sector austerity measures have created an increasingly challenging funding environment for charities and third sector organisations. This means that the role of voluntary and in-kind support is now more important than ever. Without the support provided by volunteers from the University it is likely that many of the local organisations supported would have had to cut back on service delivery.

9.3.2 Festivals and Events

Every year Cheltenham hosts over twenty festivals covering everything from music and literature to food and drink, the performing arts and the world famous Gold Cup Racing Festival in March. These festivals help to create a vibrant and creative environment in the Town, making the area a more attractive place to live, work and invest.

The festivals also deliver substantial economic benefits. A review¹⁵ undertaken for Cheltenham Borough Council reported that the Cheltenham Festivals generate £5.2 million in direct income and support 129 jobs for the local economy.

Figure 9-4 illustrates that in 2013/14 staff and students at the University spent 250 hours undertaking unpaid work to support music and arts organisations and events in Cheltenham and Gloucester. In 2013/14 the University also provided £73,400 in direct

¹⁵ Cheltenham Festivals in 2011, Review for Cheltenham Borough Council

sponsorship for local festivals and cultural events. The largest beneficiary was Cheltenham Festivals, which received a contribution of £30,000. Other beneficiaries included:

- **Cheltenham Design Festival** – an annual design festival featuring talks and networking. The University supported the festival by sponsoring one of the talks;
- **Cheltenham Poetry Festival** – the University also provided general sponsorship of the event and specific support for two of the events;
- **Cheltenham Fashion Week** – an annual not-for-profit fashion event designed to showcase young talent;
- **Cheltenham Art Gallery and Museum** – the University provided general sponsorship designed to enhance the profile of the local museum and art gallery;
- **BBC Introducing** – In 2014 the University hosted this annual BBC event, which provides the BBC's platform for undiscovered and unsigned music;
- **Enterprise Awards** – an annual awards ceremony designed to recognise excellence in business engagement; and
- **2000 Trees** – the University hosted a media marquee for this annual grass roots music festival.

The review referred to above highlighted the important role that sponsorship plays in sustaining the Cheltenham Festivals. The University's support for this activity therefore directly supports the continued success of the festivals and the on-going contribution that they make to the local economy.

10 SUMMARY OF QUANTIFIABLE IMPACTS

This section summarises the impacts considered in this report and quantifies the impact that the University of Gloucestershire generates.

10.1 Quantitative Impacts

The total quantitative impact of the University of Gloucestershire is given below. This shows that the University supports:

- £151.2 million GVA and 2,163 jobs in Gloucestershire; and
- £208.5 million GVA and 2,826 jobs in the South West; and
- £356.5 million GVA and 3,729 jobs in the UK.

These impacts are summarised in Table 10.1 and Table 10.2.

Table 10.1 – Total Impact of the University of Gloucestershire - GVA (£m)

	Gloucestershire	South West	UK
Direct	47.7	47.7	47.7
Supplier	4.4	8.8	18.4
Staff Spending	5.6	10.6	19.6
Capital Spending	0.5	1.1	4.1
Visiting Friends and relatives	0.5	0.8	1.1
Total Core Impact	58.7	69.0	90.9
Student Spending	22.7	33.5	40.8
Student Employment	9.3	11.6	13.9
Student Volunteering	0.1	0.1	0.1
Total Student Impact	32.1	45.2	54.8
Collaborative and Contract Research	1.6	1.6	4.1
Consultancy	0.4	0.8	1.1
Start Up Companies	0.6	1.1	1.5
CPD	0.1	0.1	0.1
Student Placements	2.4	4.4	6.0
KTPs	1.7	3.1	4.1
Total Knowledge Transfer Impact	6.9	11.2	16.9
Total Impact (ex graduate premium)	97.8	125.4	162.6
Graduate Premium	53.5	83.1	193.9
TOTAL IMPACT	151.2	208.5	356.5

Source: BiGGAR Economics

Table 10.2 – Total Impact of the University of Gloucestershire - Jobs

	Gloucestershire	South West	UK
Direct	831	831	831
Supplier	121	239	502
Staff Spending	133	261	488
Capital Spending	8	20	70
Visiting Friends and relatives	17	26	33
Total Core Impact	1,110	1,377	1,925
Student Spending	518	761	925
Student Employment	435	519	616
Student Volunteering	5	6	7
Total Student Impact	958	1,286	1,548
Collaborative and Contract Research	27	27	69
Consultancy	7	13	18
Start Up Companies	10	19	25
CPD	6	11	15
Student Placements	40	73	99
KTPs	4	21	31
Total Knowledge Transfer Impact	94	164	257
TOTAL IMPACT	2,163	2,826	3,729

Source: BiGGAR Economics

10.2 Value for Money

In 2013/14 the University of Gloucestershire directly contributed £47.7 million GVA to the UK economy. The total GVA in the UK attributable to the University is £356.5 million, which implies that every £1 of direct impact generates £7.47 for the UK economy.

The total income of the University of Gloucestershire in 2013/14 was £70.9 million and there were 831 ftes directly employed. This implies that every £1 of income to the University generated £5.03 GVA in the UK economy and every job direct job supported a total of 4.5 jobs in the wider economy.

11 WIDER IMPACTS

This chapter summarises some of the wider benefits generated by the University of Gloucestershire that cannot be fully quantified.

11.1 Sustainability

Environmental sustainability is becoming increasingly relevant to higher education, with more and more universities considering the current and future impact of their activities as well as their responsibilities toward the communities they operate in.

The University of Gloucestershire has a long-term, institutional commitment to sustainability and works to embed sustainability across courses, plans and activities. It does this by:

- leading innovative interdisciplinary and socially relevant research on sustainability;
- implementing sustainability measures across all campuses in order to minimise the environmental impact of the University;
- providing opportunities for students and staff to become involved in hands-on projects; and
- working in partnership with a range of organisations, locally, nationally and internationally to foster sustainability activity.

The University of Gloucestershire's commitment to environmental sustainability is demonstrated by the fact that the University has consistently been ranked in the top five in the People and Planet Green League since the league began. This was recognised in 2014 when the University received a special award as the only university to have consistently ranked in the top five since the league began in 2007. The University has also been the most short-listed university in the Green Gown Awards since they began in 2004 being highly commended in 2013 and a finalist in 2012.

11.1.1 Sustainability Research

While many leading universities in the UK are involved in developing scientific and technology based responses to the challenges of climate change the University of Gloucestershire is the only university in the UK that is known for its expertise and contribution to people's responses to this challenge. This is significant because although science and technology can define problems and identify solutions, ultimate changes towards sustainability are dependant on people's decisions, choices and actions.

The University's specialist areas of health, education, leadership, management, psychology, community development, local engagement, consumer studies, marketing, communication, art and media studies are relevant to the study of how to inform and engage people in change. Several research institutes and centres at the University have sustainability as a focus, details of these are provided below.

The Countryside and Community Research Institute – is engaged in research consultancy and policy work on agri-environment schemes, rural economic development, sustainable land use management, organic markets, rural services and communities and historic sites and landscapes. It directs and collaborates on a variety of projects for agencies such as DEFRA, ESRC, the Welsh Assembly Government and the Irish Heritage Council.

The International Research Institute in Sustainability (IRIS) – established in October 2008 to provide new cutting edge research programmes and to strengthen existing research expertise in sustainability within the University. IRIS brings together researchers of

international excellence in the area of sustainability and undertakes work for international agencies such as UNESCO Culture, DESD, Asia-Pacific, IUCN, UNECE and EU.

IRIS also convenes a postgraduate sustainability research network, which includes members from other UK and international universities. IRIS has expertise over a number of areas – leadership, governance and organisational change, professional practice and education for sustainable development, health and wellbeing and the measurement of progress towards sustainable development.

The University also leads a Regional Centre of Expertise in sustainability education. The Centre is endorsed by the United Nations University and is based in Cheltenham at the University of Gloucestershire, the RCE has been set up to assist the Severn area in moving towards sustainable development through a process of learning, participatory engagement and partnership building. The centre is endorsed by the United Nations University and is one of 116 similar centres throughout the world seeking to support the Green Economy through education, capacity building and networking. It brings together 110 businesses, NGOs and education institutions from across the West Midlands and South West areas.

11.1.2 Environmental Achievements

As well as leading research into sustainability the University has taken a lead in making sustainability a practical priority. As part of this, sustainability is incorporated in all key policy documents including the university's strategic plan. The University also has a sustainable procurement strategy in place, and practical initiatives such as introducing rainwater tanks, investing in solar energy and a bicycle loan scheme amongst others.

Evidence of the contribution that the University has made toward environmental sustainability includes the fact that the University has:

- run on renewable electricity since 1993 - it was Ecotricity's first client and one of the pioneers in 'green tariff' procurement;
- reduced CO2 emissions from on-site energy and fuel use by 30% since 2005 and is on track to meet its HEFCE agreed target of a 40% reduction by 2020; and
- reduced water consumption by 20% since 2010 and is installing low flow appliances in new buildings and refurbishments.

11.1.3 Student Sustainability Initiatives

The University of Gloucestershire actively encourages students and staff to become involved in initiatives designed to promote environmental sustainability. For example in 2013 students at the University donated 352 bags of clothes, books and other items to the British Heart Foundation during an end of term clear out, raising over £7,000 for research into the fight against heart disease and reducing waste. The 2013 travel survey also showed that 78% of students travel to university and 80% travel between campuses sustainably (i.e. on foot, bicycle, bus, train or car-sharing.)

To further encourage environmental initiatives, the University's Students' Union was for awarded nearly £300,000 from the NUS Students' Green Fund to deliver sustainability opportunities and projects to students and the local community. The Union are using this funding to deliver five main types of project:

- **Social Enterprise** – the funding has been used to support the creation and development of a number of social enterprise companies including the Cheltenham Chilli Company, Core Blimey Juice and Cider, and Oh Beehive;

- **Green Impact** - offering opportunities for local businesses to work with with trained student auditors to improve their sustainability;
- **Global Athletes** – a programme designed to improve the environmental credentials of University sports teams by helping them to source sustainably produced local food and sports kit and encouraging them to implement initiatives such as banning single use water bottles at training;
- **Green Placements** – providing opportunities for students and pre-university students to undertake environmentally themed summer placements and gap-years;
- **Little Green Shops** - providing information on student opportunities, selling products produced through other parts of the project and relevant green businesses.

11.2 Partnership Working with Further Education Providers

As well as taking an active role in economic development and governance of Gloucestershire, the University has also developed formal strategic partnerships with several local higher education colleges. These partnerships are intended to extend the reach of higher education in the City through the provision of foundation degrees. These programmes give students the opportunity to study at higher education level within a local further education college for a year with the option of undertaking further study at the University of Gloucestershire in future years.

By working in partnership with local colleges the University of Gloucestershire is therefore directly helping to increase local levels of participation in higher education. Recent research¹⁶ that considered the role of universities in boosting regional economic growth in the UK demonstrated that there is a clear link between participation in higher education and regional economic growth. By participating in these partnerships the University is therefore directly contributing to the economic growth of Gloucestershire.

¹⁶ Million + (March 2014), smarter regions, smarter Britain: boosting regional growth through universities.

12 ECONOMIC RATIOS AND MULTIPLIERS

Table 12.1 – Economic ratios and multipliers

Sector	Turnover/ Employee	GVA/ Employee	Turnover /GVA	Employment Multiplier (Type 2)	GVA Multiplier (Type 2)
Accommodation and food services	£38,912	£19,582	1.99	1.30	1.64
Accounting, bookkeeping and auditing activities; tax consultancy	£72,430	£57,003	1.27	1.75	1.48
Activities of other membership organisations	£28,073	£6,354	4.42	1.36	1.82
Advertising and Market Research	£162,717	£71,874	2.26	1.75	1.48
Agriculture, forestry and fishing	£78,391	£30,891	2.54	1.53	1.97
Artistic Creation	£105,690	£65,414	1.62	1.46	1.59
Arts, entertainment and recreation	£177,220	£25,924	6.84	1.35	1.68
Computer programming, consultancy and related activities	£138,677	£80,335	1.73	2.19	1.78
Construction	£146,676	£56,090	2.61	2.08	2.11
Education	£29,311	£12,529	2.34	1.41	1.49
Electricity, gas, steam and air conditioning supply	£887,099	£191,818	4.62	4.22	2.23
Engineering activities and related technical consultancy	£128,065	£70,492	1.82	1.79	1.99
Event Catering and other food service activities	£36,669	£18,206	2.01	1.29	1.62
Extraction of crude petroleum and natural gas	£2,500,267	£1,301,733	1.92	2.41	1.94
Financial and Insurance Services	£832,851	£476,471	1.75	2.22	1.53
Human Health Activities	£46,698	£26,384	1.77	1.49	1.66
Legal activities	£90,158	£66,076	1.36	1.75	1.48

Managament consultancy service	£119,329	£78,851	1.51	1.40	1.52
Manufacture of basic pharmaceutical products and pharmaceutical preparations	£324,280	£148,520	2.18	2.29	1.30
Manufacture of beer	£442,529	£87,412	5.06	1.76	1.46
Manufacture of computer, electronic and optical products	£145,031	£62,547	2.32	1.95	1.91
Manufacture of electrical equipment	£167,616	£57,698	2.91	1.95	1.91
Manufacture of furniture	£75,209	£29,535	2.55	1.48	2.18
Manufacture of medical and dental instruments and supplies	£102,714	£49,119	2.09	2.36	1.95
Manufacture of motor vehicles, trailers and semi-trailers	£407,637	£77,326	5.27	2.36	1.95
Motion picture, video and television programme production, sound recording and music publishing activities	£143,846	£39,949	3.60	1.46	1.59
Office administrative, office support and other business support activities	£131,139	£64,230	2.04	1.75	1.48
Other professional, scientific and technical activities	£88,588	£48,773	1.82	1.75	1.48
Passanger rail transport, interurban	£126,157	£48,078	2.62	2.79	2.76
Printing and service activities related to printing	£94,810	£42,009	2.26	1.46	1.59
Professional, Scientific and Technical services	£106,047	£61,175	1.73	1.75	1.48
Publishing activities	£118,620	£67,361	1.76	1.46	1.59
Renting and operating of own or leased real estate	£120,678	£77,186	1.56	1.66	1.35
Retail sale in non-specialised stores with food, beverages and tobacoo predominating	£132,285	£21,314	6.21	1.36	1.52
Retail sale of bread, cakes, flour confectionary and sugar confectionary in specialised stores	£39,345	£17,782	2.21	1.36	1.52

Retail trade, except of motor vehicles and motorcycles	£113,929	£23,921	4.76	1.36	1.52
Scientific Research and Development	£149,664	£46,955	3.19	1.36	1.52
Security and investigation activities	£37,919	£27,187	1.39	1.79	1.99
Services to buildings and landscape activities	£34,105	£18,443	1.85	1.89	1.77
Social work activities without accommodation	£19,685	£9,787	2.01	1.49	1.66
Sustainable Tourism	£73,706	£21,177	3.48	1.30	1.64
Telecommunications	£312,517	£129,074	2.42	2.20	1.67
Water supply, sewerage, waste management and remediation activities	£194,652	£102,379	1.90	1.92	1.83
Whole economy	£154,732	£43,719	3.54	1.98	1.83
Wholesale and retail trade and repair of motor vehicles and motorcycles	£275,433	£43,280	6.36	2.04	1.86
Wholesale trade, except of motor vehicles and motorcycles	£771,291	£47,709	16.17	2.04	1.86
Accommodation and food services	£38,912	£19,582	1.99	1.30	1.64

Source: Scottish Government input-output tables for 2011 (2014)

APPLICATION NO: 14/01928/FUL		OFFICER: Mrs Lucy White	
DATE REGISTERED: 23rd October 2014		DATE OF EXPIRY : 22nd January 2015	
WARD: Pittville		PARISH: PREST	
APPLICANT:	Uliving and University Of Gloucestershire		
LOCATION:	Pittville Campus, Albert Road, Cheltenham		
PROPOSAL:	Erection of a student village incorporating 603 new-build student bedrooms, the refurbishment of the existing media centre (which will include a reception/security desk, a gym, retail facilities, multi-faith area, refectory and bar, quiet study area, laundrette, ancillary office space), and the provision of a mixed use games area. In addition, the proposal involves the demolition of existing teaching facilities, 23 existing rooms and the retention and refurbishment of 191 existing student rooms.		

REPRESENTATIONS

Number of contributors	146
Number of objections	140
Number of representations	4
Number of supporting	2

1 Walnut Close
Cheltenham
Gloucestershire
GL52 3AF

Comments: 17th November 2014

We have no objections to any of these proposals. we fully support the aims in providing a new student village. We have lived in Walnut Close for over 40 years and had very little trouble from students living in the area.

(we do object to the hate paper work for the above site being sent out by Pittville Campus Concerns).

5 Albert Court
Central Cross Drive
Cheltenham
Gloucestershire
GL52 2TW

Comments: 17th November 2014

I support the Uni's need to develop the site but not at this density.

Numbers are too great and I fear the impact upon the local environment and community - increased traffic and noise - already the noise and rowdy behaviour are a nuisance and unmanaged

18 Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 17th November 2014

Whilst understanding the need to develop the site, this seems to be on a scale unsuitable to the local area, and someway from the main University campus.

There are already regular occurrences of disturbances caused by rowdy late night revelers returning to their accommodation, and adding a minimum of 800 people can only exacerbate this problem.

Inevitably there will be a considerable increase in related traffic, beginning with the demolition, then the construction and finally when developed, with the accompanying noise, pollution and disruption.

The Cottage
7 Pittville Crescent
Cheltenham
Gloucestershire
GL52 2QZ

Comments: 18th November 2014

1 General

Pittville, with Albert Road as its spine, is essentially a quiet, residential area enjoying the recreational facilities of Pittville Park. The proposed development on the site of the former College of Art will overwhelm this existing environment. Sustainability implies an enhancement of local conditions: at a recent consultation meeting University representatives were quite unable to indicate how this proposal would meet this criterion

2 Size

In the course of 'discussion' with local residents, the size of the proposed development has risen from about 600 student beds to now 800. This is just too many people to impose upon the existing neighbourhood, whether they be students or immigrants from Mars.

3 Proposed Buildings

The scale and size of the proposed buildings are quite out of proportion to the neighbouring built environment and attempt to provide too much accommodation for the site. The result is shown to be structures of barrack like proportions, quite out of keeping with the neighbourhood. The building at the junction of New Barn Lane and Albert Road epitomises the bleakness of this architectural approach, the sheer awfulness of which cannot be hidden by planting schemes.

4 Uliving

This company is to undertake this development and will administer the site when buildings are completed. A question was raised at one public meeting about the financial standing of the company; this question has never been answered. This in turn poses the question about the financial viability, both capital and revenue, of erecting and administering these buildings. Such costs ultimately will have to come from the students and there is no indication that they would be willing and able to pay. In the event of any such failure the premises would have to be liquidated - and where does the University stand then?

5 Administrative Arrangements

Such arrangements are under the aegis of Uliving and the University but it has been made clear that neither of these bodies has jurisdiction off the site. There are frequent reports in the local press about the antisocial behaviours of students in the St Paul's area of town; fine words by the

University seem not to have altered the situation. With some 800 students living in the area, the likelihood of such trouble seems high; do we, as residents, really have to trouble the Police over such incidents?

6 Highway Concerns

The proposal envisages increased bus services for students as well as the cars of some 100 staff on site. This, together with vehicles from nearby existing and proposed housing estates, will significantly over crowd the present road systems, which will not be helped by the existence of the chicane in Albert Road.

The University says students will not be allowed to bring cars to town. There is nothing to prevent students hiding their vehicles in the locality - ultimately, the University has no jurisdiction to stop this abuse.

7 Consultation

Consultation with local residents has not been taken seriously by the University or Uliving. Meetings and 'exhibitions' have been held at the now derelict Albert Road premises and in the most remote of the existing buildings. Two of three 'exhibitions' simply showed plans of the proposals with no-one available to answer questions. I attended the first of the 'consultation' meetings and was appalled at the attitudes of University and Uliving representatives who had clearly made no preparations to deal with questions. The Vice Chancellor seemed to resent any questions and gave very much the impression that we were there simply to listen with what they had already decided.

No one locally objects to the inevitable development of this site. But there is concern about the sheer size and scope of the proposals for this residential area and the University seems unwilling to understand these concerns.

I attach to this email my objections to the proposal by the University of Glos to develop the site of the former College of Art in Albert Road Cheltenham. I should be grateful if you would kindly bring these comments to the attention of the Committee when it considers an application for planning consent.

The objections are made on behalf of my wife and myself. My son is the owner of 4 Pittville Place and wishes to be associated with these objections.

Comments: 5th January 2015

Letter attached.

29 Pittville Lawn
Cheltenham
Gloucestershire
GL52 2BH

Comments: 18th November 2014

As a homeowner in the area (29 Pittville Lawn) and mother of 3 children, I am most concerned about the University's intentions of building a site of such large density. (Not the development of the site per se) Accommodation for 800 students will amongst other things increase rowdiness, unruliness, noise levels (already a problem!) and traffic congestion.

23 Walnut Close
Cheltenham
Gloucestershire
GL52 3AF

Comments: 26th November 2014

While supporting the university's need to develop the site and to maintain their status by offering good quality accommodation we object to the scale of this development:-

We feel that the scale of the development cannot be supported by the local infrastructure (water, sewers, electricity and gas).

It is likely that number of students, staff and guests will average over 1000. Traffic flows will increase significantly and although cars won't be allowed on site, many students will want to bring them and will only be able to park in surrounding streets, thus causing traffic problems.

We are concerned that the local community shop, which many local residents have supported for years, will be adversely affected by this development which is planned to have its own outlet.

There is likely to be an increase in anti-social behaviour in the parks and surrounding areas. There have been 26 noise complaints recorded by Pittville Campus Concerns since September - this is likely to increase in line with the increase in number of student residents.

We feel that a smaller development of approx. half this size would be more appropriate to this area.

The Coach House
Marston Road
Cheltenham
Gloucestershire
GL52 3JQ

Comments: 26th November 2014

Letter attached.

40 East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 26th November 2014

Letter attached.

4 East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 26th November 2014

Letter attached.

Comments: 5th January 2015

Further to my previous letter of objection of 23.11.2014. From our information the proposals have not been adjusted, our concerns addressed or our questions answered. Alternative options are not being considered either.

The view and statements by the University that the current proposal is likely to be accepted for planning approval is still worrying for local residents. This also raises questions as to whether prior indications of acceptance have been offered by Cheltenham Planning Officers.

In view of the above, I would like to see answers to the following;

Would you please comment on University of Gloucestershire's comments about likely acceptance?

Will acceptance of the current proposals be conditional on the developer providing satisfactory answers to ALL the questions raised by objectors?

What measures or conditions must the developer meet to mitigate for the additional impacts on Albert Road traffic movements?

The inclusion of double beds in student apartments and encouragement to invite visitors to 'sleepover' will probably lead to numbers exceeding 1000 at week-ends. What assurances does your department give that this will not lead to an increase of on street parking and other related impacts on the local area?

Why is no request being made by your department for an option 'B' to include tuition on the Pittville site and thereby improve on site supervision of students, reduce student resident numbers to this particular site and create a more even distribution of students throughout the town?

Why is the anonymous high rise block of flats fronting onto Albert Road being considered in what is supposed to be a 'Regency Town'?

5 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 14th November 2014

This is far too large a development in a residential area. 800 students will greatly affect this part of Pittville with increase in noise and traffic. The area will be blighted and properties subsequently devalued.

Flat 5
Malvern Hill House
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 17th November 2014

Letter attached.

Comments: 12th January 2015

Letter attached.

8 Prestbury Park
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LE

Comments: 19th November 2014

We wish to object to Planning Application 14/01928/FUL on the following grounds.

The University of Gloucestershire plans for Student Accommodation are too ambitious for area the size of the Pittville Campus.

The number 800 for proposed student beds is far too many for this area of Pittville/Prestbury to absorb into the local population. The number of people moving in and out of the accommodation site will be increased by staff and visitors to approximately 1,000. There for putting additional pressure on the local roads system and increase the number of University bus movements.

The residents of New Barn Lane and Albert Road are already threatened with extra lorries using the roads. Road works while sewers and other utilities are laid because of the intended Starvehall Farm development and the Pittville School housing scheme. No account has been taken to deal with race traffic and construction traffic congestion at the New Barn Lane / Albert Road round about or the chicanes outside Pittville School in Albert Road.

The increase in young people living in the intended Student Village will bring with it noise, unruly behaviour even if it is just a few rowdy students giving the well behaved a bad name.

The loss of trade to Park Stores because of a intended new Student Shop on site could bring about its closure and that would be a great loss to local residents.

Comments: 22nd December 2014

Sir. We would like to send our e-mail of 18th November with our OBJECTION to the planning application listed again as requested by the Pittville Campus Concerns residents group. Plus I object to the applicants claiming the application "is likely to be approved". It gives the impression that some underhand procedure is in progress. It also appears that Uliving have no interest in the residents views on traffic or the number of students to be accommodated, as long as they (Uliving) make a profit.

Thank you.

Comments made on Tuesday, 18 November 2014 (see above).

17 Elm Court
Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JU

Comments: 22nd November 2014

I support the need that the campus needs refurbishment but I strongly object to re-develop to the size in question.

Please find my main concerns below:

- antisocial behaviour / noise; living opposite the campus I am already subject to multiple disturbed evenings due to increased noise levels throughout the evening/early morning. With

the number of students set to quadruple I find this very concerning (particularly providing on site drinking and entertainment facilities).

- on site security; the patrolling of the site with minimal staff is unlikely to be successful further feeding into the increase of antisocial behaviour.
- impact on traffic; I believe the current road networks around the campus are not prepared to cope with this sudden increase in population.
- ability for existing infrastructure to cope with significant increased demand.
- appearance/design not in fitting with the local area and landscape. Will impact on all local property prices and resale potential with the area set to become a 'student' hotspot. A complete reversal of the current population.

I hope the feedback from all local residents is considered and a fair outcome is reached.

Five Oaks
81A New Barn Lane
Cheltenham
Gloucestershire
GL52 3LF

Comments: 25th November 2014

We have studied the proposal documents and we wish to register our objection to planning application 14/01928/FUL.

- The proposal is in conflict with local plan policy regarding section 14.6 In 2001, the Government published PPG13 (Transport). The objectives of this guidance are to integrate planning and transport to: - reduce the need to travel, especially (but not exclusively) by car.
- The University has historically failed to effectively deal with noise and disturbance caused by students, especially at night which have affected residents. We fail to see how increasing the numbers of students accommodation will improve the already unacceptable situation.
- We note that in recent years the existing accommodation does not appear to have been fully occupied, and that the existing accommodations are some of the more expensive to rent according to the University web site. So how can there be a demand for even more of the expensive accommodation located great distances from the places of study, if the existing accommodation is underoccupied?
- The report relating to the noise pollution makes no account of the main cause of local residents suffering, that of the sporadic late night disturbances and noises made by the students.
- The proposal for 4 storey Town Houses and 5 storey accommodation blocks in this location on the outer fringes of the suburbs of Cheltenham and very close to open countryside is completely out of context, Town houses and 5 storey apartment blocks should not be allowed at all in this location.
- The plans indicate that the main entrances to some of the accommodation blocks face out from the site towards nearby neighbours, any entrances should be located in such a way as to not cause nearby residents by students arriving and departing at any time of the day or night. The entrances to the accommodation should be facing inwardly towards the proposed development site.
- If the University is now doing so well, why not re-use the existing buildings for the purpose that they were originally designed for? This would reduce the need for students to travel to their place of study.
- The proposal is for far too many student accommodations for this size site at this location.
- Much of the application submission appears to be relying upon unverified and questionable data.

If the proposal is allowed a condition should be attached to the effect that the accommodation should only be used for the normal University term times, and should not be occupied during the Summer months.

Also if the proposal is permitted the height of any building facing New Barn Lane and Albert Road should not be greater than any of the existing residential buildings on nearby adjacent sites.

Comments: 5th January 2015

We have studied the revised proposal documents and we wish to register our objection to planning application 14/01928/FUL. The revised proposals do not appear to have addressed our nor other objectors' previous concerns.

The proposal is in conflict with local plan policy regarding section 14.6 In 2001, the Government published PPG13 (Transport). The objectives of this guidance are to integrate planning and transport to: reduce the need to travel, especially (but not exclusively) by car.

The parking or lack of it means that students with cars as well as other visitors to the proposed campus will inevitably park in roads surrounding the development.

The University has historically failed to effectively deal with noise and disturbance caused by students, especially at night which have affected residents. We fail to see how increasing the numbers of students' accommodation will improve the already unacceptable situation.

We note that in recent years the existing accommodation does not appear to have been fully occupied, and that the existing accommodations are some of the more expensive to rent according to the University web site. So how can there be a demand for even more of the expensive accommodation located great distances from the places of study, if the existing accommodation is underoccupied?

The report relating to the noise pollution makes no account of the main cause of local residents suffering, that of the sporadic late night disturbances and noises made by the students.

The proposal for 4 storey Town Houses and 5 storey accommodation blocks in this location on the outer fringes of the suburbs of Cheltenham and very close to open countryside is completely out of context, Town houses and 5 storey apartment blocks should not be allowed at all in this location.

The plans indicate that the main entrances to some of the accommodation blocks face out from the site towards nearby neighbours, any entrances should be located in such a way as to not cause nearby residents by students arriving and departing at any time of the day or night.

If the University is now doing so well, why not re-use the existing buildings for the purpose that they were originally designed for? This would reduce the need for students to travel to their place of study.

The proposal is for far too many student accommodations for this size site at this location.

Much of the application submission appears to be relying upon unverified and questionable data.

If the proposal is allowed a condition should be attached to the effect that the accommodation should only be used for the normal University term times, and should not be occupied during the Summer months.

73 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LB

Comments: 20th November 2014

I wish to register my objection to this application. The proposal is completely out of balance with the local community - 800 young lively students in temporary residence (a noisy minority of whom spoil it for the rest) being forced on a quiet residential neighbourhood of elderly and much more mature residents, many of whom are either unaware, or don't know how to complain, or simply find it too difficult to do so, so they rely on those who can.

Then there are the arrangements to allow overnight guests for 2 nights a week (how will they check how many nights?) and their visiting friends with cars and their parents with bigger cars etc. That will mean over 1000 youngsters suddenly arrive over one weekend every September and live there 24/7. It all adds up to far too big a development for this area and is a very harsh uncaring decision on the part of the university.

I can see that the university needs more accommodation and there ought to be some built on the Pittville site but this number is completely ridiculous and simply unfair.

The proposed designs are no better than what is there now, surely the planners and designers can see that. This isn't for the Russian Army. Let's have something much smaller and in keeping with what Cheltenham is all about. These buildings would look at home in the centre of Birmingham but not here, and it should be obvious to anyone with any feel for design, not just me. Hardly a good advert for a University with a School of Art and Design is it.

Then there's the noisy minority of students. This will mean 4 times as many noisy students causing 4 times the already intolerable disturbance as now and the university have been unable to control it at this level because a lot of it happens outside, on the local roads.

Surely the local planning policies cannot be interpreted so loosely as to allow this dreadful scheme to proceed. That's why we have them; to stop this sort of idiotic development happening piecemeal all over the place. Now is the time for some joined-up thinking and some decent decision making. I urge the planning department and the planning committee to do the only decent thing and to reject this oversized scheme outright and to request the university to come up with something more sympathetic. We don't need this.

Comments: 2nd January 2015

I wish to register my OBJECTION to the applicants' revised proposals for this poorly conceived development. It is still too large, too imposing and so obviously in the wrong place. It is very bad for Cheltenham.

The developers have made no serious attempt at addressing the issues raised by the planners questions but have, instead, largely responded with narrow statements which ignore the residents issues completely, "supported" by copies of old and irrelevant reports and seemingly identical draft outline plans. Much of their responses are manifestly wrong and products of imaginations unknown in these parts. I do not yet trust these people's ability to submit open, validated figures and statements but am prepared to give them more time to come round. I am not dismissing the idea of some form of university development here but one that must blend in, not take over and dominate.

I therefore recommend that their plans be rejected continually until they put together something sensible and acceptable to the whole community, not simply something to dig them out of a hole of their own making and bring in fast profits at the expense of the people of Cheltenham. "Could do Much Better" UofG.

The Gables
23 Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JJ

Comments: 23rd December 2014

Further to the list of objections - 118 in total -submitted by residents in the Pittville area, the Planning Department told Uliving and the University to make adjustment to the plans but on viewing the adjustments, to date, nothing seems to have been done that makes an impact to objections being made.

1. There has been no reduction in the numbers to be accommodated - 800 in total, and we all feel that number is too high for the area. It's the equivalent to building 200 new homes, each housing 4 people. TWO HUNDRED ! in an extremely small area. Would any councillor or planner want that next to their own home ? I doubt it.

2. There has been no response to the concerns the residents have regarding the flow of traffic in the area. Albert road, as you are no doubt aware, has, outside Pittville school, two traffic speed suppressing islands which only allow for a single lane of traffic. At present, this is already a major inconvenience during rush hour and school hours with traffic often queuing for long periods before the opposite lane is clear enough to make a SAFE pass. To increase the flow of traffic, with the increase in buses which stop and hinder traffic flow even more, is clearly impractical and will cause major traffic congestion - and this is BEFORE any Cheltenham races occur.

Albert road is already a road to avoid during the times mentioned. Learner drivers, which use this area at an unprecedented rate, hugely hinder traffic flow as they are unable to judge when to make a pass. Without counting, I assume at least 50 learner drivers use that road PER DAY. Almost without fail, should I drive down Albert Road, a learner driver will, at some stage, be in front.

I can only assume that not a single person involved in the planning of this project lives in or around the campus and as such, isn't going to be impacted by the huge changes made to the area.

3. The current trip calculations ridiculously state that 800 students living for 48 weeks a year (excluding guests, family, staff, deliveries etc) will generate LESS movement than when it was used as a day-time, 35 weeks a year, art studio. WHO MAKES THESE CALCULATIONS and are we really expected to believe / accept them? We have projected a 270% increase in movement. That's 270 % INCREASE.

4. No-one has proposed controls on rowdiness which will undoubtedly increase SIGNIFICANTLY with 800 students entering the area. To give an example, there have been 29 late night complaints during term time but since then end of term there have been NONE, so what is in place to keep things under control ?

5. What provisions are being made to accommodate the large increase in demands on the utilities for the area? This has not been answered.

6. What is the justification for 800 students to be accommodated in a single area? Why was the residents request for a reduction in numbers ignored without any reason being given?

7. It has been stated, by the university, that the application is likely to be approved even though the residents are making these objections. It's as if there is a collusion between the applicants and the council authorities to push the project through irrespective of the issues it will cause and

to perhaps - deal with the issues as they arise, rather than being proactive and showing a duty of care to the residents and having their objections addressed to a point which satisfies both parties.

Those are the main issues we'd all like addressing and in such a way that really talks about what will be done rather than an attempt to mislead us.

Finally, as a resident resigned to the fact that such a change is, in some shape and hopefully with reduced numbers, going to be made, I asked how we might get involved and hopefully benefit from such a change.

I wrote asking whether there is an opportunity to provide a service to the students by way of a healthy Thai take-away on-site.

With some residents benefitting from the project, there might be some voices to show favour to what is planned, rather than all residents being negative towards it.

I very much look forward to your reply to these issues and concerns.

54 Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 17th November 2014

1. University students are good for the town however 800 students plus 100 staff is far too large a development for a residential area which is at some distance from the university campus.

2. The current plans are very unattractive, I'm sure the university would not like the accommodation to be known as Pentonville as has been said by some, this would put off many students and their families when looking around on open days as well as carrying a stigma in the town.

2 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 18th November 2014

Living opposite the Pittville site I was delighted, some 18-24 months ago, to hear that the Uni had plans to redevelop the site, get rid of the ugly and dilapidated buildings already there and that they were in discussions with residential house builder Charles Church.

These discussions, however, did not come to fruition and they embarked on new plans to build more student accommodation in addition to the 214 already there.

When the Uni made their first presentation to residents, some 18 months ago, they stressed their need to be able to offer 1st year students accommodation in Halls and gave numbers of 300 new beds in the first phase with up to 150 more later. Residents expressed their concern, even then, at this large increase in numbers to be placed in a low density residential area, remote from all teaching facilities, especially as the Uni already had difficulty controlling the parking, noise and litter from the existing students.

The Uni are now proposing a total of 794 beds, almost quadrupling the numbers of students on a small site in the middle of a residential area, their justification being that the developer/managing agent said that this was the number they could get on the site. They have admitted that they were

only short of 80 x 1st year spaces this intake and that they will now be offering the rooms to Post Graduates and other students if they are not filled by 1st years! The developer will certainly not want empty rooms!

To alleviate our concerns at so many students, on such a small site, in a residential area ULiving gave us examples of other developments they had built and manage in similar 'residential' areas. Essex University, University of Hertfordshire, Birmingham and Liverpool were cited but research proved that all these developments were on main campuses in city centres, with the exception of Essex, which was on a greenfield site next to the main campus, nowhere near any residential development. We are obviously concerned that the information they provide is selected, not for factual content but to give a favourable impression to residents and planners?

This all suggests to me that this is a financially driven development and not a scheme to provide 1st year accommodation. Throughout this process and in discussions with residents they have also tried to justify these additional numbers stating that, when it was a teaching facility, there were 1300 students and 200 staff on site every day, however, I would suggest :-

- 1) All 1300 students and 200 staff would not have been there at the same time on the same days. The University told us that students only have 12 hours of lectures per week at the most and, more importantly, they only attended between 9 - 6 p.m. during term time not, as is now proposed, 24 - 7 for at least 40 weeks per year (or more?)
- 2) In the traffic modelling they have used these historic numbers to suggest that there will be less car journeys. Can they validate these claims ? Also the modelling shows traffic will enter the site from North & South. Are Highways aware that there is a traffic calming island right by the proposed entrance, that this already causes long delays for existing traffic and that allowing traffic to enter heading North will cause even more and even longer delays.
- 3) Calculations on max load energy consumption have been based on 556 rooms, but they are building 603? This calculation needs to be revised to reflect the max load for the correct numbers, also to include the 191 existing units and, as the plans show double beds in all rooms, to include student guests who, we are told, will be allowed to stay 2 nights per week.
- 4) The new buildings look even more ugly than the ones already there, the 4 storey buildings replacing existing 1 & 2 storey will shade adjoining properties and add nothing to the area architecturally. They are to be built using the cheapest construction methods, will not age well and are totally out of keeping with the area. (see Architects Panel comments)
- 5) This development does not enhance the privacy or amenity for local residents and could put an unsustainable strain on existing services (see para 3.).

I hope the Planners will ensure the developer addresses these inaccuracies but also hope they will agree that this development is inappropriate and unsustainable in it's present form in this location.

Comments: 17th December 2014

I have read the revised documents but am disappointed to see that there have been no substantial changes or improvements and it would appear that the University is treating residents and Officers with complete disdain. I would make the following observations.

Energy & Infrastructure Loads

3.0 - 3.3 In the first document the calculation was incorrectly based on 556 people and the table of calculations (Table 3) indicated estimated annual Electricity/Heating & Water usage totals.

In the revised document the number of people has been increased to 603, however, they have copied the identical table of usage, suggesting to me that they are only paying lip service to our concerns and have not even bothered to recalculate based on the correct numbers !

There is also still no allowance for the existing 191 people, 200 staff and unknown numbers of guests on site who will add considerably to usage.

Student residential travel plan: December 2014

It would appear only 5% of students responded to the travel survey referred to in point 2.7. Despite assurances from the University & ULiving that they were exploring the possibility of using the Racecourse Park & Ride for student & visitor parking, as at 3rd December, Ian Renton from the racecourse said he had not been contacted by anyone from the Uni or ULiving and would not be supportive of student & visitor parking at the racecourse.

On page 12 of the STAP (Sustainable Transport Action Plan) is this action point:

“...explore additional parking options such as rental of driveways in nearby homes to ease pressure current facilities...”

The University obviously have no idea how many cars will arrive, have no credible plans to deal with the potential problems, and are looking to offload the problem.

TRANSPORT STATEMENT

1.1.3

In the revised statement the Northern entry/exit is to be move c25m to the south which will mean it will be almost opposite Albert Drive. This will create a crossroads effect and lead to significant delays for traffic from all 4 directions.

DESIGN

Your own Architects panel have commented:

“The Architects Panel listened to a presentation from the architects for the scheme prior to the Planning Panel meeting of 26 November, having looked at and commented constructively on the scheme on three previous occasions.”

“A scheme that lets itself down and will fail to make the positive contribution that is required and vital to the setting and the ambience of this important site...”

Most of the Panel’s previous comments still apply as the application is little changed.”

“We could not support the scheme as currently presented and hope that the officers and members take a robust position on this hugely significant site.”

In conclusion it is obvious to me that the University is trying to push through a scheme that is totally unsuitable, unsustainable and too large for this residential area and are only concerned that it be ready for September 2016 and be big enough to service the developers debt.

They are feeding us spurious information which cannot be verified and are making no concessions to residents or planners.

I hope the Officers and Committee will support us.

1 Marle Rise
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 19th November 2014

I am unable to understand how this proposal can get permission. It is far too big for the area and totally out of keeping. An 800 bed hotel with additional staff quarters would not be tolerated - why should this monster be approved.

I agree with those who are concerned with rowdiness, noise and student behaviour and can anticipate traffic conditions and parking problems becoming intolerable. If you want to see a model of what we might become just visit Worcester and witness what their city has become and what residents have to suffer. Ask them what they think of their university.

20 East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 12th November 2014

We wish to comment on the proposed development of Pittville Campus under the headings of noise and amenity. Our comments relate to likely effects of the development on Pittville Park.

Pittville Park is an amenity that is used and valued by all the people of Cheltenham, not exclusively by residents of Pittville. At present the park is used by a broad cross-section of the public for a range of activities. The existing population of Pittville does not monopolise it, and on fine days it is well used but not crowded. This is likely to change if the proposed development of Pittville Campus goes ahead.

Under the current plans, the campus would be densely populated by nearly 800 students, and, apart from the multi-use games area, would contain little in the way of recreational space. The students could therefore be expected to make regular use of Pittville Park, situated as it is between the town centre and the campus. Students are of course as entitled as anyone else to use public parks. But the likely increase in the number of students using it risks reducing the value of the amenity for other members of the public and transforming the park into a kind of student reserve where the non-student population might feel uncomfortable.

Pittville Campus students will be permitted to entertain guests overnight at weekends, which could theoretically double the likely number of additional people using the park at a time when it is already most used by the general public. With little outside space on campus, students are also likely to use the park at night, especially as the park gates seem no longer to be locked overnight. This would result in more litter being left behind, additional noise from the park at night (possibly adversely affecting the frequent evening events in the Pittville Pump Room), even disturbances if alcohol is involved ' all additional nuisances to the local population arising from the development of the campus.

Some increase in student numbers using the park could undoubtedly be accommodated by people living in Pittville. The problem is that the planned total student population of Pittville Campus in two years' time is almost four times the present number, with potentially many more at weekends. The likely transformation of Pittville Park into a student playground is just one of the ways in which the proposed development of the campus would unbalance the present Pittville community and its environment.

Please do not let this happen.

2 Elm Court
Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JU

Comments: 19th November 2014

As a resident living opposite the University site, I am very concerned at certain aspects of this application.

1. Firstly the immense increase in the number of students who will on be site is completely out of keeping with the area and anyone wishing to buy a property in the vicinity will, no doubt, question whether they would wish to live close to such a massive facility. This, therefore, could also mean that existing property owners will find their homes devalued.
2. What I have been able to see of the designs shows no imagination and have they researched the effect of such a large increase in population on public utilities?
3. I understand the Uni bus will operate from on the site and then, proceed to leave on Albert Road - with such a huge number of students requiring to be transported to wherever their teaching facilities are, it would seem obvious that one bus every half hour will not meet the requirements. Thus, a traffic increase on a difficult road with Pittville School just below the University and, if by any chance the School gets permission to build 53 houses with an access road again from Albert Road, it will be disastrous.
4. Another issue as far as residents are concerned is the very possible loss of the one local shop which I know, would be a real problem because not everyone has a car or, perhaps has mobility difficulties, and are grateful to have a store nearby. I know business is competitive but, it would not surprise me if the students have their own shop, that the consequent drop in takings for Park Stores would be enough to see them close down.
5. I can understand why the University wishes to re-structure for financial purposes but, the current proposal seems to only consider themselves and not the local area. Local people have already experienced the behaviour that occurs very late at night - not all students manage to get the last bus and then, Pittville Park and East Approach is subjected to noise and general lack of respect. I understand on weekday nights when the clubs offer reduced prices, the behaviour on the bus is pretty appalling.
6. Having served on a Planning Committee for many years in a different part of the country, I hope that your Head of Planning ensures the members of the committee are assured of access to all correspondence relating to this application whether objecting or in favour. CBC covers a large area and if a member of the committee is not au fait with the area, any correspondence can be helpful. In really contentious situations the Committee I served on would have an official visit to the site so they could see for themselves - I guess these days funding would rear its ugly head.
7. No doubt you have realised that I am objecting to the proposal as it stands, on the basis of such a huge increase in student numbers and the likely disturbance and traffic problems, all being detrimental to the Pittville area.

Flat 22
St Ives Court
Albert Road
Cheltenham
Gloucestershire
GL52 3JY

Comments: 21st November 2014

Letter attached.

11 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 16th November 2014

1. Overall planning: Just by itself, this huge development will place an unacceptable burden on daily life for the existing, voting, tax paying residents. But it only one of several projected developments that together must inevitably increase noise, traffic and congestion in the area. In addition to the traffic and footfall from the projected 800 or so student beds, it is proposed that traffic from Pittville School's proposed housing development will also exit via Albert Road. The Starvehall farm development plans are also well advanced. When the redevelopment of Ellerslie House is complete yet more traffic will be added to an already problematic road. I suggest that the council must sensibly consider the effects of ALL these developments as a totality.

2. Traffic and Noise: No teaching is to take place at the Pittville site, thus 800 students, plus any visitors they might have, will need to travel to and fro at least daily, often more frequently, to meet their educational and social needs. Nothing I have heard from the ULiving or University reps suggests they have a workable plan for this. When questioned, they seemed unaware of existing road layouts (the buildouts) & how these will handle greater traffic flow, even on days when there is no "event" traffic using Albert Road. The prospect of large numbers of noisy students yomping home late at night, is insupportable. The University says it has a plan to manage this, yet regular reports in local media of problems with noise & student behaviour in the St Pauls area suggest they are not very good at this.

3. The shop. As residents, we value Park stores as a local amenity. On several occasions the developers/ university reps stated they had been "in discussion" with the shop to see how it might be affected by the planned onsite retail facilities. This was simply not the case. The shop had not been consulted. This... dishonesty ... taints the whole process.

4. Appearance: I agree wholeheartedly with the comments made by the Civic Society. In the attempt to shoehorn a money-making number of warm bodies into an unsuitable site, the design proposed is an ugly eyesore. This is Cheltenham. Surely we can, and should, do better.

Comments: 5th January 2015

I have reviewed the updates to the planned development on the Pittville Campus site and can see nothing in the very minimal "revisions" to make me change my view that this development is undesirable. I note that the architects' panel share my view that the buildings proposed are without merit.

Of course the University needs to ensure its students are housed as safely and comfortably as possible, and I fully support this as a goal. However I suggest that creating a space for 800+ students on what is essentially quite a small site, remote from their teaching and learning areas and with limited transport links, will not meet that goal. In addition, the plan as proposed, with the numbers as proposed, will adversely affect the quality of life for local residents. I have attended the public sessions and read the plans, but I remain extremely concerned that if this goes ahead

we face great problems with traffic, noise, anti social behaviour, and probably the loss of a valued local shop.

I hope that the planning officers and our elected council will reject this application.

1 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 19th November 2014
Letter attached.

1 The Spinney
Cheltenham
Gloucestershire
GL52 3JX

Comments: 5th November 2014

Comments: over development - normal density requirement would be about 80 dwellings on 2.8ha - if 4 bed houses with 4 person occupants it would mean about 320 occupants on this site, much more appropriate and acceptable for this highly private residential neighbourhood and infinitely better than the proposed huge student numbers.

6 Chase View
Cheltenham
Gloucestershire
GL52 3AL

Comments: 30th December 2014

I have already made comment on this planning proposal and am aware that certain amendments have been made. As there is no sign of a reduction in numbers of students to be housed on the development my objection and previous comments still stand. This is a residential area with a large school already in existence in the locality. The area has a large number of elderly residents and the stresses of such large numbers of students in the area is unreasonable.

19 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 26th November 2014
Letter attached.

Puckham Farm
Whittington
Cheltenham
Gloucestershire
GL54 4EX

Comments: 6th November 2014

The area chosen for this planned student village is where many elderly people have chosen for their retirement, it is a gentle and safe part of Regency Cheltenham. Pittville Pump Rooms and the lawns of Pittville Park are much admired and are where Cheltonians bring their families to enjoy the space...not so if 800 students will now be joining them.

The University say they hope to attract students by offering this accommodation, surely it would be more inviting to be near the Uni, not to be placed on the other side of town, involving buses ferrying back and forth, leading to even more congestion on our roads.

The residents of New Barn Lane have just fought the battle of the 300 houses being built at Starvehall Farm (and lost), what are we doing to Cheltenham, turning it into just another town, not the special Regency Town we are all proud of.

This maybe an emotive objection but, I am a Cheltonian and I am infuriated that this area of Cheltenham, which is the home to so many retired/elderly folk as well as families all wanting a quiet life could be changed forever.

6 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 18th November 2014

I am writing to strongly object to the above proposal to build accommodation for 800 first year students.

My main concern is the increase in the amount of traffic which will completely overwhelm the quiet residential area of Pittville:-

- 1) The number of lorries and delivery vans required to cater for the huge number of students.
- 2) The extra buses needed to transport the students to their studies.
- 3) The cars belonging to students, parked in side roads, as they are not allowed to park on site.
- 4) Students' families and friends visiting at weekends and holidays.

APART FROM THE ABOVE THERE ARE PROPOSALS FOR:-

- a) New homes to be built behind Pittville School.
- b) New apartments on the grounds of the site of Ellerslie care home, opposite the school.
- c) Many houses to be built on the site on Starvehall Farm, which will inevitably bring more traffic down Albert Road.

Albert Road is already overcrowded, with the added problem caused by the 'build-outs,' and the ever increasing daily vehicles.

It cannot sustain these proposals and will just become one continuous traffic jam.

75 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LB

Comments: 4th November 2014

Objection to the Pittville Campus development in its present form.

Having lived in this area for 30 years we have experienced the disruption that some students have caused. This is a quiet residential area about to be taken over by an extra 580 students some of which will have no respect for the local residents or the environment. How can ULiving compare the Pittville site with inner city sites like Birmingham Aston University or Liverpool?

There will be five floors of bedrooms facing New Barn Lane and Albert Road which will dramatically affect the privacy of the residents living opposite. The site will be operational 24/7 365 days of the year, not as before 09.00 to 17.00 five days per week, which will increase noise pollution.

There is no benefit for the local community from this development.

Comments: 11th December 2014

After all the constructive comments that the planning office has received from the residents you have still not addressed the major issue.

794 bedrooms on this site is far to many.

10 Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 10th November 2014

Letter attached.

Comments: 24th December 2014

Letter attached.

10 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 24th November 2014

Letter attached.

2 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 18th November 2014

I live opposite the Pittville Campus site and am already regularly disturbed, mainly on Monday, Wednesday and Saturday evenings at around 11p.m. when students leave to go out, and again at 2 - 4 a.m. when they return.

The University now plans to almost quadruple the number of students on site!

The new development will also have a Student Union and the University has said they will allow music which also concerns me.

If this development is allowed, they say in the noise reports there are sound levels which cannot be exceeded, can you advise me who will be responsible for monitoring these levels and what will happen if they are exceeded?

The existing single storey buildings are to be replaced by even more ugly 4 storey buildings, shading adjacent properties and adding nothing to the area architecturally.

I do not believe this development is appropriate or sustainable and hope the Planners will agree it needs modifying.

36 East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 24th November 2014

I live at 36 East Approach Drive and have done so since March 2007.

I have a son who has been to university and is now 22 years of age. I am therefore of the tolerant variety of person but it is becoming intolerable living here not least since the increase of Glos uni students using our road day and night causing noise and disturbance on a regular basis. I am fed up with loud talking, shouting, running and drunken antics as they return from night's out. It has been as early as midnight but more often than not it is after the nightclubs close and they come back 3.30am onwards. This is supposed to be a quiet and peaceful residential area.

Of course students need to be accommodated somewhere but it is not appropriate to increase the numbers to such an extent. The campus for living needs to be split so that all Cheltenham residents may enjoy the pleasure of students disturbing their sleep on a regular basis.

It would appear that the plan is for 800 beds plus staff potentially therefore exceeding 1000 persons. This is totally unacceptable and should not be allowed. Something needs to be done about the students already accessing the park late at night. Why is the park no longer locked at night? Why do the university not advise students that they should walk up the main roads?

I really hope this valid objection does not fall on deaf ears. The council is here for residents not just an influx of rowdy and unruly behaved young people.

Other obvious reasons to object - the consequence on the already increased flow of traffic on Albert Road; what about the infrastructure, water electricity, gas, sewers how is all that supposed to cope without knock on effects by the council tax payers?

Flat 5
Brompton House
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 13th November 2014

The proposed application is unacceptable in every aspect. The local neighbour will not benefit in any way.

We already experience increased levels of noise, anti social behaviour and increased litter. The current students park in our road and walk back to the site. They use our bins dump there rubbish in and leave empty bottles in our driveway.

The site is not close to any of the current campus's and therefore there will be vast increase in footfall and parking to all local roads and our beautiful parks. The tripling of accommodation seems purely a financial decision.

It would be regretful if this application was to go ahead - please do not let this happen.

Flat 3
Brompton House
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 23rd November 2014

I strongly object to this project mostly because of the following reasons:

- 1) Parking - parking is already limited in the area and since students will not be able to park their cars on campus they will be looking for parking in the neighbouring roads and we already have issues around the pump rooms with events
- 2) Increase in students generally translates in more anti social behaviour in the area. The main reason I bought in Pittville was for the peace and quiet it offers. I'm very concerned increasing the student population 4 times will change the atmosphere of the neighbourhood.

Flat 1
Brompton House
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 19th November 2014

I am the owner of Flat 1 Brompton House, East Approach Drive, where I have lived since March 2003. Brompton House is a detached Georgian House, and whilst it is not listed, I understand that it is a house of special historic interest. East Approach Drive is in a conservation area. In addition to owning flat 1, I also run the residents association representing the interest of all the owners, 8 flats in total.

I would like to make a number of observations:

1. The current buildings at the campus are ugly and are in desperate need of a facelift. We have no objection to them being improved and we have no objection to the numbers of student accommodation being increased, but to increase the numbers from 250 to 800 is just unacceptable and will change the whole area, which the current infrastructure cannot accommodate.
2. The campus is right on the edge of Cheltenham and it is almost semi-rural in nature. I cannot envisage any other type of accommodation being agreed to on this scale on this site; this would be like agreeing to say 300 or more new houses, or a 200 room hotel. The plot is on a minor B road and is nowhere near motorways.
3. I understand that you plan to ban students bringing cars onto campus or parking them on side roads. The north side of East Approach Drive does not have any parking restrictions and the residents on the north side are not eligible to have parking permits for the south side. The road already has parking problems given that it is used by visitors to the park, especially on lovely summer days, by visitors to the Pump Rooms (even though there are 150 spaces to the rear of the Pump Rooms), by parents dropping off or picking their children up from Pittville School and of course by the university students. On occasions, it is impossible to drive down East Approach Drive to my own home due to the road being full on both sides and traffic coming out of the Pump Rooms.

How can you legally stop students parking legally on the north side of East Approach Drive or in fact any other road that does not have restrictions? Why should residents have to keep an eye on this and report problems to you?

4. Notwithstanding the potential increase in the number of cars, there will inevitably be an increase in the numbers of cycles, buses and pedestrians. I assume not all students will be studying at Pittville and will need to leave the campus, by car, cycle, bus or walking at peak time, significantly adding to traffic congestion on Albert Road and surrounding roads.

I appreciate that the campus will have additional shopping and entertainment facilities but it is reasonable to assume that the majority of students will leave the campus at weekends to shop and to visit the bars and night in town, in addition to weeknight 'student nights'. From my own experience, many students walk into and back from town via East Approach Drive and/or Albert Road and I have been woken many times in the early hours by students screaming and shouting on their way back from nights out. I regularly notice empty takeaway cartons, traffic cones on cars, windscreen wipers pulled back from car windscreens, in the mornings on my road.

With a 4 fold increase in student numbers, these instances will increase probably 4 fold.

I suspect that only the most serious instances of anti-social behaviour are reported to the university. After all, how can anyone prove that the minor instances are perpetrated by students?

5. I cannot understand how you can say that the "traffic effects of the proposal are lower than the traffic effects of the existing development during the weekday AM and PM peak hours and across the weekday 0700hrs - 2200hrs period (based on TRICS modelling). The proposed scheme will cause a reduction of 456 two-way car movements per day compared to the existing use"

How on earth can you say this? With a 4 fold increase in numbers how can traffic impact be less?

4 Yeldham Mews
Cheltenham
Gloucestershire
GL52 3JZ

Comments: 4th November 2014

I have attended a few of the public consultation meetings and I have made the points below. No worthwhile response was forthcoming.

I support the local residents' case against this proposed enormous campus.

The community, who in this area tend to be elderly and are worried they have no voice and are not listened to.

1. The scheme drawing showed the front doors, of the townhouse blocks for 12 students, facing Albert Road and New Barn Lane. The front doors should face into the campus for minimum noise to the residents living the other side of these roads.
2. I agree totally with stance taken to split and spread the accommodation into smaller groups distributed throughout Cheltenham. 800 students in Pittville is just too much.
3. Why can't the students catch their buses at the Racecourse Park and Ride which is just up the road? This would lessen the traffic congestion and noise pollution. During the rush hours it is already difficult to cross Albert Road and New Barn lane.
4. Students or their weekend friends cannot park on-campus. At the weekend they will therefore park in the only space available which will be Hillcourt Road adding to noise pollution at weekends. There will also soon be the added traffic and noise from the big housing estate due to be built off New Barn Lane. During the Racing Festival week this will a nightmare for locals.
5. If the campus is, as stated by the University " a pleasant environment for students to live" why is it there is no accommodation for senior University staff and administrators. If a few of the more senior people lived there they would have more investment in ensuring that noise pollution was kept under control because they would be experiencing it directly. As proposed they walk away and leave the night problems to a security guard!
6. The local shop in New Barn lane is a local amenity which is very useful to local, especially elderly, residents. The new campus will have its own shop which will take trade from the local shop and may as a result struggle to survive. It would be a tragedy if it closed.

(Another observation on the campus shop topic is that there will also be a bar. No doubt cheap beer. My own direct experience of the young is that this will lead to some students drinking in the bar before they go to town where beer is more expensive thereby adding to their total intake and possible rowdiness later)
7. Litter will be a major problem for Albert Road, New Barn Lane, Hillcourt Road. It already is and some residents routinely pick it up now. With 800 students the University should hire a regular contractor to pick up litter in these roads. Say every 2 weeks.

Comments: 29th December 2014

I have reviewed the revised submission documents and find that NONE of my previous comments have been commented on or addressed. I therefore submit the following points that deeply concern me.

1. The scheme drawing showed the front doors, of the townhouse blocks for 12 students, facing Albert Road and New Barn Lane. The front doors should face into the campus for minimum noise to the residents living the other side of these roads. I can envisage students congregating outside their "town houses" on a summer's night smoking and drinking until late. Local residents live just across the road! I can also envisage them coming home late by the bus load and making considerable noise as they enter their shared front doors which front onto the road.
2. I agree totally with stance taken to split and spread the accommodation into smaller groups distributed throughout Cheltenham. 800 students in Pittville is just too much. It will swamp the local peaceful neighbourhood.
3. Why can't the students catch their buses at the Racecourse Park and Ride which is just up the road? This would lessen the traffic congestion and noise pollution. During the rush hours it is already difficult to cross Albert Road and New Barn lane with existing traffic flows. There is a school just down the road and the road is already dangerous with traffic for school children and locals. In addition Pittville School is selling its land for housing and that estate will empty onto Albert Road causing more traffic flow and congestion. There will also soon be the added traffic and noise from the big housing estate due to be built off New Barn Lane. During the Racing Festival week this will a nightmare for locals.
4. There is limited parking. Students or their weekend friends (one per student!) cannot park on-campus. At the weekend they will therefore park in the only space available which will be the surrounding road thereby adding to noise pollution at weekends.
5. If the campus is, as stated by the University " a pleasant environment for students to live" why is it there is no accommodation for senior University staff and administrators. If a few of the more senior people lived there they would have more investment in ensuring that noise pollution was kept under control because they would be experiencing it directly. As proposed they walk away and leave the night problems to a security guard or their student representatives. Are they really going to take notice of them!
6. The local shop in New Barn lane is a local amenity which is very useful to local, especially elderly, residents. The new campus will have its own shop which will take trade from the local shop and may as a result struggle to survive. It would be a tragedy if it closed.
7. Another observation on the campus shop topic is that there will also be a bar. No doubt cheap beer. My own direct experience of the young is that this will lead to some students drinking in the bar before they go to town where beer is more expensive thereby adding to their total intake and possible rowdiness later.
8. Litter will be a major problem for Albert Road, New Barn Lane, Hillcourt Road. It already is and some residents routinely pick it up now. With 800 students the University should hire a regular contractor to pick up litter in these roads. Say every 2 weeks. What is the Universities plan for dealing with their students litter just off-campus?

I really feel that the so called "public consultation process" is just a legal requirement that big organisations go through to avoid legal challenge and that they are worthless as a mechanism for changing anything. The ordinary peaceful, law abiding citizen is not listened to and like me become more and more cynical of the people who should look after the voice of the little people i.e. our councillors and our council officials.

1 Marston Road
Cheltenham
Gloucestershire
GL52 3JQ

Comments: 26th November 2014
Letter attached.

18 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 17th November 2014
Letter attached.

7 Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 21st November 2014
The siting of this increased learning centre is totally in the wrong place.

Sited correctly there will be no need for all the bussing which will take place.

The noise levels caused by the students to the local community will be intolerable.

We read in the echo of other areas in Cheltenham where student rowdiness is a big ongoing problem.

The proposal for 800 students on that site is ludicrous. We understand that each student is entitled to have two guests to stay at weekends. Where are they sleeping, on the floor? What about health and safety with regard to the numbers?

Albert road can't cope now with the traffic due to a poor set up of islands which are there for 52 weeks of the year and takes no account of the school holidays. This will only get worse.

If this development is allowed to continue, then a much smaller intake of students should be allowed ie 250, with better designed buildings at a lower level.

There are major concerns regarding a shop on the site. We already have a shop that serves the local community which we do not want to lose. The existing shop can provide what is wanted and does so now.

In summing up, i have not heard one word from a resident complimenting what is proposed.

Comments: 15th December 2014
I have read the changes re transport.

This highlights all the benefits of walking

In that case why can't the students get the buses at the racecourse keeping the buses away from the residential area? The buses pull into the racecourse now. Walking from campus to racecourse and visa versa will benefit the students.

Residents are concerned that you are putting the 'N' bus in the scheme of things. This is a small local bus route which is for the residents and not for the 800 approx students and their visiting friends. Students must be barred from using this route.

8 Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 21st November 2014

I own a property on New Barn Lane and I am very concerned by the proposed development of additional student accommodation for University of Gloucestershire.

I wish to lodge an objection, and support many of the comments I have read on your website relating to this application.

34 East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 20th November 2014

I wish to add my name to the list of people objecting to this application. I believe it will not enhance our environment and is likely to cause us local residents a great deal of distress. There are far too many students and the poor design is just not in keeping with Regency Cheltenham. The traffic report is flawed and increased levels of traffic are inevitable despite the claims of less traffic based on previous, unvalidated data.

I support the Uni's need to develop the site but not at this density and with these numbers.

15 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 20th November 2014

1. The extremely large number of nearly 800 students proposed for this Student Village is far too high for this area of Pittville to absorb without major problems arising. Until Uliving became involved the number mentioned by UofG was significantly lower. The impression gained from the consultative seminars was that it was Uliving which generated this higher number to maximise its financial returns and to create provision to take on non-UofG students to fill any subsequent shortfall in numbers when this inevitability occurs.
2. Just over 200 students currently are on site. Over the years they have been the source of much nuisance and annoyance to the neighbourhood in terms of noise at unsociable hours, litter, car parking, etc. although I fear much of this has gone unrecorded. The effects of having nearly 800 resident students will overwhelm this pleasant and attractive area resulting in the local residents experiencing major and unpleasant disruption to their lives and living environment.

3. A cap on student numbers at a much lower level needs to be put in place. This should be based on UofG's prediction of student number and what the local community can reasonably accommodate without significant problems, rather than being dictated by Uliving's profit aspirations!
4. There is no logical reason why all UofG's first year students should be based in Pittville for their accommodation. Some accommodation should be based at other campus sites in Cheltenham and Gloucester. Also, why can there not be some restoration of teaching at the Pittville Campus? This would reduce much of the traffic increase which otherwise will occur, together with the associated increases in pollution.
5. The main entrance for students to the Student Village will move from its present position in New Barn Lane to Albert Road. This will transfer the noise and other problems resulting from the increased student numbers close to an area with a much larger number of residential housing. Are we expected just to accept this?
6. The four storey high density accommodation blocks facing onto New Barn Lane and Albert Road will be an ugly imposition which will be out of place and inappropriate for this residential area. Together with the further residential developments submitted by Pittville School and on the Starvehall Farm site there will be a disproportionate amount of local development likely to place enormous strain on the local infrastructure and services which do not appear to be receiving attention.
7. Uliving has made much of its experience in managing other Student Villages to assure us of its ability to fit into Pittville. However, all the other Uliving sites are either in the town centres associated with older universities where successful integration has taken place gradually over the years, or where a Campus has been built more recently on a site well away from residential areas. There appears to be no experience of integrating a new Student Village into an existing established residential area as is proposed in this instance. Uliving will be completely outside its 'experience zone' in what is proposed for the Pittville Student Village.
8. The Government has proposed that people should walk more or cycle for health reasons. So why is so much subsidised bus transportation proposed? If the students were encouraged to cycle or walk, there would be less traffic and pollution involved, not only in Pittville, but also on other roads in Cheltenham.
9. Park Stores in New Barn Lane is a valued local facility and is used by both residents and students. It is located conveniently opposite the present main entrance to the Campus. A retail facility is proposed by Uliving in the Student Village which would compete with Park Stores and so could force it out of business. This would represent a major loss to residents and conflicts with Uliving's expressed wish to fit into the community. It is suggested this retail facility should be refused, or it should be restricted to selling items which are not available at Park Stores. In addition a pedestrian crossing should be provided at this point in New Barn Lane for the safety of both residents and students as traffic at peak times can make crossing the road very dangerous.
10. The 'so called' traffic calming system in Albert Road involving build-outs has proved to be a disaster by introducing additional dangers. Traffic heading out of town has speeded up, while traffic heading into town often encounters difficulty in making progress against even modest traffic flow. At times when Pittville School pupils are leaving, with buses parked and parents waiting in their cars, progress into town can represent a hazardous risk. What will happen with the additional traffic resulting from the Student Village is anyone's guess, but probably bringing traffic to a complete stop at times. The traffic management in Albert Road, which is a major through road, is in urgent need of being addressed with fresh thinking and ensuring unhindered traffic flow in both directions. Should the proposed Pittville School housing

development receive approval with a road connection to Albert Road, there will be an even greater traffic problem here.

11. Albert Drive, which is a quiet cul-de-sac, experienced a previous plague of parking problems from students' cars which was resolved by parking restrictions during the week and single yellow lines. With a much larger number of students who will be resident at weekends throughout the year, will we have to suffer a fresh invasion of inconsiderate car parking from rowdy students and their friends or visiting parents at weekends at all hours? Presumably this would have to be resolved by an extension of parking restrictions and so causing yet more inconvenience to residents.
12. Litter has been a constant problem with much of it clearly caused by students. The only way of combating this has been for residents who take pride in this area, including my husband, to pick this up themselves on a daily basis in order to limit the mess. It is inevitable that the large increase in students will make the problem much greater. Why should we be required to tolerate this?
13. It is clear that these proposals for the Student Village will have many adverse effects on the Pittville area. The local population comprises many retired or elderly persons who value a relatively peaceful and relaxed environment. The excessively large number of additional students proposed is far too great to allow them to be integrated without having an unacceptable impact on the residents' quality of life and on the local environment. These proposals are not good for Pittville, nor are they good for Cheltenham and would require significant changes to be acceptable to the residents.

Comments: 19th December 2014

Your letter dated 8 December 2014 refers to revised proposals which have been submitted. Having reviewed these I come to the conclusion that these are attempts by UofG and Uliving of justification of previous proposals or submission of further details which fail to provide any improvements to the proposal for erection of the Student Village. All of the objections submitted previously by myself and other local residents will remain unchanged as there appears to have been no attempt to address the concerns expressed by so many people.

There has been a concerted response from the local residents throughout Pittville that the proposed Student Village fails totally in architectural design to match up to other prestigious buildings in this area which include the nearby Pump Room. The proposed buildings are ugly and will be constructed from low cost materials which will not weather attractively without very expensive maintenance which is unlikely to be forthcoming. One has only to look at the existing student accommodation blocks visible from New Barn Lane to see the shoddy visual effects of inadequate maintenance by UofG. The other matters of great local concern to which UofG has not responded are the unacceptably high number of students proposed, together with the high traffic levels and behavioural nuisance problems which will result.

I am extremely concerned to have seen the recent email from Maxine Melling, Pro Vice-Chancellor (Operations), UofG in which she advises UofG has submitted a notice to Cheltenham Borough Council to carry out demolition work on the Pittville Campus in the New Year. Although she advises the purpose is to consider the safety of the site irrespective of any future permission to build, this raises many causes of concern. Demolition seems a curious way of establishing the safety of the site! Perhaps I could be forgiven for questioning whether this a disguised way of pre-empting the Planning Committee's decision. I hope that this activity will in no way influence the decision by the Planning Committee as to whether Planning consent will be granted.

I remain in the confident hope that the Planning Committee will reject the current proposals as inadequate, unsuitable and unacceptable. These are unfit for Pittville and inappropriate for Cheltenham.

18 Walnut Close
Cheltenham
Gloucestershire
GL52 3AG

Comments: 12th November 2014

The application contains at least two long and complex documents listing how public transport, cycling and walking will be promoted to the Pittville-based students. There does not appear to be any plan to discourage the students from coming to Cheltenham with their own vehicles, which will then have to be parked somewhere off-campus.

Local roads in Pittville have already been demarcated as "resident only" parking to corral out-of-town workers; those of us whose streets have not yet been subjected to this limitation may thus be inundated with student vehicles. If the only way to prevent this is to make all our streets "resident only" parking, will the university foot the bill thus imposed on residents for our parking permits? Or are students to be forbidden from bringing private transport to university.

I am also concerned that, according to the section for "consultee comments" on this website, it appears there has been no consultation on the plan with a whole range of public bodies who should be involved with a development of this size and scope, not least transport and environmental health. Will this be remedied before the scheme proceeds?

Comments: 4th January 2015

Parking - the intention is to discourage students from having cars, and no provision is to be made for student parking. However, according to the travel plan up to 16.7 per cent of student journeys are undertaken by car (Student Food Shopping Trips, page 16). To extrapolate from this, up to 16.7 per cent of students at Pittville are liable to have cars. This equates to more than 100 cars which will have nowhere to park, leading to their being parked in neighbouring residential streets. This in turn has the potential to cause access problems for the permanent residents, disturbance from arrivals and departures at varying times of the day and night, and congestion which could hinder access for emergency services (during the recent New Year's Day race meeting the race-goer parking in Walnut Close was such that a fire engine would not have been able to get through).

Cycling - it is unfashionable to oppose cycling, but it also a fact that many cyclists use the pavements with no consideration for pedestrians, and fail to follow traffic regulations at junctions and traffic lights. An increase in the number of cyclists crossing town from Pittville to the main university campus will exacerbate this problem.

Public amenity - with no outside facilities at the flats site the students will, not unreasonably, make use of the neighbouring Pittville Park. This is already heavily used by the permanent residents of the area, but there is little late-night noise or disruption. It is reasonable to expect this will increase exponentially with an influx of 800 young adults wanting to let off steam, to the detriment of the permanent residents.

Litter - students do not, on the whole, have a good record when it comes to leaving litter and making a mess. The daily passage each way of 800 students is likely to create a litter problem that the area does not currently have. There does not appear to be any plan for this to be monitored and for the university to pay for any additional street cleaning that may be required.

Middle Mews Cottage
Marston Road
Cheltenham
Gloucestershire
GL52 3JQ

Comments: 23rd November 2014

I want to temper my objections to this scheme by saying that I am in complete agreement with the Pittville Campus site needing to be enhanced and augmented.

My objections to the scheme - in its present form - are in 3 areas:

Aesthetics

I travelled in the Ukraine last year and I can readily see great similarities between the planned student accommodation buildings and the dour, Russian-built slums of Eastern Europe. Regency Cheltenham does not need this reversal of building style. It's a beautiful town, filled with pleasing historic buildings and the look of these so called 'villa-style' blocks is totally contrary to Cheltenham's face to the world. Cheltenham-in-Bloom would quickly become, in part, Cheltenham-in-Gloom if these ugly, uninspired and unsympathetic buildings are allowed to go ahead.

Number of students

Interesting, refreshing and well balanced (in the community) as it is, a 3-fold increase will unquestionably jack up the percentage of student population - their activity, comings and goings, rowdiness and sometimes questionable behaviour - to a presence which would be unpleasant, problem-causing and something which would change the dynamics of Pittville and surrounding areas, potentially tipping it into a ghetto-esque region of Cheltenham. I have read that there were 27 recorded incidents relating to student behaviour, worthy of complaints by residents, in the 2 months mid-Sept. to mid Oct this year. It's easily logical to assume that 3 times the number of students could generate a similar multiple of incidents/complaints.

Traffic

I recently counted 10 posts, relating to traffic, sticking out of the pavements in the 200 yards of Albert Road between Marston Road and New Barn Lane (not counting street lights and street names). This is a non-specific, but nonetheless realistic indication of current volumes of traffic on this important entrance/exit to/from Regency Cheltenham. Students, support staff and visitors, possibly numbering over 1,000, WILL bring cars. You've got to be looking the other way, in another century, to believe otherwise. The increased volume of traffic and its associated parking requirements caused by a 3-fold increase in students will add to an already busy, sometimes congested (and I'm not even going to mention the ill-conceived, badly dimensioned and sometimes dangerous build-outs installed a while ago) and ever growing numbers of vehicles. Think also of the twice-a-day school traffic.

In summary, I believe that a balanced view of new and existing is the view that is comprehensively the most evidently absent in this entire scheme.

4 Pittville Crescent
Cheltenham
Gloucestershire
GL52 2QZ

Comments: 10th November 2014

Letter attached.

Comments: 5th January 2015

Letter attached.

7 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 19th November 2014
Letter attached.

Comments: 23rd December 2014
Letter attached.

8 East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 25th November 2014
We wish to object most strongly to the above planning application.

Whilst the site in its current state clearly needs attention, we do not believe that housing the huge number of students envisaged will be beneficial to the area. We believe that residential housing would be a much better way of utilising the space. Surely affordable housing is badly needed in the town and this location - not too distant from the town centre with a good bus service - will be of greater benefit to the general public. Anyway, with university fees increasing, what guarantee is there that sufficient numbers of students will be taking up places at the university in the future? You could be developing an expensive white elephant.

Currently, we are frequently disturbed in the early hours by rowdy students returning after a night out. If the current behaviour of students is anything to go by, we can presumably expect even more disruption if development as planned goes ahead. We doubt very much whether management plans to control this in the future will be effective.

We have signed a petition at our local shop as we understand that this will be threatened by closure should the university's own exclusive outlet for students be built. What thought has been given to existing residents? What about our needs? Surely this is a step towards destroying an existing local amenity when everything should be done to preserve it.

We have concerns too regarding extra traffic using Albert Road. We currently have two ridiculous traffic calming islands, these, together with the twice-daily parking of coaches outside Pittville School, make for a very congested road which will only get worse.

We hope the planning committee will give very serious consideration to our concerns.

Flat 7
Brompton House
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 23rd November 2014
Whilst we understand the need for development of the teaching areas, the proposed expansion is out of proportion for the available site. Perhaps the accommodation needs could be met elsewhere so as to resolve this issue.

Albert Road has recently had traffic calming islands. This was presumably deemed important at the time in order to reduce speeding etc along the road. So we are surprised to see this original concern now being completely swept away! The inevitable increase in the traffic for the proposed redevelopment will without doubt affect the quiet residential area that we would be hoping to continue to enjoy.

800 additional students to a student body already causing litter and rowdiness will cause even more litter and rowdiness given the very nature of a student body.

Please reconsider this vast expansion and scale it down for the sake the community and its residents.

Treeside
22 Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JL

Comments: 25th November 2014

We wish to strongly object to the above Planning Application for the following reasons:-

- Accommodation for 800 students - development too large:

There are too many high buildings for the size of site. There are too many students in one area and with double beds in situ, there's the possibility of twice the number of students (1500+) on site at certain times. There will be overcrowding with no amenities.

I do not believe Uliving know this area at all and that they are solely focused on profit to be gained by maximising the accommodation on site.

- Design / Height / Materials proposed for accommodation:

Design and materials proposed for the buildings are more akin to a prison/army barracks. The visual impact to the area is very worrying. Height of buildings will block out sunlight and spoil views.

Design not sympathetic to surroundings - totally out of keeping for the area and will change ambience forever.

- Traffic / Parking:

There will be grid-lock on Albert Road with the extra traffic (cars, buses, taxis, bicycles, visitors and vehicles from site staff etc.) and especially with the chicanes in place for traffic calming, which is to ensure the safety of school children.

Albert Road will be even more congested if the proposed new housing estate at Pittville School goes ahead, with traffic now exiting onto Albert Road.

Also, the 'Ellerslie' development opposite the school will add to extra vehicles/congestion exiting onto Albert Road.

Parking problems will arise if some 1st year students decide to use their cars - you cannot guarantee this will not happen. Parking these vehicles will impact on residents and surrounding roads, including Pittville Park. This will be horrendous for all.

(Students are already parking at 8am in the Pittville Car Park adjacent to the mini-golf/skate park and in the laybys on Evesham Road - and cannot surely be using the park or playing mini-golf at that time of day! These parking facilities are meant for users of Pittville Park.)

If there is a shortfall of 1st year students occupying the accommodation, inevitably this will result in empty rooms. These rooms we understand will be available for post-graduates/foreign students. Where will these students park?

The parking issues in the St Paul's area of town are still ongoing and have not been addressed. This does not give us much confidence for future problems we may encounter in Pittville.

- Amenities:

There are no suitable amenities in the immediate area for students.

- Disturbance to Residents:

Damage, litter, anti-social behaviour will increase with students returning late at night/early morning from town centre via taxi or walking.

- Pittville Park:

Students/Groups/Friends will naturally want to use the park nearby to socialise, play sport - which they of course are entitled to do so - however, large numbers of students will lead to increased noise, litter, anti-social behaviour.

Who will 'police' this to ensure ambience of Pittville Park is not spoilt for others enjoyment?

- Drains / Water:

We question the sustainability of sewers/drains in area with accommodation being used by 800 students on one site.

- Trees/Shrubs:

Concerned about the damage to trees / roots during building and concerned about the number of trees proposed to be felled.

- Security:

A higher number of security personnel will be required 24/7 to ensure students do not cause disturbance/anti-social behaviour in area. However, we understand that it is proposed to only have 2 security officers on site 24/7, which is totally inadequate to 'police' 800+ students.

- Local Shop:

If a student shop is provided on site, the local shop nearby on New Barn Lane will have their trade affected.

There is a lack of local shops in close vicinity and many elderly depend on the local shop and if it were to close, everyone will lose out.

Summary:

The proposed development will be a disaster for the area for years to come and will provide vast transport and parking problems and will change the current ambience of the Pittville area and its Regency heritage.

Even though we appreciate that the University would like to develop their land, they have shown no concern for the local residents. There must be a more preferable solution to their current proposal eg. a total of around 400 students living on site would be more acceptable than 800.

The proposed accommodation is not in keeping with the area. To house 800 students on a site within an established residential area with no amenities, will undoubtedly lead to unnecessary and massive change to Cheltenham as a whole.

There is concern over responsibility and maintenance on site by Uliving. The present student accommodation has not been maintained at all since built despite no lectures taking place.

On the above grounds, this planning application in its present form should be rejected.

Comments: 5th January 2015
Letter attached.

Marston Cottage
Marston Road
Cheltenham
Gloucestershire
GL52 3JQ

Comments: 3rd January 2015

The scale of the proposal involving such a large number of students residing on the campus, all of whom will have to travel somewhere else to undertake their studies, means huge demands on the local infrastructure, in particular the traffic on the already heavily used Albert Road. This is on top of additional development plans for Pittville School, which are now also geared to putting impossible pressure on the traffic on Albert Road. It is already extremely difficult to emerge on to Albert Road to turn south with the traffic "enraging" measures currently in place. Combine this with race days and other events at the racecourse, and it will become intolerable. Please apply some common sense and reconsider all these plans so that this area retains some of its current ambience.

Hillcroft
Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JL

Comments: 26th November 2014

I am a resident of Hillcourt Road living a few hundred metres from the Pittville University campus.

I believe the proposal to be ill conceived and very much against the interests of local people. The area to the west and north of the proposed University accommodation essentially consists of low density residential housing. Indeed, the recent housing application by Bovis in Hillcourt Road (Yeldham site) was reduced in numbers to be more in keeping with the area.

The proposed number of students living on the site is too high. Young people are usually energetic, enthusiastic and sometimes go over the limits of good behaviour. The high concentration is likely to encourage this.

There is little parking opportunity on the proposed development. Even with the use of cars discouraged, the likelihood will be that the local roads will see a significant increase in both parking and traffic. This is likely to be not only from the resident students, but also from their visitors and supporting staff.

The location for a high concentration of students is inappropriate. It's too far from the town centre. The focus of their interest will be the teaching and learning accommodation situated elsewhere in the centre of Cheltenham or even Gloucester. Their leisure and entertainment interests are also likely to be elsewhere.

I am also concerned about the proposed shop on the site. There is currently a small convenience store to the north of the site which serves many of the needs of existing students and local residents. A shop on the campus may siphon off trade and force closure. The campus shop would be unlikely to provide a service during vacation periods, thus a useful amenity for local residents would be lost.

There is currently no shortage of student accommodation in Cheltenham.

I have a suspicion that the new accommodation would be expensive and line the pockets of the developer rather than meeting the needs of students.

Southfields
Marston Road
Cheltenham
Gloucestershire
GL52 3JQ

Comments: 24th November 2014

I think the site does need to be developed, however building a 'Student Village' is short sighted.

The Planning Committee saw this to be so when they refused planning consent for a block of 89 student rooms in Malthouse Lane, Pittville approx 12 years ago. Instead Flats and Houses were built on the site some of which were occupied by students but the scheme also brought local people into the area. This type of development would be much more in keeping with the area and have a much better long term and more flexible use than exclusively students. Having already refused one development in Pittville I hope the Planning Committee will see that this site is also unsuitable and inappropriate for such a large 'Student Village' which has no other use and brings little to the area.

1. The proposed design is poor and more importantly not in keeping with architecture of the area. Furthermore the area is predominantly elderly residents.
2. The site has been over developed for its size and location . The site is not large enough for 800 students, and all the other proposed facilities and their cars. (There is no provision for students to have cars but clearly there will be cars)
3. There are already 191 students on site who have had a huge impact on the immediate area. There is a great deal of noise pollution at night and in the early hours, causing problems for local residents
4. I believe the accommodation is intended for First Year students which are usually on campus for the first year so that they are near the university and not isolated. As the University is in The Park, why are the halls of residence being considered on the opposite side of the Town? The University was short by 80 places this year for First Year students so I am unclear as to why the University needs 603 places?
5. I have concerns about the intended Management Plan for the control of a further 603 students when 191 students seem to be unmanageable!? The students will be off campus so I assume there will be no staff living on site to monitor and manage the noise, behaviour and additional traffic this development will bring to the area. There are large areas of land at The Park campus that could be used for student accommodation that would be more suited to this type of development.
6. Traffic will increase dramatically onto Albert Road which currently has the most unsuccessful and ineffective traffic 'calming' system I have ever experienced. The University have no powers to prevent students from bringing cars, so the number of vehicles parking in the area will increase dramatically. How will the Council address this issue in an area where parking is already restricted? Will the racecourse be able to accommodate the additional cars the students WILL bring?

7. The extra traffic generated by 800 University students next door to an existing school where traffic concerns are obviously high on their agenda , increases the risk of harm to the children coming to and going from school.
8. Parking will be an issue and a serious one as I gather there is no parking provision for students. Residents living in areas of the town where there is a high population of students will tell you they bring cars. The University may well advise students not to bring cars but they will and do. The site is on a mini roundabout, near to the Racecourse, next to a school and in a residential area. Also how will the arrival and departure of students at the beginning and end of term be managed without parking?

3 Prestbury Park
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LE

Comments: 30th October 2014

I'd like to know what affect this will have on the water pressure in the area, in particular how it might adversely affect the Park Home site opposite.

Currently the Park Homes have a maximum 1.2bar pressure which can drop to .4bar when used during the day.

The 603 student bedrooms presumably all have an en-suite shower room. How will the water be supplied to these rooms? If it is mains supply then this will affect the nearby homes.

Please do not make the claim that most students will be using their washing facilities during peak times when the water pressure is at its highest.

8 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 15th November 2014

There is fundamentally one problem with this proposed plan and that is it is designed to house too many students.

The Cheltenham planning committee should not compromise the quality of the town's residential areas by allowing this commercial Uliving enterprise to be built as planned and thus degrade the whole area. The site will be built and run by Uliving with all rents retained by them for 35 years. By cramming the small site with a high density of student rooms maximum profits can be achieved but local residents and students will lose out.

The buildings planned are consequently 4 or 5 stories of utilitarian blocks built on the rise and crest of a hill which will dominate and overshadow all surrounding private homes. The design shows little imagination in architectural style to reflect neither Cheltenham nor the 21st century. The plan has taken the liberty of using the original single teaching block height to justify replacing all the single storey buildings with solid 4 storey blocks packed in throughout the site.

The huge number of students (794) will be free to have overnight visitors, double beds are provided, (a possible 1588 young people in total). They will have little space within the complex for living or recreation. It will be only natural for students to look elsewhere and they will impact upon Pittville Park which could become in essence an extension for the campus. The park

already is a huge draw for Cheltenham families and visitors to Cheltenham. It is a pleasant park and also the backdrop to the Grade I listed Pump Room now a wedding and event venue. The lawn area will provide the students with the necessary space they will lack in the 'village' for large informal gatherings and ad hoc games and activities at weekends and summer evenings and could change the dynamics of the park completely. If only half of the 794 students daily walk across the lawn to and from the teaching areas (suggested by Uliving as likely when describing transport solutions) the impact will soon be visible. I witness that this route is understandably popular with the present smaller less intrusive number of students.

It is planned that the majority of the students, 674, will always be first year undergraduates. Through the residents' concerns in consultation 120 graduate PGCE students will now have priority for the other rooms. However this concern remains in that annually the site will house the more immature students and no maturing of behaviour in this temporary (for them) 50 weeks will benefit the local neighbouring residents who will meet the same 'new student' situations year upon year. The predicted alcohol induced week-end rowdy early morning homecoming, the litter and pranks (damage) to properties increasing in proportion to the numbers on site. Sadly we know it will happen as it has before and it will cause discontent within the area from the town centre up to and surrounding the campus.

Traffic issues from even more bus use for students and the arrival and departure days for so many students will add to noise and pollution.

The utilities, services and traffic required to sustain such a large population and on-site shop will be far greater than for the usual population density of domestic homes on the same site.

It would appear that neither the students nor the Pittville residents are getting a fair deal with this 'sardine proposal'.

Quality of life for all groups must take priority over commercial need/greed I believe that the student numbers should be greatly reduced and a lower, more appropriate and imaginative set of buildings could be designed within a more open landscape setting.

Comments: 4th January 2015

All my objections remain firmly in place and I do not consider any to have been addressed by the recent proposals. To take as my example as unrealistic without either local or human behaviour knowledge - The walk audit-. This suggests that students will walk down Hillcourt Road and then south along Evesham road rather than as I and present students would down Albert road and across the Pittville Park. The present students cross the lawn but when 800 are doing this twice a day the effect will more obvious.

The lack of recreational space will also be compensated for by the park and as now the use of the lawns and colonnade of the Pump Room during the day and evenings will become so much greater.

The buildings on site are still too dense, too heavy and neither complement the local architecture, the present modern architecture on site nor offer cutting edge eco-qualities nor look to the future. They are big, dull and disappointing and will not attract the students to come to Gloucestershire University when compared to other new campus situations which are in competition. Planners please check out other new and popular campuses.

Students prefer to be near recreational and academic resources and near to their teaching accommodation. This site has so little to offer. Please think carefully before allowing this planning to be passed. The site is available and belongs to the university but this should not be the reason to allow that fact to override the concerns and quality of life of the local residents.

Flat 6
Brompton House
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 21st November 2014

I wish to OBJECT most strongly to Planning Application to incorporate a 603 bedded new build and other buildings into the existing Pittville Campus. No consideration has been given to increased traffic, parking (which is already a huge problem), increased noise levels and the rowdy and drunken behaviour of students which again is already a problem. This is going to DEVALUE house prices in the area and is going to bring no added value to this beautiful area of Cheltenham. I STRONGLY OBJECT AGAIN and hope the Planning Department will REFUSE this application.

5 Lakeside Court
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 15th November 2014

I believe the introduction of over 600 additional students will have a detrimental effect on the residential area around the Pittville Campus. As no car parking will be allowed on the campus, this can only lead to more parking problems in the roads in the area. The movement of nearly 800 students (4 times current numbers) to and fro from the campus can only lead to additional noise and disturbance being suffered by the residence, especially those on the route to the Parks Campus and Cheltenham Town. Would the local Pittville Parks be taken over by the students in the good weather causing problems with the regular users?

18 East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 5th November 2014

This proposed development is not in keeping with the general nature of other residential developments that constitute the Pittville area. It is therefore, by definition, inconsistent with these other developments. Such a high concentration of students should not take place in the midst of a (somewhat) quiet residential area.

It will lead to considerably more conflict in the local area and will not have a positive impact. The neighbourhood in which the proposal is sited does not stand to gain anything and will incur a great number of impacts and inconveniences. By way of examples:

- noise will go way up
- litter and other anti-social behaviour will go way up
- traffic will go up even further

9 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 24th November 2014

I object to the planning application for the re-development programme at Pittville Campus.

I am writing to formally oppose the plan. I have reviewed your plans in detail and have a number of comments and concerns. The basic Q&A document written by Uliving is vague and unsubstantiated and I feel more diligence needs to be set into place.

As a local resident I have a number of concerns and I hope you can answer these questions.

Overall Process:

1. A study this year by the Higher Education Funding Council for England (HEFCE) found that the growth of students fell between 2010 and 2013 - the first time in 29 years. The University and College Union blamed tough domestic rhetoric on immigration and changes to student visas for damaging the UK's image abroad, especially at a time when other countries were doing more to attract international students. How does the University of Gloucestershire and Uliving respond to this? It would be helpful to see your ten year growth plan for this campus - I hope Uliving is not building such a large campus that will be underused and left empty in a few years. This will lead to a whole raft of other social issues. What reassurances can you give me that this plan is built on a solid 'demand-led' plan?

Traffic:

1. I understand that a traffic assessment has been carried out by Uliving's travel consultant. This concludes that the vehicle movements when the Pittville Campus was operating as a teaching facility has been calculated as c315 arrivals and c315 departures per day, equal to 630 two-way movements per day. I would like to ensure the borough and county council are conducting their own INDEPENDENT assessment. I'm sure Uliving will be biased in their view of traffic assessment. Please can you give the community reassurance of independence?

2. You state that it is a condition of all students' tenancy agreements that they do not bring cars, motorcycles or motorised scooters to Cheltenham. Please can you state how you will monitor this? I assume Uliving and the county/borough council will be conducting regular assessments which will be published to ensure that tenancy agreements are being upheld? If so, how often will this review be conducted.

3. You have stated that Uliving has commissioned a third party transport specialist who has evaluated the existing network and concluded that this bus route as well as other modes of transport (mainly cycle and pedestrian routes) will be able to successfully provide adequate means of transport for students, staff and visitors accessing or departing the student village. Again I would question the INDEPENDENCE of such a report. Can the county/ borough council ensure that existing transport is sufficient?

4. You make a great deal of effort to talk about Taxi drop-off points. I would like to understand the consumer research that has been conducted in terms of students and taxi usage; are students the prime target audience for taxi usage? If not, I would propose that you move the taxi drop-off point further within the campus (for those few affluent students!)

Bar/ Acoustic and Sound Proofing:

1. Of course the community is concerned by the acoustic and sound proofing. The Uliving literature attempts to share some reassurances but again is vague and uninformed. I take it all doors and sound proofing will be following such standards such as the EN ISO 140-1, EN 20140-2 and EN ISO 140-3 standards as well as EN ISO 717/1 standard. Please can we have informed plans of your sound proofing?

2. Why is there a bar in the campus? The BBPA has recognised a significant drop in pubs and bars in the UK. I am sure the county/ borough council will recognise this statistics across our county. Why on earth are you then depriving the bars in Cheltenham of more revenues? If this campus has to be built (which as you can see I am opposed to), why are you encouraging revenue generation away from the town centre?

3. Also you state that events at the bar will not be ticketed events or heavily promoted events. Please can you state what you mean by heavily promoted and how will Uliving govern this? I have worked in a student union and posters, flyers and social media were used to advertise events; according to leading marketers of FTSE 100 companies these marketing tactics would be described as 'heavily promoted'.

Public Consultation:

1. As a representative elected by the local community I am reassured that you will listen to the outputs of the public consultation; I am sure that the local community is opposed to such building developments and therefore with your support from the public consultation this building work will not go ahead.

I believe these are the wrong types of developments to have in this area and protest to the developments.

5 Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 25th November 2014

Whilst I can appreciate the need to redevelop the Pittville Campus site, I strongly object to the proposal for the following reasons:-

1. To increase the size of student accommodation from circa 200 to 800 (plus unofficial guests) is just way too much. The noise produced by the existing 200 students is unacceptable at times and is not kept under control. By increasing the student numbers four-fold will mean that the noise levels will only get worse, especially when the students have parties etc outside during the summer. Although assurances were given at the various meetings that the noise and student behaviour would be kept under control, if this can't be controlled at the present time with 200 students, then I can't see this being any different in the future with a significant increase in students/guests.
2. The size and appearance of the development is not in keeping with the Pittville Character Area and Cheltenham's Central Conservation Area. The layout, space between buildings, mass and style of the buildings and quality of building materials should all combine to help add grandeur, elegance and spaciousness to the Pittville area. The proposed plans certainly do not achieve this and in fact are a detriment and reduce the pleasantness of the surrounding area!
3. Proper consideration has not been given to the effect that the proposed development will have on the traffic in Albert Road. Increasing the student accommodation numbers four-fold will result in a huge increase in the amount of additional traffic travelling through Albert Road and the surrounding areas. The buses, taxis and private cars to the new development will be increased considerably in an area where traffic calming measures have already been introduced in view of the current levels of traffic. Not to mention the impact of the increased traffic on the environment in such a dense area.

4. I am concerned as to how the existing infrastructure (water, sewage/drainage, gas, electric) will cope without any significant improvement. The proposed development in its current form will have a significant impact on all of these services.
5. Park Stores is a very useful shop and is enjoyed by many of the residents in the Pittville area, as well as the students of the Pittville Campus. With the proposal of the new campus having its own shop selling similar produce, this is a direct and unnecessary threat to the survival of Park Stores. If Park Stores were to close this would be very detrimental to the residents in the area who have used the shop for many years. This could also result in a local independent retailer going out of business.

The redevelopment proposal should not be considered in isolation, but also taking into account the proposed application to build 56 or more new homes on the Pittville School sports field (adjacent to the university campus) and the outline planning permission to build 380 homes on Starvehall Farm. All of this proposed building development will have a massive impact on the Pittville area, the infrastructure and the environment.

In conclusion, I appreciate the need for the existing Pittville site to be redeveloped but would suggest that the student numbers are spread throughout the Cheltenham area rather than a high concentration of students in the Pittville. In addition I feel that the redevelopment should be more in keeping with this wonderful Character Area.

79 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LE

Comments: 17th November 2014
Letter attached.

54 Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 8th November 2014
This is an over sized development in a residential area. Imposing 800 students on this community is too much.

Comments: 15th December 2014
Whatever the minor changes in this submission it remains an oversized development, 800 students on one site is simply far too many

128 Albert Road
Cheltenham
Gloucestershire
GL52 3JF

Comments: 26th November 2014
Letter attached.

22 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 11th November 2014
Letter attached.

Comments: 5th January 2015
Letter attached.

11 Elm Court
Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JU

Comments: 26th November 2014
Letter attached.

9 Elm Court
Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JU

Comments: 18th November 2014

I write to you as the Case Officer involved in the Planning Application by the University of Gloucestershire to Cheltenham Borough Council to consider the creation of a Student Village on the existing site of Pittville Campus and wish to lodge my objection to the proposal.

I am unsure having trawled unsuccessfully all over your website as to the precise closing date for objections as this is not quoted and a National Planning website quotes the period for stating objections to be between three and eight weeks depending on the Local Authority, a fact echoed by a Planning Officer friend who works for a Local Authority in the South East of England. I hope that in view of the fact that I have just returned from a trip abroad which I commenced on 26 October with no knowledge at that stage of the receipt of the Application by the Local Authority which I understand was published in its weekly list which hit a friend's desk only a week ago past Friday that you will consider that my correspondence has been lodged timeously in the circumstances.

General:

I am a Director of the Elm Court Council of Management which looks after the Elm Court development of 27 apartments and the interests of the residents, all of who will directly overlook the proposed new development. I am also a public transport practitioner and manager with some 38 years' experience in the field.

Background:

Two rounds of public consultation have been effected in respect of the site plans and I think it can be said that in both cases, the views expressed in the neighbourhood have been completely ignored with each new iteration being worse in respect of the design and layout than the previous ones.

The development was originally intended to have 664 students compared to the existing 214, an increase of well over 300% and this increased to 794 (some 371% more than at present) in the

second plan consulted upon and whilst that number has not changed in the finally submitted plan, the building to house that number on the corner of Albert Road and New Barn Lane has now sprouted yet another extra floor taking the number to five on what was already a barracks like structure in the second plan compared to the original inward facing development.

The original plan which was not liked by many residents either at least envisaged a more open arrangement and frontage with Albert Road than the unrelieved high buildings now proposed.

It seems that ever since the University entered its partnership with ULiving that the philosophy has been to pack the development to its limit in order to be able to afford the staff for the security and monitoring of behavioural activity on which it also seems to totally and naively rely in its Operational Plan. It therefore seems to compromise amenity and environment not only for surrounding residents but also to its own envisaged student population as the anarchic mix and mismatch of buildings and architectural styles proposed will inevitably create. Successful Halls of Residence (such as the Pollok Halls of Residence at Edinburgh University) rely on more individual blocks with gaps between them and behaviour is always best in smaller units.

The original plan would have had access to the accommodation from within the site which would have also engendered a greater form of self discipline and ease in management of the site.

Overintensification of land use:

Whilst the University has the obvious right to seek to develop the land it owns, it is apparent that the juxtaposition of the site design is likely to see insufficient daylight for inward facing ground floor accommodation as set out in 'Site Layout Planning for Daylight and Sunlight' and now because of the height of the building at some 5 storeys, it will have the same effect in blocking out sunlight and daylight from the buildings opposite. It is the sheer over intensification of the use of a relatively small site on which I base one of my principle objections. The poor design, scale and mass and uncoordinated form of the proposed development would make it detrimental to the locality.

I draw your attention to the Section CP7 Design in the latest version of the Cheltenham Local Plan which states that: Development will be permitted where it 'is of a high standard of architectural design' 'adequately respects the principles of urban design' and 'complements and respects neighbourhood development and the character of the locality' and I would strongly argue to you that it fails on all these counts as well as not meeting the test to 'Not cause unacceptable harm to the amenity of adjoining land users and the locality' in Section CP4 Safe and Sustainable Living.

Transport Plan:

I turn now to the Transport Plan for the development which is sufficiently threadbare as to beggar belief that it was written by Consultants. It concludes in total naivety that as there are no longer going to be any teaching facilities on site that this will lead to a net overall reduction in the amount of traffic travelling regularly to the site at different times of day as it will not be allowed for students to take cars on to the site and that they will all walk, cycle or use the bus. Would that life was that simple and well disciplined in the way the naïve tables are concluded and presented!

It is clear that the frequency of the bus service will need to effectively double to accommodate the student movements (and which in other senses would be an amenity to the area, albeit that frequency enhancement will only be on College Term Days), but my researches indicate that no guarantee of the necessary funding has been put in place to pay for what will be a considerably increased peak vehicle cost and the University Bus Service has a history of being designed down to a price every time the arrangements come up for renewal rather than being based solely on student demand and needs.

The secondary conclusion that there will be no pressure from the site on transport movement during the Cheltenham Festival is as weak as the main conclusion for obvious reasons!

The one mitigating feature which does appear in the plans is the removal of the existing bus terminus which, whilst appropriately sited, is situated in a shallow layby, currently only suitable for one full sized bus and a minibus at one time without protrusion on to the carriageway and this happens if occasionally unpunctual Service N buses working to a very tight schedule end up stopping there as well whilst there is a terminating Service 94U bus in the layby. The new more southerly terminal stop is slightly off the carriageway but whilst the plans model the turning movements for buses and seem superficially acceptable as far as I can see, only a one length bus bay is still proposed for provision which will be insufficient at peak times for the number of buses and movements and needs to be doubled in length. Worse still, the bus stop has got reverse off parking bays on either side of it which must be removed to give priority to the buses at all times and ensure permanent ease of access and egress from the stop.

Tree screening of the site is important from the amenity point of view but trees should not be planted at the front of a carriageway so that they cause damage to double decker buses due to inadequate Local Authority budgets to prune them often enough (the Promenade has been an example of this problem all year with rampant tree growth that has not been adequately checked).

Conclusion:

The site as proposed is over intensive in its use for a relatively small area of land and the plans are flawed in both transport terms and the architectural design in terms of the negative effect on the surrounding neighbourhood and the operation of the site itself and should be rejected in their present format and return to the inward facing nature of the development as originally proposed. Questions need to be asked as to why all residents' concerns have been ignored to the point of accentuating the concerns expressed in the subsequent designs.

Comments: 7th January 2015

I refer to the revised application posted out in Tracey Crews's letter of 8 December 2014 in respect of the application to change the use and nature of Pittville Campus by the University of Gloucestershire and wish to continue to object on the basis of the fact that the newly submitted documentation does not deal with any of the concerns that have been previously raised and that the contention that changes have been made in response to earlier consultation is purely a sham.

I have examined the Consultant's revised Transport Assessment and it continues to be absolutely threadbare in terms of its analysis which is supplemented in its latest format by an attempt to conjure up some sort of demand pattern out of a very low student sample with the hardly surprising inconclusive and almost meaningless result. I think it is fair to say that it is the most shallow Consultant's Transport Report that I have ever read where a consultant was bold enough to put their name to it. It continues to fail, amongst other things, to acknowledge any meaningful motorised activity which will be generated out of the need to service the site in terms of routine deliveries, security and maintenance.

The comments I made previously about not having parking adjacent to the relocated bus bay which still needs to be doubled in size have not been taken on board and my researches have continued to indicate that although a 15 minute Service 94U bus service is seen as the appropriate way of dealing with student demand which seems professionally accurate to me, there has been no commitment by the University to pay for the increase in frequency whose peak time cost will not be inconsiderable. I indicated previously that a feature of the University bus service in recent years is that it seems to have been more built down to price than geared to passenger need.

The attempts to justify the size of the development in terms of number of beds were still weakly and inconclusively argued and thus lead one to the inexorable view that they are financially driven to support the high cost of the management of the site.

The overriding objections to the Scheme remain the over intensification of use of the site and failure to accord with Council planning policies as my previous submission outlined, the

unsympathetic nature of the proposed construction and unrelated nature and juxtaposition of the buildings and their increased height, and their ultimate failure to accord with the nature of the area.

I think the most telling of the documents on display comes from the Architects Panel who claim to have had meetings with the developer and introduced them to all the elements which are necessary to devise a scheme which would be acceptable to most and provide a sound basis for an integrated construction of sympathetically designed and linked buildings to engender a suitable atmosphere for a successful student campus, and yet they are completely unwilling or unable (or both) to take them on board.

To say that the University cannot be allowed to redevelop an underutilised site in some way when they own the land would amount to nimbyism, a trait which Gloucestershire as a whole is sadly not lacking in. What is obviously required as an alternative is a much less intensively designed and used site which is more open and built as a meaningful coordinated whole to high quality design and build standards which link in with the nature and needs of the surroundings, which this proposal is blatantly not, and the whole process needs to be started again from scratch without the Council feeling in any way beholden to the University in requiring a complete rethink.

2 Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 16th November 2014

Page 3 of the Operational Management Plan states 'UoG receives a small number of complaints about student behaviour: *'Pittville Campus 2012/13 - 0; 2013/14 - 1'*.

This is wrong. A number of complaints were made to the UoG and the Environmental Agency during these periods and they are logged. In fact the number of complaints was so serious that the Environmental Agency issued an official record sheet in 2013.

The UoG are well aware of these facts and have stated 'there is a typing error in the report'. However they have done nothing to issue a corrected document and I maintain the public are being misled over the anti social behaviour of students at the Pittville campus.

Therefore the document is flawed and the consultation process stopped until the UoG issue a corrected document and then the consultation process can be started again.

Comments: 18th December 2014

Pittville Campus sits in a very quiet residential area, no pubs, no clubs, no cinema etc exactly the wrong place to build a student village. It is the number of students proposed that is at the heart of the problem. From there a completely inappropriate design has been submitted driven by financial desire not in character with the area. The number of students, staff will swamp this area by 4 to 1. There will be a serious increase in anti social behaviour. Despite what the UofG says a number of complaints have been made over the last 2 years all of which have been logged by the UofG and in the last year by Environment Agency, in fact an official record was issued 2013.

Although the vice chancellor said 'no students at the campus will be allowed a car in Cheltenham' this is clearly unsustainable. Only recently students were parking on the site at the car park on Albert Road. It took one local resident to alert the UofG to this and then and only then were signs placed on cars to remove from site. The students involved simply placed their cars in Eastern Approach and the UofG ignored this. What will happen to the roads in this area with 800 students plus friends? Local residents are still waiting for public assurances from gas, water, electricity and sewage that the existing facilities can cope.

The solution must be to build on a brown field site and have Halls and teaching facilities together

130 Albert Road
Cheltenham
Gloucestershire
GL52 3JF

Comments: 17th November 2014
Letter attached.

Comments: 19th December 2014
Letter attached.

85 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LF

Comments: 18th November 2014
I am emailing to you today to voice our objections to the submitted Pittville Planning Application. Firstly the increase of rowdiness and unruly behaviour particularly in the early hours of the morning, I have complained many times to the University over many years, the bad language and girls screaming with no thought for the residents.

The increase in traffic along New Barn Lane and Albert Road will be horrendous, we have enough problems at present with speeding cars etc.

The university having their own shop will no doubt bring added pressure to our own community shop where a lot of elderly residents rely on this vital resource for everyday essentials.

We await your early response.

83 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LF

Comments: 26th November 2014
Letter attached (petition).

12 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 24th November 2014
Letter attached.

48 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 11th November 2014
Letter attached.

Basement Rear
27 Cambray Place
Cheltenham
Gloucestershire
GL50 1JN

Comments: 5th November 2014
Letter attached.

2 Prestbury Park
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LE

Comments: 26th November 2014

I would like to register my objections to the proposed campus plan.

- 1) Far too many students in one place.
- 2) Albert Road is already congested at peak times, with Pittville school traffic and the traffic calming islands. Then there will be more traffic from the new development on Pittville school grounds, plus the Ellerslie housing project, add to that the campus traffic.
- 3) There may be security on site, but what about the surrounding areas?
- 4) Also the litter 800 students will create.

Flat 2
Brompton House
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 22nd November 2014

We are the owners of a flat in Brompton House, East Approach Drive.

The concept of a redevelopment of this run-down site is a most welcome proposal. However, the increased residential capacity being planned would have a highly detrimental effect on the quality of lives of local occupants.

Road traffic would increase significantly, and we share other commentators' views on the lack of parking and unsuitability of transport infrastructure as well as the highly dubious planning assumptions within the modelling being cited.

An increase in late-night anti-social behaviour seems inevitable following a population increase such as is being proposed. There is little College authorities would be able to do to prevent this - an additional thousand (with visitors) young adults transiting to/from campus would certainly bring its own problems.

Finally the very nature of this part of Cheltenham is entirely unsuited to the type and density of accommodation being planned; such out-of-character development would never be tolerated were it not associated with education. This is insufficient reason to accept the application at such scale - at the very least, the number of bed-spaces should be halved, if not reduced further. Only then should we sensibly allow this redevelopment to proceed.

6 Lakeside Court
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 24th November 2014

I live in a block of 8 flats at East Approach drive where most of the residents are elderly and some disabled.

Traffic and parking is always a problem, cars congesting the street specially during school pick-up/drop-off times and when the uni building was used during term time it was positively a nightmare.

During one your presentation you told us students will be discouraged to bring their cars. We hear ad nauseum that smoking kills, yet many people still do it; you underestimate our intelligence if you think we believe they will respect your requests; and I suggest you are naïve to think they will listen.

School bus traffic is already unbearable at arrival/let out times - this will increase zillion fold - but of course you want us to believe the buses transporting students between the campuses will be mosquito-sized, will silently, unobtrusively, invisibly glide through the air, without any pollution, need for parking or taking up any space at all on the already congested roads around the school. I'll buy shares in the manufacturer's company.

General car/cycle traffic: with the number of people involved and the bus traffic that will follow, added to it the cycle traffic and pedestrians it is all clearly a health hazard to them and to everyone all around - do you wait for a fatality before plans are revised? Where are the health and safety zealots when they should be here to assess the impact?

800 people is a huge number: if they just stand side by side, 2 by 2 along Albert road, they'd reach to the roundabout. Have these planners visualized this number of people? This is the size of a small army - and you want to place them on a site that is barely enough to sustain 200!!!

In addition you suggested this will be 'just' 800 or so students. You want us to believe they won't have any visitors? Don't those that thought up this ill-considered scheme visit their children at holidays, birthdays, important events in the calendar? Sure they do!! So why do they think it will be any different here?

They should know this will at least double the number of people; or you think they will stay away because planners/principals etc. say so!!!?????? If this is what they want us to believe, than one of us here is not very bright.

And what about staff?? Or they will live out - further increasing pollution, congestion, use/waste of energy - so much for environment protection!

Student behaviour is notoriously loud, messy and totally inconsiderate towards neighbours, specially towards us 'wrinklies'.

While the old building was in use we had to contend with urinating students on our front garden, litter in quantities that made the street look like a third world slum, night time parties in the park often with barbeques, music being played there till the early hours either on portable equipment or musical instruments accompanied by singing, shouting and foul language; car windows smashed, garages broken into...the list is endless, in fact everything to make your life a sheer hell and not worth living. Are planners/authorities waiting for a violent crime to prove what I say and we all fear?

Miraculously this stopped after term was over and when the building ceased to function. You might call it circumstantial evidence and how do we prove it was students? By the absence of it all!

Daily papers are full of rowdy behaviour from students in all university towns and areas, indeed if you are looking to find a school, college or uni lodging all you have to do is follow the litter-trail! - yet you are trying to tell us, here they will behave differently and will be angelic. May I ask you which planet you live on????????????????

Appearance of the suggested buildings is like prison blocks - and I was complimentary; when England has some of the most beautiful Georgian architecture and some of it is in this town you managed to think up blocks that would be the pride and joy of any Stalinist Siberian Gulag. Shame on you!!!! You destroy your own heritage - I must point out, I am not born and bred in UK, have no children to pass on your heritage to anyone - just as well, as there won't be any left in the hands of these planners/architects/designers.

You are creating the slums of the future - just look at the present building! What a 'great' idea that was!! Ready for demolition after just a few decades - yet some buildings that go back centuries, if not millennia still in use, still beautiful and most protected under the conservation laws!! Isn't that interesting?? Indeed why do we bother with protection if they weren't worth it? These most certainly not worth it!

Why couldn't designers of these barracks take a leaf out of the book of the architectural heritage of their own country? I suggest why: they do not have the education to even know about it! Nowadays anyone that can handle a computer program can reach a position that decides the face and future of the country.

University should aim at living/working with local residents, integrating students into the existing community, not creating situations where the existing community is marginalised, ignored and exploited in favour of the new one.

Overall I consider this whole suggestion and plan symptomatic of the country in general: ill-run, ill-planned, short-sighted favouring instant financial gain for a small minority in power, destructive, ill-considerate towards those that actually pay for it = the taxpayer; this is one more step towards the total eradication of the character of this country.

56 Cakebridge Road
Cheltenham
Gloucestershire
GL52 3HJ

Comments: 7th January 2015

This mail is intended to raise some points with regard to the proposal by Pittville School to sell part of their playing fields to raise funds to build a state of the art Sports Centre. This is the third proposed building development in this community, Starvehall Farm 350 plus houses, University Village accommodation for up to 800 university students and now Pittville School with fifty plus houses on a playing field, each development touching the boundary of the other.

In its first letter publicising its intent the school used the phrase 'once a playing field' claiming the playing field has not been used for several years, we live at the end of the Cakebridge Road Cul de Sac and moved here four years ago, and at that time the playing field was used for football as I'm sure others have testified. There has been a view in the community of deliberate non use of this playing field over the last two or three years specifically aimed at enabling this proposed sale. In addition to this the playing field was also described as 'remote' by the School. Admittedly it is not joined to the remainder of the School playing fields, it is a two minute walk, hardly remote.

The points I raise below relate to information (some obtained via the Freedom of Information Act) I have found while looking into the background of the school proposal and the school presentation to the public on the 14th October. It also includes in summation some thoughts with regard the implication of development on the three adjoining sites.

- In the Public Exhibition held on October 14th a bullet point on one of the information boards identified that the school did not have any showering facilities for its female students, this was confirmed by one of the students assisting in the Exhibition. It is highly unlikely that the school has never had showering facilities for female students, so the logical assumption is that the showers are not working. The LEA has confirmed that the school is responsible for, and has an operational budget for, the maintenance of this type of facility, therefore I find it unacceptable that the school is using this emotive point.
- In 2010-2011 the school took part in an Ofsted survey looking at the standard of Physical Education across a range of schools in the country. On 21st March 2011 a letter was sent to the Headmaster Mr Gilpin by Ofsted thanking him for his co-operation, and stating that the inspectors found the school to be:
 - Satisfactory at 'Achievement in PE'
 - Good overall in 'Quality of teaching in PE'
 - Satisfactory in the 'Quality of the curriculum in PE'.
- In this letter there was no mention of the 'dilapidated' facilities the school now identifies, and even if the survey did not have the remit to look at the PE facilities (which is highly unlikely) it is hard to understand how the school did well in the survey if the facilities are as poor as is claimed.
- In its capital funding request to the LEA for the year 2012-2013 the School applied for £60,000 to replace obsolete kitchen equipment, and £577,000 pounds for funding to convert the Quadrangle into a multi purpose teaching space, which would also be used for indoor sports activities. Both applications were detailed in a limited small table and each application, one for £60,000 (which was granted) and one for £577,000 (VAT ex), were explained in seven very short lines of text. It probably did not surprise the School, given the brevity of its submission, that the request for funds to convert the Quadrangle failed to gain the required number of points via the LEA points allocation process. If the request had been granted the School would have found it difficult to propose the sale of the playing field, and therefore unable to fund its proposed state of the art Sports Centre.
- In their first letter to the local community the School identified that the existing gymnasium is also used as a dance studio, however the LEA has already granted the school £150,000 for the provision of a dance studio. This will therefore remove this burden from the existing gymnasium.
- The School states the sports complex would be available to the local community. However, the community surrounding the School is small and already served to a significant extent by the nearby leisure@cheltenham sports complex. The proposed University Student Village (which is next door) will comprise a gymnasium therefore it is unlikely that Pittville will attract any members from the students. None of this withstanding, how would the School staff the out of hours community access required and given a small user base how long would any staffing remain economically viable.

- If houses were built on this playing field a significant number of them would be (assuming planning permission is granted for the University Student Village) within twenty metres of the tower block accommodation for up to eight hundred university students, and all of these houses would be within one hundred and fifty metres of the Student Village. There would be significant issues of lack of privacy (height of student accommodation blocks) and noise (loud music through open windows) for any houses in this area. The only possible houses that could sell in that location, and even this is debatable, are very low cost and studies across the country have shown that low cost housing degrades relatively quickly because of its very nature.
- The School originally proposed that Cakebridge Road be opened up to the proposed development for vehicular and pedestrian access. Cakebridge Road and Welland Lodge Road can be virtually impassable due to parking on either side of the road from after 6pm until the next morning, a car can creep through the seven foot gap but there is literally three inches to spare on either side in some cases. Increase the traffic volume and there will be significant damage to cars. It would certainly be impassable to any of the emergency services and this point has caused us concern as we are on the end of the Cakebridge Road cul de sac. Place another fifty plus houses on the end of that road and you have the potential for a serious problem. The school has subsequently identified that an alternative vehicular access could be created from Albert Road, but the school are not the planning authority and I raise this point for consideration by anyone involved in this proposed development.
- The School also propose a footpath linking the playing field development to Albert Road. It is not clear at this stage what will happen to the school boundary fence at the top of Cakebridge Road. If removed this could link Albert Road to Cakebridge Road, providing access to the Whaddon and Pittville part of Cheltenham from the proposed Student Village. The potential for anti social behaviour on a narrow road would be significant. Albert Road is wide with the houses set well back, Cakebridge Road in particular is narrow with house frontage close to the road itself. A development on the playing fields would also naturally be linked to 350 plus houses on Starvehall Farm, potentially providing access for pedestrian traffic from Starvehall down Cakebridge Road. Cakebridge Road and Welland Lodge Road were not designed to accommodate this volume of pedestrian traffic

Would it not be feasible to let the bodies we fund with our taxes to provide the School with the required funding for its upgraded sports facilities, once the relevant bodies have identified what facilities are actually required, and let the School use the playing field as a playing field. If the School can legitimately find no use for it, would it be so horrendous to leave it as a mowed field, at the very least providing separation between the proposed University Village and its eight hundred occupants and the Starvehall Farm housing development.

I have found no communication from the MP for Cheltenham on the proposed Student Village or Pittville School proposals, and no mention as far as I can find during the Starvehall Farm planning process. He has been highly visible on the Leckhampton Green Land Action Group but I understand there are family connections in that direction. It would be appreciated by this community if some time was spent this side of Cheltenham which could prove beneficial given the imminent election year. The converse would obviously apply.

My final comment and one which I feel is extremely important is that these three proposals, Starvehall Farm (Outline Planning Permission already granted), Pittville School and the University Student Village, should not be viewed by any planning process in isolation, they all physically touch each other, they all touch the same local community, and they stretch from Prestbury to the edges of the Cheltenham Race Course. Each one has an impact on the requirements and definition of the other and any planning must surely reflect this.

Comments: 4th January 2015

I wish to register my objection to the proposed Student Village.

I have read the comments already made and feel any comments made by me at this point would just be reiterating those already posted. One issue I would like to raise is that this application should not be looked at in isolation, at this time there are three proposals at various stages in the planning process and all adjoining, namely Starvehall Farm, the Student Village and the proposed sale of a Pittville School playing field for housing development. The build on each site should they proceed will impact on its adjoining development and any planning decisions must take this into account.

I would like to say finally that the intention to host 800 students in this area of Cheltenham will have a catastrophic effect on the local community. This is not a matter of conjecture but one of common sense. Anti social behaviour e.g. noise pollution drunkenness vandalism parking issues, will relegate this area of Cheltenham to rest along side those areas already registering significant student related problems.

I am curious as to when the relevant authorities realised they would need a student village, perhaps the view at the time was lets make the University a reality first then we can dump the following student village requirement on some area of Cheltenham when the time comes. I suppose you could call that forward planning but certainly not something to be proud of.

116 Winchcombe Street
Cheltenham
Gloucestershire
GL52 2NW

Comments: 26th November 2014

Letter attached.

Comments: 5th January 2015

Letter attached.

Malden Court Cottage
Central Cross Drive
Cheltenham
Gloucestershire
GL52 2DX

Comments: 26th November 2014

Letter attached.

1 Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JJ

Comments: 19th November 2014

Why don't they build a new University out of town on a huge site, with lecture halls and support staff, accommodation, catering, car parking and coffee shops and a green space for a large marquee for entertainment - a place where first-, second- and third-year students want to be? If shopping complexes and industrial estates, fire and police stations and Council Offices can be relocated, surely an education complex is a good idea? Why is everything done in bits and pieces? Sell off all the satellite buildings and accommodation for prestigious or essential housing,

and use the money, with ULiving's continued support, to fund a long-term solution to a problem which will undoubtedly arise again.

If this is too grandiose an idea, though, we object to the planning application because of the over-ambitious development of this particular site.

This is a traditional residential area with older people who love living in their homes and want to be there, rather than first-year University students who have decided they (temporarily) want to get away from the constraints of that environment. There is nothing in the area for them - public transport is limited, there are no cycle lanes and the University buildings are located elsewhere. They will surely bring their cars from home because of this, but there is little parking in the area. It is also a prime site near the town's most popular facility' the Racecourse ' where the roads are jammed on many occasions.

The infrastructure will be overwhelmed with the needs of another 600 (potentially 1200 with guests) water, sewage, electricity, telecommunications and transport users, especially when added to the other developments planned for this area of Cheltenham.

As residents, we only ask the developers to be reasonable in their expectations.

Comments: 4th January 2015

It seems that of the many objections raised to this proposed development, few have been addressed and the plans are hardly changed. If our views are of such unimportance, why do we bother?

We object to the proposal because of the over-ambitious development of the site and the unsuitability of the area for the volume of students proposed.

The surrounding area is inhabited by older residents who are already disturbed by the activities of students on the present site. The students need to seek tuition and entertainment elsewhere, necessitating public or private transport. The site borders a minor road with traffic calming measures in place. Increased parking will be needed (because cars from home will sneak in somewhere) or rowdy pedestrian activity will take place at night. Nobody objects to students being students, but select a suitable area for them to be so.

Public services of water, sewage, electricity and communications (particularly) will be stretched. Building work will disturb residents and Albert Road traffic, including school buses.

Please take objectors' comments into account.

9 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 5th January 2015

I object to the planning application for the re-development programme at Pittville Campus.

I am writing to formally oppose the plan. I have reviewed your plans in detail and have a number of comments and concerns. The basic Q&A document written by ULiving is vague and unsubstantiated and I feel more diligence needs to be set into place.

As a local resident I have a number of concerns and I hope you can answer these questions.

Overall Process:

1. A study this year by the Higher Education Funding Council for England (HEFCE) found that the growth of students fell between 2010 and 2013 - the first time in 29 years. The University

and College Union blamed tough domestic rhetoric on immigration and changes to student visas for damaging the UK's image abroad, especially at a time when other countries were doing more to attract international students. How does the University of Gloucestershire and Uliving respond to this. It would be helpful to see your ten year growth plan for this campus - I hope Uliving is not building such a large campus that will be underused and left empty in a few years. This will lead to a whole raft of other social issues. What reassurances can you give me that this plan is built on a solid 'demand-led' plan.

Traffic:

1. I understand that a traffic assessment has been carried out by Uliving's travel consultant. This concludes that the vehicle movements when the Pittville Campus was operating as a teaching facility has been calculated as c315 arrivals and c315 departures per day, equal to 630 two-way movements per day. I would like to ensure the borough and county council are conducting their own INDEPENDENT assessment. I'm sure Uliving will be biased in their view of traffic assessment. Please can you give the community reassurance of independence.
2. You state that it is a condition of all students' tenancy agreements that they do not bring cars, motorcycles or motorised scooters to Cheltenham. Please can you state how you will monitor this. I assume Uliving and the county/borough council will be conducting regular assessments which will be published to ensure that tenancy agreements are being upheld? If so, how often will this review be conducted.
3. You have stated that Uliving has commissioned a third party transport specialist who has evaluated the existing network and concluded that this bus route as well as other modes of transport (mainly cycle and pedestrian routes) will be able to successfully provide adequate means of transport for students, staff and visitors accessing or departing the student village. Again I would question the INDEPENDENCE of such a report. Can the county/ borough council ensure that existing transport is sufficient.
4. You make a great deal of effort to talk about Taxi drop-off points. I would like to understand the consumer research that has been conducted in terms of students and taxi usage; are students the prime target audience for taxi usage? If not, I would propose that you move the taxi drop-off point further within the campus (for those few affluent students!)

Bar/ Acoustic and Sound Proofing:

1. Of course the community is concerned by the acoustic and sound proofing. The Uliving literature attempts to share some reassurances but again is vague and uninformed. I take it all doors and sound proofing will be following such standards such as the EN ISO 140-1, EN 20140-2 and EN ISO 140-3 standards as well as EN ISO 717/1 standard. Please can we have informed plans of your sound proofing?
2. Why is there a bar in the campus? The BBPA has recognised a significant drop in pubs and bars in the UK. I am sure the county/ borough council will recognise this statistics across our county. Why on earth are you then depriving the bars in Cheltenham of more revenues? If this campus has to be built (which as you can see I am opposed to), why are you encouraging revenue generation away from the town centre?
3. Also you state that events at the bar will not be ticketed events or heavily promoted events. Please can you state what you mean by heavily promoted and how will Uliving govern this? I have worked in a student union and posters, flyers and social media were used to advertise events; according to leading marketers of FTSE 100 companies these marketing tactics would be described as 'heavily promoted'.

Public Consultation:

1. As a representative elected by the local community I am reassured that you will listen to the outputs of the public consultation; I am sure that the local community is opposed to such building developments and therefore with your support from the public consultation this building work will not go ahead.

I believe these are the wrong types of developments to have in this area and protest to the developments.

92 Evesham Road
Cheltenham
Gloucestershire
GL52 2AH

Comments: 19th November 2014

I whole-heartedly support this application. Having lived in university and non-university towns, the presence of a student body is never detrimental to a local community. Higher education and associated establishments always improve local communities, and although some adjustments are inevitable, I can't see the negatives.

Although Cheltenham is a wealthy town already, an investment on this scale should be welcomed. It will bring additional employment directly, and local businesses will benefit big time from both the new facility and the additional student population. Employment will benefit.

Location is perfect. The existing facility is due for redevelopment. Other locations should not be considered as usually it means developing existing green-belt land. This is effectively a brown-field redevelopment, which if it didn't happen would surely be neglected and become more run-down - this would be worse for the local community than the proposal at hand.

Supposed pressure on local amenities and infrastructure have been considered in the application, and I would advise the many objectors to read them through carefully before writing. Preventing students having their own cars is a great step forward. I would expect quite a few more cyclists in Cheltenham, which is already a centre for cycling given the number of cycling-related businesses in the town. My only concern here is that the local roads could be made more cyclist friendly to reduce the risk of accidents - which if provided would benefit the whole community.

Another benefit I can see for this development is the knock-on impact to other local areas. For example, the areas around Portland Street and Albion Street are desperate for redevelopment. Adding to the University facilities and increasing both student and other support populations can only help generate momentum in Cheltenham for other inward investment and redevelopment.

When can you start?

Please approve it and let's get

Apartment 5
Albert House
Pittville Place
Cheltenham
Gloucestershire
GL52 3HZ

Comments: 31st December 2014

I have written about this planning application before but I now repeat my OBJECTION to this application for the following reasons:-

1. The number of students, 800 or so, is overwhelming for this largely quiet residential area of Cheltenham
2. As, I understand, there will be no teaching facilities like lecture rooms etc at this proposed extended campus, inevitably there will be constant movement between this intended development and the places within Cheltenham where the teaching facilities are sited.

3. Already with the existing numbers of students there is frequent late night / early morning noise in Albert Road and disruption for the residents. What control would there be against such noise and how could it be enforced?
4. Already there is an excessive amount of litter all along Albert Road generated by the pupils at Pittville School and existing student numbers. Few, if any, refuse bins are provided and they are infrequently emptied.
5. Albert Road is already used as a "rat run" especially during school terms. The traffic islands are frequently ineffective with cars trying to squeeze round them in the face of oncoming vehicles and school buses.
6. Although students at the proposed campus may not initially be allowed to have cars at the new buildings, inevitably they will probably be permitted and there will be much more traffic especially at school starting and ending times when pupils flood out of school onto Albert Road.
7. There are no speed cameras on Albert Road and very frequently cars flout the 30mph sign, and the "sleeping policemen" are scarcely a deterrent. With school children, university students and many old people who live on Albert Road, an accident - perhaps fatal - will happen sooner or later.

In general my OBJECTION is that the proposed development is totally out of character for the area, would result in increased noise at unsocial hours, increased litter, increased likelihood of accidents and would be a very serious reduction in the amenity of the area for those who live there permanently.

59 Pittville Lawn
Cheltenham
Gloucestershire
GL52 2BJ

Comments: 31st December 2014

I live at 59 Pittville Lawn, Cheltenham and strongly object to the size and scale of the proposed Pittville Student Accommodation development.

I myself was lucky enough to go to university in Sussex and strongly support higher level education as it is this that enabled me to become a company director and start up my own business. I also, very much enjoy living in a town with young intelligent people around who bring life and enthusiasm to the town and who then often stay on to live here long term.

The objection I have is to the scale of the accommodation and associated buildings in a area which just cannot cope with that number of people. A significantly smaller accommodation unit could be absorbed by the local community but the scale of this development is far too large. It will result in significant traffic congestion on Albert Road which already struggles to cope and has traffic calming measures in place. There is a lot of bicycle traffic around this area and the increased traffic will increase the risk of serious injury to those cyclists as the roads are too narrow for cars and bicycles.

The Pump Room and adjacent park are points of outstanding historical value and beauty. Cheltenham residents come to enjoy the open space and the quietness with their small children and dogs. The increase in the number of students' residents very near to the park will put great strain on the park and will change the nature of it significantly. The balance will shift from a safe family environment to an older student dominated one.

Please, I would ask that you seriously consider the scale of the proposed plans and bring them down to a more manageable scale - say half of the proposed size.

Yeldham House
Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JL

Comments: 25th November 2014

Subject: Planning Application 14/01928/FUL - Objection / Judicial Review of Process

Planning Application 14/01928/FUL - Pittville Campus - Objection

I write to object in the strongest possible terms to the above planning application and also to make other comments as to the appropriateness of the procedures followed by the University and its development Partner, U-Living, during the whole planning and consultation process itself.

I would like to make it clear that appropriate or sympathetic development of the site should be welcomed, but the proposed development is flawed for a whole variety of reasons which are set out below.

Need

Both the University and U Living have completely failed to demonstrate the need for the development - The vast majority of students who request Halls of Residence accommodation get it, and the University has demonstrated no viable plan or business case to secure an increase in Student numbers at a time when it languishes fairly near the bottom of most league tables nationally and the competition is ever increasing in order to secure students to study degree courses both nationally and internationally.

Place

The Development is in the Wrong Place - Even if the University and U Living had been able to demonstrate a viable need for significantly increased Halls of Residence Accommodation as a result of a predicted rise in student numbers, the proposed development of the Pittville Site is about as far from the University's Gloucester and Park Campuses as it is possible to get within the Cheltenham Area. This makes a mockery of the University's supposed commitment to sustainability in all that it does - Far better to sell the Pittville site for appropriate housing development and invest in a purpose built facility equi-distant between the various teaching centres that the University has.

Out of Keeping

The Proposed Development is Out of Keeping with the Street Scene - The proposed development introduces poorly conceived architecture and buildings manufactured and pre-manufactured from materials completely inappropriate to the enhancement and maintenance of one of the most strategically important 'entrances' to Cheltenham, namely Pittville - A historically important area of the Town which is a showpiece to many hundreds of thousands of visitors on an annual basis.

Noise

The Proposed Development will dramatically increase noise and disturbance not only in the local area, but in the whole 'avenue' of the most popular pedestrian routes into the town centre. Again, this again demonstrates that the development is in the wrong place, having the potential to 'disturb' more Cheltenham residents because of the sheer distance that students will have to travel in order to go about the daily or nightly business.

Infrastructure

The Plans fail to adequately address issues such as the effects of the development on the following important Infrastructure considerations:

- the local water table (even modest development in Hillcourt Road has affected the local water table adversely)
- Drainage
- Telephony/Broadband
- Sewerage
- Utilities
- Doctors Surgeries

Density

The Density of the Development is Entirely Inappropriate for the area - to Introduce 800 students into an area that is currently populated by 300 or so largely retired residents is entirely inappropriate. I doubt very much that any application for an 800 bed residential apartment development, or an 800 bedroom hotel, would even be entertained for this area of Pittville, so how is the development of such student accommodation any different?

Traffic

The traffic reports in the plans are entirely flawed - Albert Road is already a Dangerous Road as a result of supposed traffic calming measures, with vehicle speeds having increased a vehicles travelling towards Cheltenham speed up in order to try to 'get through' the calming measures before a vehicle coming in the other direction impedes its progress - No assessment appears to have been made of the effects that such a student population (even if on bicycle or foot) would have on this dangerous situation at peak time. To make matters worse, one of the proposed exits to the proposed development is very close to one of the 'calming islands', again demonstrating a lack of attention to detail and thought within the planning application.

Planning Policy

The Proposed Development is also at odds with a number of important considerations with regard to the National Planning Policy framework, and particularly within the Core Planning Principles contained within. These include:

Planning should be plan led, empowering local people to shape their surroundings and setting out a positive vision for the future of the area - The proposed development has not been prepared in consultation with local people, indeed the University and U-Living seem to have ridden roughshod over the concerns of local people, as demonstrated by the sheer number of objections to this particular proposal. Local people have spent a lot of time and effort trying to make constructive suggestions for the site and its developments, but these have not been heeded.

Planning should '...be a creative exercise in finding ways to enhance and improve the places in which people live their lives...' The proposed development does not enhance or improve the places in which the residents not only of Pittville, but also along to whole route into the town centre, live their lives

Proactively Drive and support sustainable economic development - Since the development is in the wrong place, too dense, and about as far from the University's teaching centres as it is possible to be, then there is absolutely no way that that the proposed development could be deemed sustainable.

Always seek to secure high quality design - this is not the case with the proposed development, which is designed to ensure the cheapest possible build cost by a developer who has no consideration as to whether this is Cheltenham, Chelmsford or Clacton on Sea. The Architects panel agrees that this is the case, and for supposedly professional developers not to have even ascertained as such prior to submissions suggest that the whole process is rushed, ill conceived, and not considerate of the area in which the development is being proposed.

Planning Should take account of the different roles and characters of different areas - In short, Pittville is not an appropriate area for the siting of a minimum of 800 students, and possibly up to double that when their friends and family come and stay with them!

The Proposed Development is also at odds with a number of requirements within the Cheltenham Borough Local Plan Second Review 1997-2006 - these include, amongst many other points well made in other objections, the requirements under:

CP4
CP5
CP6
CP7
TP1
HS2

Also, National Planning Practice Guidance also suggests that Local Authorities should have up to date Development Plans. It is questionable as to whether the Cheltenham Borough Council Local Plan could be deemed to be 'up to date'.

Other Matters of Relevance

The fact that there is no framework development plan in place therefore means that the residents of Pittville, and its infrastructure, is faced with not only this development proposal, but also the development of land at Pittville School, as well as the Outline Planning Permission that has been granted on Starvehall Farm. It is entirely inappropriate and unacceptable that this is the case, and I would strongly consider as to whether such un-coordinated proposals should be allowed to proceed without the Local Authority stepping in to ensure that some co-ordination is in place, particularly considering that its development plan is so out of date. It is possible that such a failure demonstrates a failure in exercising a relevant 'duty of care' that could be a cause for further action.

There are a number of other causes for concern as to the due diligence and process that has been carried out by the University, U-Living and other actors in the planning process.

Both the University and U-Living are potentially guilty of mis-representing the views of local residents in the planning application - for example, the wording of the questionnaire circulated to residents was designed to elicit either favourable or 'non-negative' responses from residents, and these have been then been used to provide potentially misleading information to planners and the planning committee. This is a significant cause for concern and the Planning Committee should be aware of this.

The whole consultation process was flawed, with the main consultation taking place in the summer holidays based on plans which were then significantly changed before the final planning application was submitted - this action alone potentially constitutes a gross failure of responsibility, since the plans on which local residents and other actors were consulted are significantly different to the plans that were finally submitted - residents and other relevant actors could quite rightly argue that they have not been adequately consulted on the plans that have actually been submitted, and again this would provide adequate ground for further action or review. At the very least, this application should therefore be deferred in order that proper, adequate and appropriate consultation can take place with local residents and other relevant actors.

Some Local Residents have potential concerns with regard to the closeness of some of the relationships between representatives of the University and some of those potentially involved in the application and the decision making process - it is residents understanding that private briefings have taken place between Senior Representatives of the Borough Council and Senior Representatives of the University, and certainly some of the comments in the local press where Council Officials have seemed to robustly defend/justify the University's application give some credence to this view - One would have thought that a more 'neutral' stance might have been more appropriate. Indeed, this is particularly the case when some of the published comments

seem to suggest acceptance of the University/U-Living submissions without adequately checking them for substance or veracity.

Indeed, it would most likely be possible to argue that even just one or two of the points mentioned above alone would be grounds for 'Judicial Review' of the whole process of this planning application, but when they are all put together the case is potentially a compelling one.

In light of all of the above points, it would be my request that the Application be REFUSED or at the very least Deferred in order that the important matters above can be adequately addressed.

4 St Arvans Court
Evesham Road
Cheltenham
Gloucestershire
GL52 3AA

Comments: 25th November 2014

Things to note:

Consultation on this was poor, we only found out a few days ago. This is a big development, and I would have expected that the applicants would have told us about it, rather than the objectors.

Concerns:

1) The number of students seems large, and it will undoubtedly put more pressure on local amenities, particularly the park. I would have concerns about large numbers of students coming back through the park at night.

2) The traffic analysis provided doesn't seem to make sense. It is difficult to understand how you can have 4 times the number of people in the building and less traffic generated. This suggests that the comparison sites selected were not in fact appropriate. We would also be concerned about parking in the area, though I note the College's position that students are not allowed to bring cars to Cheltenham.

We would be supportive of a similar development with fewer students.

Flat 11
The Pond House
19 Pittville Crescent Cheltenham
Gloucestershire
GL52 2QZ

Comments: 22nd November 2014

Whilst I support the University's need for additional accommodation, I believe that the projected development is far too large and not in keeping with the Regency environment it is being placed in. and I object strongly to the plan as currently conceived.

I am also concerned about effects of the greatly increased traffic and the ability of the existing infrastructure (sewerage and utilities). The application fails to deal adequately with the implications of the extended construction period. This application needs

Malden Court
71 Pittville Lawn
Cheltenham
Gloucestershire
GL52 2BL

Comments: 25th November 2014

I wish to record strong objection to the Proposal to expand the Student accommodation on the Pittville Campus.

This is an ill-considered Proposal at a number of levels, based on speculative premises in respect of the University's future.

It bears little relation to its surroundings, placed as it is on the edge of Pittville and the Conservation area. This is a quiet residential area in which I have lived for over 34 years. The proposal is for an ugly, large and bleak set of buildings which are not in keeping with the scale of other surrounding dwellings. The Proposal does not enhance local conditions in any way.

An increase of 800 people on one site is an excessive volume of population change in one development.

There are far too many units being proposed. Thus the site's 800 beds plus staff, could regularly generate occupancy of 1,000 people, with visitors. THIS DENSITY WILL AFFECT INFRASTRUCTURE, NOISE AND TRAFFIC. The level of density is wholly inappropriate to the area.

The access issues have not been properly considered in terms of traffic and the already busy conditions on Albert Road, Evesham Road and the Central Cross Drive "cut through" route between the two. The increase in bus traffic will inevitably cause considerable nuisance, noise and potential danger with an adjacent school. Albert Road already has a chicane and there will be increased delays.

The University's no car rule is already ignored and students park near to their homes, in surrounding streets in Cheltenham, as is the case in all University towns. Thus there will be increased car use and parking problems as well as bus traffic.

The University intends to abrogate responsibility for site management to a third party organisation whose motive is profit. Residents will in fact, have very little recourse to any responsible Authority in the case of Nuisance.

This is an ill considered, glib Proposal with potentially disastrous consequences for what has been a pleasant residential area

I wish to object in the strongest possible terms,

4 Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 25th November 2014

Only a Philistine would contemplate the construction of this monstrosity in the Pittville area of regency Cheltenham, within such close proximity to the historic Pittville Pump Room and the world famous Cheltenham Racecourse .

The proposed building on the site of the original Art College in New Barn Lane, built to the same height and extending as far (if not further) along Albert Road is totally incongruous with this area. The Art College has been an eyesore for some time and the proposed building has the potential to become an even greater eyesore in the future. The visual impact of this towering 'redevelopment' is unacceptable in this area. The privacy of neighbouring homes will be ruined for ever.

Too often we have seen today's architects' dreams become the nightmares of tomorrow. It is surprising therefore that this plan has been approved by our own seat of learning, The University of Gloucestershire. The Cheltenham Civic Society kindly compared the building to an Army Barracks. It is more reminiscent of the Industrial Revolution.

At the public meeting we were informed that it was ULiving who was responsible for the increase in the number of student rooms. ULiving went to great lengths to explain in detail what they were providing for this wonderful 'student experience'. The experience of the local residents was much less important to them. It is obvious that this scheme is being driven by ULiving for their financial gain.

Also we were informed by ULiving that this was low density building. This was being economical with the truth because what they did not tell us was that on other university campuses they had built high rise blocks. High rise equals high density.

NOISE POLLUTION AND QUESTIONS

Here we will have 800 students foisted upon the quiet residential area of Pittville. There can be no doubt that this will have an adverse affect on the community.

Already we are disturbed late at night and in the early hours of the morning by screaming and shouting coming from the car park of the existing students' accommodation. This can only get worse if the numbers are quadrupled.

The problem of bad behaviour by students at UK universities was discussed on a recent BBC radio programme. It appears to be common practise among students to drink 'at home' until around 11pm and then go out and make as much noise as possible on the way to the Clubs and Pubs. Returning home in the early hours of the morning, as one lecturer described it ,they encourage each other to misbehave. There is no reason to believe that the students at the UoG will be any different.

It is totally unreasonable to expect the residents of Pittville to tolerate this sort of disruption to their lives.

Will any misdemeanours in the Pittville area which are reported to the Gloucestershire Police be recorded on the Police.uk website ? And thus have a detrimental affect on this area.

The UoG predict that 20%-25% of the 800 students will use bicycles, ie.160-200 cyclists. Will these cyclists be allowed to use Pittville Park or will they be restricted to Albert Road? Will they be cycling to the other side of Cheltenham?

There will be a student bus every 30/15mins to ferry the remaining students to lectures at other parts of the university. How many buses will run each day?

What are student nights? How many are there every week/month/term? On these nights how many shuttle buses will run between the hours of 11pm and 4am ?

There will also be 100 staff (115 parking spaces) using cars.

How is Pittville expected to cope with this traffic as well as the traffic from the new development at Starvehall Farm and the 50 houses proposed on the playing fields of Pittville School?

This 'redevelopment and regeneration' project is a recipe for disaster.

The Vice Chancellor assures us that Cheltenham needs a university. Should he then not have a long term plan to provide a proper university campus in Cheltenham?

To be frank, it is just plain stupid building student accommodation with no teaching facilities AND having to bus 800 students (less the cyclists and pedestrians) to lectures every day. The noise, pollution and traffic this generates is not conducive to good relations with the residents of Pittville.

How many university staff will be living in the Pittville area?

CONCLUSION

We want to keep our local shop. It is a necessity in this area where there are many retired folk. It would be preferable if the UoG reverted to the former plan to build residential property on this site, especially homes for the ageing population and provide a modern campus with accommodation and teaching facilities in a more suitable area.

Comments: 5th January 2015

One would have thought that everything that needs to be said has been said about the unsuitability of the planning application, for the student village at Pittville, by the University of Gloucestershire/ULiving.

The people have given a resounding NO to this development yet UoG/ULiving persist with the same basic plan.

If the UoG insist on buildings on this scale, for 800 students, they should be looking for a larger site where they can provide adequate external recreational space.

This is a prominent site in Cheltenham and as such should be used to improve and enhance the area, with buildings of architectural merit, in keeping with this regency town. The appearance of the proposed buildings has all the hallmarks of future tenements. A better legacy should be left by the university to the town and the people of Cheltenham?

ULiving are a commercial organisation with no allegiance to Cheltenham and are only interested in profit from this venture.

Apart from the unsightly buildings, the noise, pollution and traffic problems associated with this project, it must be remembered that each year, ad infinitum, a new lot of 800 students will descend upon Pittville.

There have been many complaints in the past about the rowdy behaviour of students disrupting the lives of local residents. Logic tells us that this can only escalate.

The 'student experience' (i.e. the buzzword that universities use to attract potential students) will last, probably, 3 years. Therefore it should not be allowed to supersede the rights of the people who have chosen to live in this area, many of whom have retired here and wish to live out their lives in comfort.

If this plan is approved it will lead to the deterioration in the quality of life of everyone in the surrounding area for all time.

The Human Rights Act (Article 1 of the First Protocol) states that everyone is entitled to the peaceful enjoyment of their home. Allowing this development would undoubtedly deprive the residents of Pittville of that right.

The security proposed for this student village, will be run on the same principal as is active in St Paul's ward and involves 'a regular evening patrol of students AND LOCAL RESIDENTS intervening when community members (students and not) are acting in an anti-social manner.' 'The University works in partnership with the police, its Students' Union and other external agencies to run a number of volunteer projects that help reduce anti-social behaviour linked to the student community.' 'Currently there are two such projects operating in Cheltenham and a similar scheme will be devised and launched from the outset for the Pittville student village which will be tailored to the number of students and the surrounding area.'

Do we understand this correctly? Local residents of Pittville acting as voluntary vigilantes?

At the first consultation meeting we were somewhat uneasy about the presentation of this project by the Vice Chancellor. It appeared, even then, to be a fait accompli. No mention of 'subject to planning approval'. On the UoG's website (www.glos.ac.uk) Pittville student village is publicised in its present form to attract next year's students. Again no mention of 'subject to planning approval'

The authoritarian attitude adopted by the UoG/ULiving from the inception of this redevelopment plan has left us wondering if this consultation is only a formality.

Do they know something that we don't?

83 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LF

Comments: 23rd December 2014

It is nice that University of Gloucestershire is developing Pittville Campus but the current revised plan doesn't address majority of the issues raised by neighbours during consultations.

The proposed student numbers are overwhelming for the neighbourhood.

The design is not in character with the surrounding area.

Such influx of students and the required services for the running of premises will undoubtedly cause traffic chaos.

Such a large increase in the number of students living in the area will surely result in increased unruly behaviour especially during evenings and nights.

The proposed inclusion of retail facilities will surely cause financial stress for the existing community shop namely PARK STORES leading to it's demise and thus depriving the neighbourhood of vital service as majority of residents are elderly.

This plan is basically an over ambitious commercial adventure by University of Gloucestershire and ULiving.

20 Cleevemont
Evesham Road
Cheltenham
Gloucestershire
GL52 3JT

Comments: 23rd December 2014

I wish to OBJECT to this application on the following grounds:-

1. The provision of 800 units of accommodation will change the nature of the area considerably. It is predominantly a quiet residential area. 800 student accommodation units with the additional strains on existing services and roads will destroy the neighbourhood character. It should be preserved according to existing council guidelines, not destroyed.
2. The development is in the wrong place. It is ridiculous to propose this solution to student accommodation, which requires the students to travel across to the other side of town. The unnecessary wastage of energy and resources is a disgrace in a time when we are supposed to be concerned for our environment.
3. The designs are poor and the council's own architects panel could not support the scheme. The buildings are totally out of character for the area.
4. The amount of traffic this will generate will cause great problem for the existing residents of the area. It will make the roads more dangerous in the area with the additional parking which is likely to result.
5. There is no provision for the control of noise and nuisance which will be caused by 800 students in an unsupervised campus. This will seriously affect the neighbourhood.
6. We know that the existing foul water drainage is overloaded in the area. The addition of 800 living units will cause overflows and be a health hazard.
7. Apparently, the university needs the 800 units to balance its books. The area is a residential area, not a commercial area. The lives of local residents will be blighted to suit the university's finance arrangements. This is intolerable.
8. The university believes the application is 'likely to be approved'. How can they say that with the amount of evidence provided by the objectors? This proposal must be given a proper and thorough consideration, and the comments and wishes of the local residents must be taken into account. We need to be assured that there has been no collusion between the university and the council, and also that there has been no pressure put upon the council to accept this proposal. If this cannot be done, then the proposal must be rejected.

9 Monica Drive
Cheltenham
Gloucestershire
GL50 4NQ

Comments: 30th December 2014

I was not aware of a possible deadline on public responses to University proposals re Pittville Campus until just before Christmas but, having seen the exhibition earlier this year, I wish to add the following:

1. The idea of having a no cars rule for residents is fine in principle but that will produce a lot of congestion at start and end of term as there are few spaces allocated for offloading.

2. There is then a possible visitor facility at weekends. Where are the visitors going to park unless an arrangement is made with Racecourse for Park & Ride when not clashing with race meetings?
3. The idea of a bus stop off Albert Road is good but it has to cater for routes 99 & N as well as 94U.
4. The shop on New Barn Lane caters for the local public residents and people camping/caravanning at the racecourse as well as students. If it is forced out of business by a student only shop on campus there will be a significant distance for residents and campers to travel to Prestbury or Pittville shops or Spar in Tommy Taylors Lane. That may cause unintended traffic consequences.

33 Pittville Lawn
Cheltenham
Gloucestershire

Comments: 21st November 2014

OBJECTION 1

We appreciate the need to develop this university site but we object to the lack of an Environmental Impact Assessment which would verify whether all the relevant factors of the proposal have been thoroughly thought through.

OBJECTION 2

We object to the likely concentration of cars and service traffic which will further increase the traffic overload on Albert Road, Pittville Circus and the Inner Ring road. The time has come for the development of an outer ring to the north of Pittville along New Barn lane keeping the pressure off the centre of town and through roads particularly in view of the proposed development of the old Black and White site.

This was partly proposed in the Wilson-Womersley March 1971 Interim Report (2001 prediction plan) which could link up educational sites and would reduce the pressure on the Evesham road. The EIA would reveal the present situation and effects of the new. (Optimism is no substitute for Realism!)

Flat 21
Pittville Court
Albert Road Cheltenham
Gloucestershire
GL52 3JA

Comments: 22nd November 2014

We are lodging our objections to this development on the following basis:

Number of students

The number of students (who are resident on site) appears set to quadruple from its current figure of 191. We find this very concerning regarding the increased likelihood of antisocial behaviour issues, noise issues, car parking issues and generally more people crowding into the beautiful conservation area of Pittville.

The table provided by ULiving of density comparisons to other student residential schemes around the country are completely irrelevant as they bear no resemblance to Cheltenham ' the comparisons used were all big cities with mostly onsite campus/study/accommodation.

Anti-social behaviour

We are concerned about the potential of antisocial behaviour of students in Pittville Park late at night (we overlook the park so have a major concern re this). Who will sort this when we need to report it? We are also concerned about the woolly answers provided about dealing with student misbehaviour.

On site security

We are concerned at the small number of on-site security personnel (2 security staff to deal with 794 students plus their guests).

Restrictions

Should you bend to the will of the developers/University and let this scheme proceed, then we would like the following restrictions placed on the site:-

- The music/media centre where they intend to have live gigs/music events ' can the plans please include robust soundproofing materials within the build so that those of us living in the close vicinity are not disturbed by noise levels. Can a limit also be set on the time in the evening that music/noise can be made. No later than 10.30pm please.
- We are concerned with the pollution levels from the proposed building works (my husband suffers from very serious and rare lung issues which make air pollution a major concern). How will this air quality be monitored during construction? Also we would ask that you please ensure that weekends (Saturdays after 1pm and all day Sunday and Bank Holidays) are free from noise/disturbance from construction.

We would just add that if the attitude displayed by the University staff and ULiving personnel during the recent consultation meetings is anything to go by, then it does not augur well for relationships with residents to resolve issues going forward. They were totally blinkered in their views and oblivious to and dismissive of the vast majority of genuine concerns raised.

We shall be very disappointed if this goes ahead in its present format. You would not permit an 800 room hotel being built in this location so why on earth should an 800 room campus be acceptable. A much better idea would be for the University to sell the site for residential housing (much less dense and disruptive) and for an out of town self-reliant campus to be built.

34 Cleevemont
Evesham Road
Cheltenham
Gloucestershire
GL52 3JT

Comments: 31st December 2014

- No attempt to reduce student number from previous application
- Students, their visitors, staff and service deliveries will create unacceptable noise and traffic congestion in the surrounding area.
- Strain on utilities for local residents
- The buildings will dominate our local area

Orchard End
62 Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 26th November 2014

I strongly object to the proposed planning application for additional accommodation at Pittville Campus.

Increased traffic will be inevitable and unsustainable with buses from the campus every 15 minutes. Congestion from additional traffic from Ellerslie House, Pittville School and its proposed new sports facility will add to already high levels of traffic congestion affecting all local residents in the area. Why can't the buses turn right to access New Barn Lane and onto the Evesham Road?

There are far too many students 800 plus staff how on earth are we going to cope with this volume of traffic?

Why can't the halls be constructed at The Park Campus?

Apartment 8
Albert House
Pittville Place
Cheltenham
Gloucestershire
GL52 3HZ

Comments: 26th November 2014

I am writing to raise objection to the plans for the development of the Pittville Campus. I understand the desire to develop the present facilities - it is an eyesore - but the extent of the development is excessive. A site to accommodate the numbers planned seems completely out of place in what is currently a quiet, residential part of Cheltenham. The situation is further exacerbated by the planned development next to Pittville School. I hope the planning committee takes account of what could be a threat to the quality of living for those of us who choose to live in this part of town.

I cannot believe that traffic levels will not be increased greatly. At present, the amount of traffic is reasonable for a road that is not the main route into the town centre. That withstanding, speeding is a problem and is only reduced because of the restricted road width outside the school. The next year will also see additional traffic from the newly renovated Ellerslie site. If the campus-site entrance and exit is on Albert Road, it is not hard to imagine the queues that will form and cause complete havoc for those residents adjoining Albert Road wishing to get in or out of town. Has anyone seen what happens on Race Days?

The proposed building is ugly. It contrasts hugely with other buildings in the area. The school is pleasant and well-maintained and owing to its low buildings suits the overall appearance of the surrounding area. New and restored properties have been carefully designed to merge with and enhance what is a very attractive route from Pittville Circus to the top of Albert Road. The plans for the campus are an example of 'cheap-build' that has ruined many other towns in Britain. Surely Council members wish to maintain Cheltenham's high standard of building rather than destroy it with this very poor example of modern design?

I would urge the planning committee to refuse the current application and seek an alternative plan to provide facilities for the University that are of an acceptable size and design. And what

happens if student numbers are greatly reduced? We do not want to be stuck with another eyesore.

Comments: 5th January 2015

I have reviewed the revised proposal for the development of the student village in Pittville.

I am concerned that the proposal shows very little difference from the original proposal. Given the large number of objections submitted by individuals, I would have anticipated the revisions would reflect the concerns raised.

The proposed building plans show no improvement in terms of design.

The increase in traffic in Albert Road is still a real issue.

The sheer size of the complex will impact negatively on the Pittville community and has not been addressed in the revised proposal.

91 Pittville Lawn
Cheltenham
Gloucestershire
GL52 2BP

Comments: 26th November 2014

I write out of concern regarding the proposed "Student Village" to be built on the site of the to-be demolished Art College on Albert Road. There are many reasons why this should not be allowed, mainly to do with overcrowding, rowdy behaviour esp. late at night in the Park, already an occasional problem, litter thrown about (the precincts of Gloucester Cathedral are a good example of what to expect), students having to use the park as a main thoroughfare which would ultimately damage the lawns and make it unattractive for families and other people who enjoy its amenities.

Then there is the problem of the sewage etc., which, with a PROPOSED additional 800 students plus staff, could well top the 1,000 mark. This will be a huge undertaking.

My main reason for concern is the impact which will inevitably affect the Pittville Pump Room. Not only is this a Listed Building of some importance, it also happens to be probably the finest small concert hall in the South of England. The acoustics are superb and artists love it, as do the many concert-goers who come to hear them. Over the years the Music Festival has become a huge draw with people coming long distances, and often from abroad, to hear superb performances from top class players. Unfortunately, as the Festival takes place during term time, there is every likelihood that there could be a lot of noise from outside. Not only that, there will inevitably be traffic congestion due to demolition and rebuilding on Albert Road - which may very well be closed off for the duration (2 to 3 years?) - which will prevent cars from accessing the car park to the rear of the Pump Room. All of this will be very damaging to the Festival itself as well as to the character of Pittville Park and its surrounds.

This area and what it offers is unique. I have lived on Pittville Lawn since 1971 and have enjoyed seeing how it has 'grown in stature' over the years. It truly is the jewel in Cheltenham's crown and to change its character in this way would be nothing short of criminal.

59 Pittville Lawn
Cheltenham
Gloucestershire
GL52 2BJ

Comments: 23rd November 2014

I'm supportive of development of the site in order to improve both sporting and university facilities. Nevertheless, I object to the scale of the development in terms of increase in student numbers. As a keen cyclist, I and many other cyclists use Albert Road as an exit towards Prestbury and Winchcombe. The increased traffic will increase significantly the risk to cyclists.

As a resident of Pittville Lawn, I object to the scale of the development as the park will be a regular access route for the students into town, as well as an area for socialising in summer months. The number of additional residents will impact greatly upon residents. Already, noise, litter and car damage is an issue, and this will inevitably increase the problems.

Comments: 31st December 2014

One again, I post to lodge an objection to this application.

As a keen cyclist and regular user of Albert Road, I see significant risk to cyclists due to the increased road traffic expected due to vehicles accessing and egressing the facility. The volume of traffic will certainly increase due to the increased population on the site.

As a local resident, I believe that the development is too large for the local area to absorb - Pittville Lawn and surrounding areas are quiet residential areas but will become an access route for potentially rowdy students returning from town. Already there is occasional vandalism of cars, and this will rise with the increased student population.

7 The Spinney
Cheltenham
Gloucestershire
GL52 3JX

Comments: 23rd November 2014

Whilst we support the needs of the University to develop the site, the scale of the proposal for so many students in one location is excessive.

We already get noise disturbances in the early hours from young people in the streets around the campus and the current levels of students are a fraction of those proposed.

More students are only likely to increase these noise disturbances for a large number of innocent local residents.

C/O Aeroview
Aerodrome Road
Bekesbourne
CT4 5EX

Comments: 30th December 2014

I am in the process of buying 9 Elm Court, Hillcourt Road GL52 3JU, but a circular letter from you ref 14/01928/FUL date 27th October 2014 to the resident has been brought to my attention and I see that a student village is to be built on the Pittville Campus increasing existing student numbers by 603 (other documentation quotes 794). It seems therefore in view of that and other alterations, that I shall be buying myself a retirement home on the periphery of a long-term building site. Obviously there will be a change in the environment.

I have not succeeded in finding your plans on line and have in fact been told that the plans referred to have not been passed. However, from my experience of such development in Canterbury, where I currently live, it seems certain that some proposal for development on that site will eventually be acceptable.

I would be very pleased to have your comments on the situation. If there are plans to be seen, I am able to come to your office in the week beginning 5th January.

109 Linden Avenue
Prestbury
Cheltenham
Gloucestershire
GL52 3DT

Comments: 25th November 2014

I would like to register a strong objection to this proposal.

1. Scale Of Development.

The proposal to build an additional 603 student units is completely out of keeping with the existing area. It will transform a relatively low density suburban area into a high density urban environment. This is a totally unacceptable change to an existing suburban setting.

2. Design.

The combination of the proposed new buildings and the existing structures will result in a incoherent mess on the site which will look ugly and extremely low grade. It will give the whole site the appearance of a not very well planned, poor quality barracks.

3. Transport.

The existing thoughts on transport are simply fatuous. To try to claim that there will be fewer transport movements on the expanded site than at present is so incredulous as to warrant this whole proposal being thrown out on this issue alone. There is also no consideration of the increased transport demands of the proposed developments on Pittville School and Starvehall Farm which are close by.

4. Car Parking.

This issue is effectively ignored. By pretending that no students will have vehicles, the issue is swept away. This is complete nonsense. Some students will undoubtedly have vehicles and simply park them in the nearby roads of Pittville and Prestbury. We already see examples of students from the St Pauls area parking in Pittville in order to avoid parking restrictions. In addition, there will be many visitors to the campus who will undoubtedly bring vehicles. This issue is once again ignored.

5. Anti-Social Behaviour.

Like parking, this issue is to all intents and purposes ignored. There is an attempt to pass the buck amongst the various bodies involved with no one taking proper responsibility for the problem. This is already a serious issue with only 200 plus students on the site and will become a major challenge with over 800. This will not only be a serious ongoing problem for the local residents but will become a major issue for the authorities.

6. Administration.

The university are very happy to have established a deal with ULiving which effectively gives the university a large scale development on the cheap. However it results in the ongoing maintenance of the site being passed to a commercial organisation with no other motive other than profit. Whilst ULiving will make all the right noises about their high standards, over time there will undoubtedly be a simple focus on profit for them and standards will suffer. The university has

abrogated its responsibilities in this area, just as it has done on the issues of anti-social behaviour and parking.

7. Conclusion.

This proposal should be rejected for all the above reasons and many more. It is an ill conceived plan, designed primarily to maximise profits for ULiving at the expense of the Pittville area and Cheltenham as a whole.

Fernmoor
Tommy Taylors Lane
Cheltenham
Gloucestershire
GL50 4NP

Comments: 20th November 2014

I wish to object to this application as it is of an inappropriate scale of development for the Pittville area. Accommodation for first year students should be placed far closer to the University Campus which the students will attend and closer to the town centre. Although we live a few streets away from this development we have also experienced the noise from students returning at 4am. and sympathise with those who live nearby with this unreasonable increase in student numbers.

A main concern is that there is so little for 800 students (possibly 1600 with guests) to do on site they will use Pittville Park as an extension of the campus. The park is already heavily used by local residents and visitors particularly at weekends, some would say at near capacity on a warm summer day. The wear and tear from ball games, walking to the University across the grassed areas, not to mention the drinking and litter, will cause considerable damage. Cheltenham CB do not at present have the resources to bring the park up to Green Flag standards, how will they cope with the extra usage?

Pittville Park is the premier historic park in Cheltenham. Cheltenham BC on there web-site describe Cheltenham "as a town within a park". I would ask Cheltenham BC to request monies (under what used to be S106) from the developer to maintain Pittville Park to compensate for the extra use due inadequate facilities on site.

I would therefore ask Cheltenham BC to reject this proposal and ask the University to consider a scheme of a scale more in keeping with the Pittville area and the true needs of the University. This is clearly an ill thought out and moneymaking scheme for the developer Uliving and not appropriate to the area or fair to the residents.

Comments: 5th January 2015

Letter attached.

Flat 1
2 Trinity School Lane
Cheltenham
Gloucestershire
GL52 2JL

Comments: 28th November 2014

Letter attached.

38 Cleevemont
Evesham Road
Cheltenham
Gloucestershire
GL52 3JT

Comments: 30th December 2014
Letter attached.

Flat 3
The Pond House
19 Pittville Crescent
Cheltenham
Gloucestershire
GL52 2QZ

Comments: 20th November 2014

I refer to recent fliers regarding the proposals for redevelopment of the Pittville area relating to the university and a new residential area.

We strongly object to the plan to channel vehicles out on to Albert Road.

Albert Road is already used as a "rat run" to and from town, and in places, with cars parked on one side, makes it very difficult for two cars to pass even now. Furthermore, there are already two traffic-calming areas at the top end of Albert Road, by implication meaning the road is already regarded as a potentially dangerous road given current volumes of traffic.

To channel even more traffic on to Albert Road as a result of new housing alone is potentially dangerous and will seriously increase traffic volumes in an area that already suffers. With the expansion of numbers at the University and the added volume of traffic, potential rowdiness and noise that this will inevitably bring to residents, we see the plan as being nothing but detrimental and dangerous for residents and visitors alike, many of whom park midway down Albert Road to take their children to the park.

Pittville is a quiet, residential area and these plans put this directly under threat.

We strongly object to the proposed vehicular access on to Albert Road and urge that this be urgently reconsidered.

Comments: 5th January 2015

I strongly object to the above for various reasons.

The extra volume of students, traffic, noise and rowdiness is unacceptable in a quiet suburban area of natural beauty.

There will be significant extra traffic and disturbance in the area. Albert Road already has traffic calming and extra traffic coming out on to the road will significantly increase the danger to pedestrians and cars alike. Totally unacceptable.

There have already been complaints about late-night noise which will only increase and cause unnecessary stress to residents, many of whom are old and retired. They chose Pittville because of its quiet and to have this disrupted will be a complete disregard for their welfare.

With all the visitors to the park, many of whom are children, the extra traffic will be a serious cause for concern and put everyone in jeopardy.

The plan is unsustainable and should be completely reviewed, due to the potential dangers and impact on residents.

Flat 24
Pittville Court
Albert Road
Cheltenham
Gloucestershire
GL52 3JA

Comments: 25th November 2014

I have submitted an objection today, 25th Nov but the system noted my address as Flat 4, Pittville Court.

It should be Flat 24

Clearly an error in the code that concatenates the address lines into a single string. The system also changes £ signs all apostrophes into question marks

Comments: 26th November 2014

NEGATIVE IMPACT ON THE AREA

From Pittville Lawn to New Barn Lane Albert Road is a residential area. Albert Road has had traffic calming installed in order to reduce traffic flow. There are from my calculations less than 300 residents whose only exit is via Albert Road. The proposed campus will increase this by 300% with nearly 1,000 students and staff. By any standards, a 967-bed development would have a huge impact on any area.

NEGATIVE IMPACT ON CHELTENHAM

Whilst this is a good deal for the University, as it will guarantee them rentals of some £3 million a year from the students. It will not benefit Cheltenham generally or it's residents. There will be nearly 1,000 residents in premises that will be registered as Students Accommodation.

Student accommodation is totally Council Tax free. As a result, not a penny will be paid in Council Tax by single occupier of these rooms. However, Cheltenham will have to pick up the bill for the social costs of this accommodation.

Additionally, Cheltenham will have to foot the bill for any anti-social behaviour. The university simply doesn't have a mechanism to punish anti-social students. The police or other services will have to be involved. The effect locally will be considerable.

INADEQUATE PARKING

The Traffic Report in the planning application is simply unbelievable. We have a situation where we are increasing the site population level by four times and reducing car parking from 160 to 115. At present there are either 191 or 214 residents who have 160 parking places. The proposal is to have nearly 1,000 but only 115 parking places. The report concludes that parking is adequate. How they can conclude that simply beggars belief. In another part of the Traffic Report they clearly state that they are unaware of what staffing levels will be on the site.

The Traffic Report makes no reference to the increase in commercial traffic to the site providing support and goods to the 1,000 residents.

The increase in staff as well as students will logically demand additional parking, not less. There will also be a huge increase in shift or daily workers to the site. Many of which will require parking. I cannot see that 115 parking places will be adequate by any stretch of the imagination as that report claims.

TRAFFIC PROBLEMS

Albert Road is a problem area due to the traffic calming in place. At all times of day, traffic will build up southbound. This becomes a difficult area when it is busy, as the council is well aware. The increase in traffic that is being proposed will make the road nearly impossible in the restricted areas.

Additionally, the 600 students will have to be transported to lectures on some of the worst roads in Cheltenham. Whilst some will walk or cycle, those numbers will be a small, as is the case at present.

Apart from the movement of students and staff, there will be a huge increase in commercial traffic to feed and service the site.

Although not directly applicable to this application, there is a proposal about to be submitted for approval by Pittville School. This is for around 60 properties, all of which will be accessed by Albert Road only. So if both of these applications are successful then in the space of a couple of years the residential level of people whose only access is via Albert Road will, increase from around 300 to over 1,500. A five times increase to Albert Road and its exit to islands North and South will become a nightmare. It will be particularly bad at the Southern five-ways island.

I am of the opinion that insufficient thought or understanding has been given to the traffic problems that will ensue. I would reiterate that studying the Traffic Report should confirm to any reader that it simply doesn't analyse or address the current or proposed situation. Anyone with knowledge of this area will understand that traffic problems will become amongst the worst in Cheltenham if this ill thought out proposal is approved.

Further to the above, the proposed changes will materially affect the Albert Road and Pittville Park areas to the detriment of the residents and locals. It will be a disaster for the majority, whilst providing doubtful benefits to the minority of 967 students and staff. It has been suggested that the whole proposal has ignored the effect on the local area and that it makes unrealistic claims and assumptions. It will be a disgrace if this application is approved.

Flat 33
Pittville Court
Albert Road
Cheltenham
Gloucestershire
GL52 3JA

Comments: 31st December 2014
Letter attached.

82 Albert Road
Cheltenham
Gloucestershire

Comments: 31st December 2014
Letter attached.

85 Welland Lodge Road
Cheltenham
Gloucestershire
GL52 2HH

Comments: 24th November 2014

We object to the Pittville student village project which is ill conceived, unsuitable for the site and is trying to cram an excessive number of students into a small site with no regard to the repercussions outside of the site.

To impose almost 800 students (plus staff, visitors and vehicles) onto a small residential community totalling around 300, mostly retired, will swamp the local area and adversely affect it. We have not yet heard of any benefits which will accrue to the local tax payers.

The proposed buildings some four/five storeys around the site perimeter will dwarf the surrounding dwellings and careful consideration should be given to the comments made on this application by the Environmental Health, Landscape and Architects Panel .

There are concerns about the ability of the utilities to cope with the uplift in demand. There was nothing reassuring in this respect in the presentations.

The current 'so called' traffic calming system in Albert Road involving build-outs has proved to be a disaster by introducing additional dangers. Traffic heading out of town has speeded up, while traffic heading into town often encounters difficulty in making progress against even modest traffic flow.

At times when Pittville School pupils are leaving, with buses parked and parents waiting in their cars, progress into town can represent a hazardous risk. What will happen with the additional traffic resulting from the Student Village is anyone's guess, but will probably bring traffic to a complete stop on even more occasions than occurs at present.

The traffic management in Albert Road, which is a major through road, is in urgent need of being addressed with fresh thinking and ensuring unhindered traffic flow in both directions. This needs to be considered now, prior to the proposed Pittville School housing development and the Starvehall Farm development.

Park Stores in New Barn Lane is a valued local facility and is used by both residents and students. It is located conveniently opposite the present main entrance to the Campus.

A retail facility is proposed by Uliving in the Student Village which would compete with Park Stores and so could force it out of business. This would represent a major loss to residents and conflicts with Uliving's expressed wish to fit into the community. It is suggested this retail facility should be refused, or it should be restricted to selling items which are not available at Park Stores.

In addition a pedestrian crossing should be provided at this point in New Barn Lane for the safety of both residents and students as traffic at peak times can make crossing the road very dangerous.

15 Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JJ

Comments: 20th November 2014

Would not be not against the development if the number of students was less - no more than 400 - but 800 or students in a premium residential area just doesn't fit, in spite of the wishful thinking of the planners. Given that there were 25 or so complaints last month concerning student behaviour, the number of future complaints has the potential of reaching around 100 per month. This would be an intolerable imposition on local residents.

It is inevitable that the planned number of students will create a severe detrimental impact on local life unless the students are rigidly regulated and controlled.

I have worries about the existing local community shop - is it going to lose the existing student customer base to the campus shop and then struggle to fulfil its community role.

I have worries about the stress on the services infrastructure - there was nothing reassuring in this respect in the presentations.

All in all this submission appears to be a bridge too far, and as such does not have my support.

29 Cleevemont
Evesham Road
Cheltenham
Gloucestershire
GL52 3JT

Comments: 4th January 2015

This development is unsuitable given its location and surroundings. Although called a "Student village" it is more like a high density estate in the midst of medium/low density surroundings. It is out of scale with the surrounding area. The appearance is more akin to offices or industrial buildings than residential property.

This development is in the wrong place as it is not near any of the learning centres and will increase traffic. Despite the talk of walking, cycling etc, most students who have cars will want to park them as close as possible to the proposed accommodation.

The proposed student numbers are far too much for a concentrated area and this will have a detrimental effect on residents in the locality and the main routes to the town centre, especially at weekends.

Highfield House
5 Ridgeway
Quinton Business Park
Birmingham
B32 1AF

Comments: 7th January 2015

Letter attached.

5 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 24th November 2014
Letter attached.

Comments: 8th January 2015
Letter attached.

The Pond House
19 Pittville Crescent
Cheltenham
Gloucestershire

Comments: 12th December 2014
We write with reference to the proposed plans for a student village etc at Pittville Campus, Albert Road.

We wish to register our strong objection to the plans that will seriously impact the traffic flow and peace of one of Cheltenham's more beautiful and quiet areas.

The extra volume of traffic and pedestrians will lead to even more potential for traffic accidents and potential vandalism in Albert Road. There are already traffic calming measures in place because traffic simply speeds down the road already. Further developments as proposed will lead to even greater danger than already exists. The Pittville Park entrance at the bottom of Albert Road is constantly used by families parking to visit the park and danger to them will simply increase. With the extra volume of students, local residents will be subjected to increased noise, litter and potential for damage to property, given its a direct route to the town centre, particularly at weekends.

The access road from the proposed development on to Albert Road will simply add to the existing traffic issues in Albert Road, which is already used as a "rat-run". This needs serious reconsideration.

1 Lakeside
82 Albert Road
Cheltenham
Gloucestershire
GL52 2RD

Comments: 20th November 2014
Letter attached.

61 Albert Road
Cheltenham
Gloucestershire
GL52 2RB

Comments: 20th November 2014
Letter attached.

Comments: 29th December 2014

The latest version of the planning application shows a cynical disregard for the concerns of the objectors as expressed in reaction to the previous version of the application. Nothing has been done to address our concerns, which remain:

1. the plan proposes to provide dormitory accommodation for far too many students
2. the resulting traffic between the mass dormitory and the centre of town has been very badly underestimated
3. there is no convincing plan to deal with rowdy behaviour, particularly in the night hours: with the existing numbers there has already been a considerable problem.

Comments: 5th January 2015

Letter attached.

4 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HG

Comments: 20th November 2014

Letter attached.

Comments: 31st December 2014

Letter attached.

Cleeve House
Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 19th November 2014

Letter attached.

Comments: 5th January 2015

Letter attached.

Apartment 5
Albert House
Pittville Place
Cheltenham
Gloucestershire
GL52 3HZ

Comments: 19th November 2014

Letter attached.

44 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HG

Comments: 19th November 2014
Letter attached.

Comments: 31st December 2014
Letter attached.

83 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LF

Comments: 25th December 2014

The number of students the University of Gloucestershire and Uliving are planning to add to Pittville campus is far too many for the area, the neighbourhood will not be able to cope with such a huge increase of people or with the sheer volume of noise that will come from campus.

I work and live at Park Stores just across the road from Pittville, Uliving have said they are in communication with us, up until now we have only had one meeting with them about the planned retail facilities they want to build where only contact details were exchanged although they say they are in communication with us, so far nothing further than initial contact. How can they say by having one meeting they are talking to us?

I totally disagree with the assertion by University of Gloucestershire and Uliving that they are in consultation with us.

The retail facilities as planned will undoubtedly have a negative impact thus leading to the likely closure of Park Stores which will mean the loss of my livelihood and loss of jobs for the staff.

56 Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 25th November 2014

As an Albert Road resident I would like to raise objections to the above.

I believe there is overkill in the numbers of students to be crammed into the corner of one district of Cheltenham. I realise from a logistical point of view, and land readily available for development, it's an ideal solution for the developer and the university, but not for the residents.

I am also sure no reasonable person would wish to deny students suitable accommodation, but from a resident's prospective 800 students in one area is sheer overload. Spreading the numbers of students out more evenly, over two or three districts of Cheltenham, rather than concentrated into one single area, would present a far more equitable solution. If the load were dispersed I would see it removing the greatest source of complaints as it would present an undeniably reasonable solution, thus eliminating at a stroke the current antagonism between the residents and the students' accommodation plan.

Why do I believe any antagonism exists? I mention this as I and other local residents do recall twice-weekly noisy and rowdy nights and damage done to garden gate piers. Also student pranks

can be fun for the able-bodied, but a disaster for the old and infirm. I mention but a few, as I am sure other residents will record to you their individual past complaints.

From what I've witnessed and since the closure of the Art College I can state most rowdiness has ceased. But there are no guarantees offered, within the proposal, that rowdy activity, if resumed, would be properly controlled. In fact most got the impression from the meetings that it was just a case of shrugging shoulders and saying "students will be students" which is neither an appropriate response or demonstrates that rowdiness is taken as a very serious concern.

On the question of transport and with one bus leaving every 15 minutes, starting at 8.30 to 11.00 and returning at 15.00 to 18.30, I asked the question at the first public meeting: "why can't the buses use the Evesham Road instead of Albert road as there is less congestion on that road, and no school". The answer offered was: "yes, why can't they use the Evesham Road" which you must admit was an extremely unsatisfactory answer. Perhaps this fundamental question could be answered before any decision is made.

56 Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 25th November 2014

I am a resident of Albert Road, and write with regard to the current proposed plan for extension of the Pittville Campus to include accommodation for a minimum of 800 students.

I am a firm supporter of tertiary education with the opportunities it offers to young people and applaud the work of Gloucestershire University. My own children attended university, so I understand the problems of student housing, and sympathize with the difficulties the University faces.

However, I am very concerned at the proposed size of this establishment. Accommodation for eight hundred legitimate students, unofficial visitors and university staff will put enormous pressure on the environs of New Barn Lane and Albert Road. Traffic has already increased due to the number of apartments recently built and the current development of Ellerslie and the area behind Pittville School will also add to that. There will be considerable strain on utilities. I feel therefore that it is essential to minimise the number of students, and spread accommodation over other areas of Cheltenham.

The existing architecture is very unattractive and inappropriate to an area such as Pittville, and I have little faith that this situation will be improved.

Finally, over the years we suffered from noise and disruption at night, various acts of mindless vandalism and disturbance, and the University does not appear to have any concrete plans to deal satisfactorily in the future.

I would ask the Planning Committee to consider this proposal very carefully, for once committed a unique and valuable area of Cheltenham will be destroyed forever.--

19 Noverton Lane
Prestbury
Cheltenham
Gloucestershire
GL52 5DD

Comments: 25th November 2014

This document supports my strong OBJECTION to the proposed development as described in Planning Application 14/01928/FUL.

1. Introduction

In formulating this response I am conscious that not all my comments will be regarded as 'material consideration' when viewed in purely planning terms, but I submit that the granting of planning permission should be based on much more than simply the applications compliance with Planning Policy.

In considering the application I would suggest that the Planning Officers and the members of the Planning Committee consider not only the merits of the application and its impact on the locality but the soundness and integrity of the application.

It is also important to confirm my support for the University of Gloucestershire and for its ambition to develop the Pittville Campus. However, I will demonstrate that the process in arriving at these proposals was less than adequate. Having arrived at a proposal, the outcome is a development that in my view fails on every level, from design, site management, security, environmental impact and the impact on the local amenity of the area.

2. Consultation process.

A fundamental element of any application of this size is the consultation with key stakeholders, including the residents likely to be affected by the proposals.

Early 2013 the University of Gloucestershire (UoG) invited local residents to a meeting at the Pittville Campus to outline the proposals to develop the site, a meeting to which Parish Councillors were not invited, but did attend.

UoG proposed to develop the site into a Student Village with the addition of 450 beds, in two phases. At this stage the residents welcomed the development but were opposed to the increase of 450 extra beds. Despite this opposition the UoG submitted a proposal at the Pre-application meeting on 17th September 2013 for 495 beds, thus showing at this early stage they had no intention of taking residents views into consideration. It does however, demonstrate quite clearly that 495 beds was the number that UoG wanted and not the 602 that they were persuaded to accept once UoG entered a partnership with Uliving.

Before entering the 'Competitive Dialogue' phase the residents and UoG met on a number of occasions, when the transport implication and the level of anti-social behaviour and its management were discussed.

Residents were particularly concerned that the UoG had a very relaxed attitude towards anti-social behaviour at Pittville and requested that UoG demonstrate its commitment to managing the issue prior to the application being made. This relaxed attitude continued into 2013/14 and is reflected in the inaccurate table on page 3 of Operational management Plan which fails to accurately show the number of incidents reported, a failure put down to a 'typo'.

The transport implications of the proposed development were a constant theme at the four public consultations, the response was less than satisfactory and inconsistent. At the first meeting residents were told that the Uliving were in discussion with Stagecoach about the provision of buses. At the second meeting the residents were told that Uliving had concluded that the normal bus timetable would be sufficient. At the third residents were informed that the frequency of the

buses would be increased, and at the fourth meeting, Uliving were going to keep the provision under review.

During the early meetings the residents asked the UoG to model the transport requirements in such a way as to understand how many students would need to travel from Pittville to the various campuses, it was agreed that this would be done as part of the application. Despite two transport reports by Connect Consultants, that basic information is still not available.

It was agreed between the residents and the UoG that as soon as they had concluded the Competitive Dialogue a meeting would be arranged between the residents and the developers to address their concerns, the meeting never took place.

The four Public Consultations were consultations in name only, and the tone was set at the first meeting when the Vice-Chancellor opening the meeting informed residents that the developers had addressed all the concerns raised by residents. The fact remains that not a single issue, save taking the bus stop off Albert Road were addressed. This indifference and unwillingness to address residents' concerns percolated all four consultations.

In providing these four 'consultation' events Uliving and UoG will claim that they have complied with the Localism Act which states that 'developers are required to consult before submitting plans this gives local people a chance to comment when there is still a genuine scope to make changes to the proposals'. I would argue strongly that the opportunity to amend the proposals as a consequence of the consultation process never existed.

3. Design.

Given the location of the proposed development at the junction of Albert Road and New Barn Lane the UoG and Uliving have missed an opportunity to present an iconic building that proclaims 'This is Cheltenham', and 'This is the University of Gloucestershire'. Despite the numerous meetings with the Planning Officers and the Architects Panel and a series of relatively low key changes to the design it is only the Cheltenham Civic Society that has had the courage and foresight to criticise the development.

Instead of an icon innovative design the development will consist of 9 existing accommodation blocks that currently show significant lack of maintenance. Three townhouse blocks, two with staggered facades, one without. Four cluster blocks two with the addition of a curved brick façade, one without, and one with a rounded corner and an extra storey. Joining this collection will be the refurbished Media Centre, which in its present form is probably, in my opinion the worst designed building on the campus.

The collection of 17 separate buildings fail on so many levels, from a lack of any continuum of good design, inconsistencies in design between buildings of the same generic type and an unresolved and challenging relationship between the townhouses and the cluster blocks.

The use of 'light weight timber' as described in the 'Full Construction Methodology' section 7 would suggest that this method has been selected not because it is better, more environmentally acceptable, but rather that using this method as opposed to the concrete construction of the Cluster Blocks will enable the timescales to be met. Timescales as opposed to build quality would appear to be the order of the day.

It is gratifying to note that the developers recognise in Section 5.4 of the Design and Access Statement that the townhouses are in prominent positions. The claim that the concept takes the qualities of the established grand 'Urban Townhouses' and Terraces in and around Cheltenham and expresses them in a contemporary way, is a leap of imagination that is difficult to comprehend.

In the Revised Design and Access Statement Part 2 section 5.4 it is clearly stated that 'whilst vertical emphasis draws distinction between each individual residence, through a hierarchy of

fenestration..', which contrasts with the response made in the Pre-application meeting 22nd September 2014, where the developer clearly states that 'glazed elements themselves are not reduced in size'

The text of this section continue to seduce the reader into believing that the mundane and very basic elements such as 'timber panelled front doors' add an element of a domestic townscape, just one problem this is not a domestic townscape. The description continues in an attempt to persuade the reader that the 'terracotta planks' in natural colours [terracotta is naturally dark red/brown] should in fact be read as 'natural cedar'.

In conclusion the lightweight timber framed Townhouses are of poor design, using materials whose qualities have been over emphasised.

The design of the Cluster buildings is equally depressing with the preponderance of red/brown brick, reconstituted stone and dark grey brick. I applaud the use of brick, although I do find it difficult to reconcile its use with the mission statement to express the 'Urban Townhouses' and Terraces in and around Cheltenham in a contemporary way. To add to the gloom all the window frames are grey.

The Solar Shading Studies 640571 provide a real insight in to the quality of the environment in which the students will be living. It is only in the Summer, when the students are not resident that the green spaces receive any significant sunlight. In Spring the entire green areas are in total shadow after 18.00 hrs. In Autumn approximately 50% of the outside space is in shadow from 15.00 hrs, and in Winter the entire outside space is in shadow from 15.00hrs. The height and massing of the buildings has contributed to what will be a very dark and depressing environment.

Finally on the question of design I would submit that drawing 640554 and 640556 misrepresent the site elevations as seen from New Barn Lane and Albert Road. The impression the drawings give is of a very open streetscape with adequate spaces between the buildings. Unfortunately these drawing are very misleading as they fail to show the cluster blocks and townhouse 3 that can be seen through the gaps between the buildings. Had these building been shown the views from both roads would have been very different.

4. Transport

From the earliest meetings with UoG concern was expressed about the amount of traffic that would be created by this development. In particular residents wanted to know how the university planned to transport 800 students to the various campuses, and requested that in order to understand the logistics, that the UoG undertake a transport modelling exercise, which would demonstrate how many students needed to be at a particular campus at any one time, and how these number could be managed by buses etc. To date that piece of work still has not been done, although residents were given assurances that it would be in the Transport Plan.

The application contains two reports by Connect Consultants. The first report has four sections, the first two are merely background, the third section relates to Calculated Traffic Attraction and the fourth section is the Conclusions.

Before looking at the finding of the report it is important to understand how the data was derived. First, and perhaps most importantly No Data was actually measured or collected at Pittville. All the data presented in the report was extracted from a TRICS (Trip Rate Information Computer System) database.

In practice the consultants attempt to match the profile of a development with one or more on the database and then extrapolate the data.

In selecting comparative sites and applying the data to Pittville has I would suggest given rise to some surprising and erroneous conclusion.

Table 3: In matching institutions on the database to the existing Pittville Studio the key factor is GFA (Gross Floor Area), and no account is taken of the type of institution. It could be argued that the floor area per student or member of staff was greater in an art orientated institution than in a Law faculty. It has however not been possible to validate the data presented because the data on previous use has not been made available. Therefore the comments related to Table 3 can at best be speculative, but I would think it unlikely that there were 634 two way journeys per day from the education component of Pittville Studio.

For the Residential Student Accommodation, the suggested 134 journeys per day is somewhat at odds with the no car policy.

Table 4: This table predicts the traffic effects of the proposed development, but again I would argue that the conclusions are not valid. The proposed development does not have an educational component, and therefore to categorise it as such is erroneous. Again when considering the Student Accommodation the data fails to reflect the no car policy of the university.

Therefore in my opinion, given the errors or misinterpretation of the data the conclusions drawn from this study have little or no validity.

The second report from Connect Consultants is the Framework Residential Travel Plan. This is a comprehensive plan which outlines the travel options, and the management structure to manage the Travel Plan. What it does not tell us is what the residents of Pittville need to know. The report completely ignores the fact that students in halls cannot bring cars to Cheltenham. It gives no indication of how many students would consider walking to campus. There is no modelling of the number of students that need to travel to a teaching campus, and at what times.

The proposed late bus is clearly an 'off the cuff' solution that has not been thought through. We have no details of how many students might want to use this service, the capacity of the bus and the number of journeys it would make in an evening.

On a positive note the report does give some useful information, particularly the planning routing of vehicles during the constructions phase and a more accurate estimate of the number of lorry trips per day.

In conclusion the two transport reports provide little or information to local residents on the transport impact of the proposed development. And what information it does provide is extrapolated from a database and its interpretation in my view is suspect and unreliable.

Neither of the above reports addresses the potentially serious issue of visitor parking. With the provision for students to have guests for up to two nights per week there is the potential for the need for additional car parking spaces, a situation that could be significantly worse at weekends. The Park and Ride car park at the Racecourse may offer a solution but there is no formal agreement in place to allow this, and of course this would not be available on race days.

The plan to house Post Graduate Teaching Certificate students in the Townhouses has associated with it the possibility that these students may/will require cars in order to attend teaching practice at schools throughout the county, and no provision has been made to accommodate the additional parking.

During the summer recess it has been suggested that students on Summer School may be accommodated at the Pittville Campus, no car parking provision has been allocated for this group.

If the UoG cannot fulfil its obligation to provide sufficient students to fill the allocated accommodation Uliving has indicated that it will offer the rooms to 'other students', if this happens there will be a requirement to provide car parking spaces.

5. Anti-social behaviour

Residents have throughout this whole process been concerned about the potential for a significant level of anti-social behaviour. This speculation is based on the current experience arising from anti-social behaviour by some of the 215 residents at the Pittville Campus, and reluctance on the part of the UoG to recognise, taken action to address the issue or indeed to record reported incidents accurately.

When questioned at the consultation events the response was always the same, with a constant reference to the Code of Conduct students sign. The UoG refer to schemes involving students monitoring student behaviour, particularly in St. Paul's area. Two schemes are in operation Streetwatch which has 20 students participating and Superstar Extra. In response to questions about controlling anti-social behaviour UoG suggested that the security staff at Pittville would patrol Albert Road on Student Nights, this suggestion was quickly withdrawn on the advice of the Police. In its place it was suggested that the Streetwatch scheme might be adopted. The final option was that the UoG and Uliving would 'work with the Police'. This scenario clearly demonstrates that UoG do not have a credible action plan to prevent or to manage anti-social behaviour.

The planned security within the campus is no less convincing than the proposed strategy to manage anti-social behaviour inside the campus.

On page 4 of the Operational management Plan it clearly states in the first paragraph that UoG is responsible for student discipline. In the second paragraph it states that Uliving is responsible for low-level everyday student behaviour. Behaviour and discipline are clearly interrelated and having two organisations involved can only lead to a lack of co-ordination and effectiveness in this important area.

It is clear that Uliving have a responsibility for 24hr security, what is less satisfactory is that Uliving will act as the interface between residents and students when issues arrive, this in my view should be the responsibility of the UoG as they are solely responsible for the tenancy of the rooms.

On page 14 under the heading 'On-site security' is a detailed description of the proposed security arrangements. It is unclear from the description where the University's new CCTV control is situated.

Bullet point 6 suggests that the new CCTV control room is in the reception centre, but further in the document the implication is that the control room is at the university, remote from the site, and that guards communicate with the University control room via the dedicated network.

Page 16 details Service Deliveries.

This section is yet another example of 'off the cuff' response to a highlighted problem. I find it very difficult to believe that the UoG has any control over the size of a delivery vehicle.

Health care facilities

I would suggest that it is cost cutting to the bone that allows a facility with 800 residents, 100 staff and up to 800 guests to be operational with a health care facility that comprises two security guards with First Aid training, the lack of a more comprehensive facility of this, UoG largest and most remote campus must surely rank as a significant risk.

Appendix 6: University Car Parking Policy.

This appendix details a series of sound objectives, but relocating 100 staff to its most remote campus at Pittville is contrary to one of its aim, namely 'to reduce the number and length of journeys undertaken by University staff, students and other stakeholders'.

Nowhere in this appendix does it confirm that students in halls cannot bring a car to Cheltenham; indeed section 3 'University Responsibilities' specifically states 'to minimise difficulty and inconvenience for those staff, students and visitors who have to travel to University by car'.

6. Infrastructure

The information on the required infrastructure, i.e. electricity, gas, water and sewage provision is inadequate.

The application does contain an Energy Statement by Hydrock, which goes into considerable detail and arrives at an estimated energy requirement based on data from other developments of similar type. The table on page 6 details those requirements. However, in all this detail there is one element that is incorrect and I would suggest invalidates the conclusions. Section 3.3 Water includes the statement 'based on a full development occupancy of 556 people'. If this figure has been used throughout the study the energy requirements will be grossly underestimated, as the full development will have, 794 students [plus an unknown number of guests], plus 100 administrative staff and an unknown number of Uliving staff.

There is no evidence in the application that energy requirements quoted in the report, albeit an under-estimate can be delivered with the current infrastructure. There is anecdotal evidence from a resident that water pressure drops significantly at times of peak demand. There is no evidence that there is an adequate gas or electricity supply.

Sewage

It is a reasonable assumption that the volume of water entering the campus will approximately equate to the volume leaving the campus via the sewage network. The excellent photographic evidence presented in the report clearly shows a network in need of major overhaul. This work will clearly cause considerable disruption to the local residents, and I would suggest that the extent of this disruption should be factored into the consideration of the application.

7 Compliance with current Planning Policies

CP3 the proposed design fails to 'conserve or enhance the best of the built and natural environments'.

CP4 the proposed development clearly will cause harm to the amenity of the adjoining land users and locality, in particular loss of privacy, potential disturbance from noise, and is therefore non-compliant with the policy.

CP5 the location of this development will increase the need for travel, 800 students travelling to Cheltenham and 100 staff travelling to Pittville, contrary to the policy.

CP7 the proposed design cannot be considered of a high standard of design, and therefore the application does not comply with planning policy.

CP8 the energy requirements for the development have been based on an erroneous student population of 556 people, and therefore must be suspect. The water supply is known from residents' comments to be subject to very low pressures at peak times, and the sewage infrastructure is clearly in need of substantial refurbishment. None of the utility companies have confirmed that they can support the energy and infrastructure needs of the development.

TP1 the sweep analysis suggests that buses, and delivery vehicles approaching the campus from Cheltenham along Albert Road will affect a U turn across Albert Road into the campus, this is clearly unsatisfactory. The application fails to address the issue of on-street parking, which will arise from cars belonging to student's guests and visiting friends and families.

Conclusion

I hope I have demonstrated in this letter of objection that the planning application is unsound. The design is ill-conceived, grossly oversized and presented in such a manner as to give residents a false impression of the impact when viewed from New Barn Lane or Albert Road.

Several of the key reports are based on either database extrapolations, the validity of which is questionable, or the basic assumptions, such as student numbers are incorrect.

The proposed management structure does not give a sufficiently robust approach to one of the residents key concerns, that of anti-social behaviour.

The contradictions, confusions and misleading information in this application makes it unfit for purpose, and in my view it should not be taken forward to the Planning Committee without a major changes.

Comments: 5th January 2015

Response to the revised documents associated with planning application 14/01928/FULL - Pittville Campus

Introduction:

It was reassuring that the Planning Officers at Cheltenham Borough Council shared many of the concerns expressed by residents about the integrity of the submitted application. As a consequence the applicant was requested to revise a number of key documents.

Having reviewed these new documents my objection to the scheme remains, and in fact is reinforced by the clarification of some key issues.

Arboricultural Report - Marlow Consulting:

This report is in my view is written to a standard to which all the other documents should be compared. It is an excellent report derived from meticulous attention to detail, written in a clear and unambiguous manner that is easily understood by lay people. The text is supplemented by first class detailed drawings.

Preservation of trees has always had a high priority, and their presence enhances the streetscape by shielding what are ugly buildings.

I am concerned that should the application be approved the applicant intends to embark on a time-dependent building programme which may regard the recommendations in this report as secondary. In the event of approval I would hope that the recommendations of this report are made a condition in the approval process.

Design and Access Statement - Uliving - December 2014

1.1 Summary

Once again we see the applicant over stating the case in order to give apparent weight to the application. The statement that 'This market has grown exponentially over the past ten years' is clearly false.

It is however gratifying to see that in the next to the last paragraph the applicant has an ambition to 'maintain the quality of detail, appearance and specification that is appropriate prominent sites such as this'. It is however, regrettable that the design presented has not in anyway matched this ambition.

1.2 Background

The University of Gloucestershire states that in a process of achieving its strategic priorities one of its themes is 'nurturing local and regional communities'. A theme that in the early days of discussions had a degree of validity in that it clearly stated that the facilities at the campus would be available to the community, in order to foster a good working relationship. However, we learn later in the application that the campus is to adopt an inwardly focused approach, in effect isolating itself from the community.

Whilst it is reasonable to accept the premise that the provision of attractive accommodation for first year students is one driver in the drive to be more competitive. The low academic standing of the University must be counterproductive.

1.3 Existing site.

It is enlightening to see that the applicant considers the façade along Albert Road as 'presenting a sizable façade bulk'. This bulk is predominantly 1 storey with localized 2 storey additions. In what universe is the construction of 4 and 5 storey buildings on the same site more acceptable?

General comments

A considerable amount of space is taken up in this section criticising the current buildings, their layout, floor area and general condition. There is no argument that the present buildings, including the current residential blocks are in an appalling condition, and it is of some concern that the lack of maintenance of the residential buildings by the University.

The narrative attempts to convey the impression that the replacement of the current buildings with new residential blocks will in some way make for a more open and spacious environment. It is true that the floor area occupied by the new buildings will be less than the existing, but no account is taken of the fact that one and two storey buildings are being replaced with 4 and 5 storey residential blocks.

This feeling of openness is further emphasised in the drawings representing the street views from both New Barn Lane and Albert Road. The impression conveyed is of an open site, but the drawing fails to show the buildings within the campus which in practice will block these 'open views'.

Energy Statement - by Hydrock

The data in this report is of course theoretical, and based on reliable industry standard data. This theoretical value for energy use has been used as the baseline against which a target a 25% reduction in CO₂ has been made. Using this data a BREEAM score of 72.91% has been achieved, which equates to an Excellent rating, something that will certainly be attractive to the planners.

The report provides detailed information on a range of CO₂ reduction strategies, and makes recommendations, which include the use of Photovoltaic panels and air and ground source heating. Unfortunately the applicant has not signed up to any of these recommendations, which at the present time makes the BREEAM score meaningless.

Unfortunately from a Energy Statement point of view this report is incomplete, as it fails to include in the energy requirements of the 9 refurbished residential blocks and the refurbished Media Centre. I suspect that these have been excluded as the energy use, which could actually have been obtained, would have adversely affected the BREEAM score. Nevertheless from an energy use perspective I consider it essential that the total electricity, gas and water requirements for the whole site be reported so that the utility companies can accurately assess the demand on the current infrastructure. It has already been stated that water pressure shows significant drops during period of peak demand.

Number of complaints

It came as no surprise to residents that the number of complaints regarding anti-social behavior had not been correctly included in the table in the original application. The data displayed in the new table is also incorrect, it may well be the number recorded but is certainly not the number reported, a fact that convinces residents that the University has little or no interest in the management of the current campus.

The table also brings into doubt the various student based initiatives to reduce the number of complaints, with 2013/14 showing the highest ever level of complaints.

Student numbers

The unacceptable increase in the number of students at Pittville has been an issue from the very start. Residents made it very clear from the outset in 2013 that the proposed increase of 450 was unacceptable, a fact that the University and Uliving have consistently ignored.

When it was announced at the Public Consultation that the numbers had been increased to a total of 794, it was assumed that this increase had been encouraged by Uliving in order to develop a substantial revenue stream to furnish its debt. And whilst the financing of the project is not a planning issue, the resultant scale of the development is.

The University were adamant at the consultations that the increase was justified, yet in this document clearly states a contrary view that, 'The number of extra beds was not based on what the University needed in order to guarantee beds to all first year students'.

On-street Parking

It has always been a concern that local roads would be used by students and visitors to the Campus. The University has always maintained that if they identified cars belonging to students, then they would take action. The statement on page 9 of this section exonerates Uliving and the University from any responsibility for on-street car parking, and in effect gives students a free hand to park where they like, as residents have highlighted time and time again, a claim refuted by the University.

Security

I have always taken the view that for a residential development of 794 students the security arrangements have always been inadequate; with this latest iteration the arrangements have become unacceptable.

With regard to the University's main CCTV control room, there is still no clarity on its location, it is at Pittville or is it based at Park and controls CCTV coverage at all sites. The impression is that the control room is off-site because of the reference to a radio link, which would not be necessary if they were in the same location.

In the previous statements about security we have been told that the reception desk would be manned 24hrs a day. We now have a downgrading of that position, in that 'Patrols will be organized to ensure a security presence at the main entrance during key student return times'. The statement implies that there will be times when reception is not manned, this required urgent clarification.

Student numbers

In response to the question of the need to house 1st year students the applicant has yet again been less than transparent about the figures. The figure purporting to demonstrate a shortfall in the number of beds of 988 is grossly misleading when you consider that the university had previously stated that it only required 495 extra beds. The figure of 988 represents the difference between the number in the intake and the number in halls, it fails to recognize that a significant number of students live at home or with friends and relatives.

Students using Pittville

The figure of 1300 students and 200 staff using Pittville on a daily basis has been challenged, and the explanation provided has shown again how the applicant attempted to mislead residents, particularly in relation to the amount of traffic. Based on the methodology used to calculate the 1300 i.e 65% of the 2001 workspaces, the maximum would be 1300, assuming that none of the 214 residents actually attended, which is unlikely.

The applicant informs us that the average attendance could be as low as 33% across the week, which equates to 660 workplaces in use. However, the 33% is the average across the week, and on the basis that the maximum occupancy is achieved during the week, there will be days when the percentage attendance could be less than 10%.

This information is important because it is used to argue that the journeys associated with the new campus will be significantly lower than with its previous use.

It is accepted that the journeys associated with the 132 staff will be less than were associated with the 200 staff previously employed at Pittville.

Student journeys are more difficult to quantify, because in its previous use student travel for educational purposes was confined to 9am - 5 pm, Monday to Friday, and of course there were 214 resident students.

The proposed development will present a very different scenario. All 794 students will have to travel to a campus in town at some point on most days. In addition there will be journeys associated with leisure and social activity, and these will not be confined to 9am - 5pm Monday to Friday but 24/7.

Retail facility

At the public consultation the impact of the retail outlet was underplayed. In reality the floor area of the proposed outlet is 23% larger than that available to Park Stores. In ignoring the impact on Park Stores by invoking the NPPG and NPPF it is once again showing its contempt the livelihood of the owner, and the value of the store to the community.

Impact on public utilities

The Energy Statement clearly underestimates the energy requirements for the development, and residents rightly need to understand the impact of such a large energy requirement on the infrastructure.

I would venture to suggest that it is unacceptable to present this application before the Planning Committee until these key issues have been resolved, in addition to the action plan to address the deployable state of the drains as described earlier in the application.

Transport Statement

The impact of the new development on the associated transport has always been a real concern for residents. The previous report by Connect Consultants used data from the TRICS database, and came to a range of conclusions which were difficult to validate, hence the need for this new version.

It is therefore pleasing to see that the consultancy has used real data from the University, which promised to yield more meaningful results. Unfortunately the data as presented is difficult to interpret, and a more detailed explanation of the data would have been welcomed.

The conclusions from table 4 are not disputed, it is perfectly reasonable to conclude that few staff will result in fewer journeys.

Table 5 does require clarification in order that sound conclusions can be drawn. For example, the term 'Term-Time Residence'. A breakdown of the type of residence would be beneficial. Clearly some students live at home or in rented accommodation as suggested by the significant number of car owners. I consider that little or no valuable information can be gleaned from this table in relation to Pittville, as has been attempted in Table 6.

It is disappointing that the survey of students currently resident at Pittville failed to respond in sufficient numbers to give sufficient validity to the conclusions. Table 8 relies on Table 7 to calculate the number of journeys by mode. In this context a journey consists of 2 trips, base to campus and return to base. Accepting the calculated journeys per week per student for educational purposes Table 8 has been mis-calculated.

For example:

Total number of students at Pittville	794
% attending The Park 30%	238
Journeys for week per student	4.08

Therefore number of journeys for Park students $238 \times 4.08 = 971$ (and not 143 as shown in the table.)

Taking the data from Table, 16.6 % walk; $971 \times 16.6 = 162$ (not 23.9 as in Table 8)

On the basis that Table 7 is based on such a low sample and that Table 8 contains mathematical errors, any subsequent conclusions are meaningless.

General Comments

Over half of this report contains low level information which does little to contribute to the application. The presentation of actual data is poor and lacks sufficient clarity to enable meaningful consideration. Mathematical errors in Table 8 are unacceptable, and on that basis the document is not fit for purpose, it certainly is not fit as part of the application going before the Planning Committee.

This situation is particularly disappointing as the residents have been requesting this information for over 18 months.

Conclusion

There was an expectation on my part that the revision of some of the application documents would result in an application that was in my opinion fit for purpose, and would give the residents that I represent a level of confidence in the applicant. For many residents there is a feeling of resignation, that this application is a done deal. Whether it is or not a done deal, and I have faith in the impartiality of the Planning Officers and the Members of the Planning Committee and am

concerned that there are documents within this application which are inaccurate, incomplete and misleading.

The views of the Architects Panel I believe are sufficient in themselves to request that this application be returned to the applicant, to address the serious issues of design, which in part stem from the inappropriate number of rooms required by Uliving.

At the end of the day we are looking at a building that is going to stand for at least 30 years. As I have said several times before the residents are not opposed to the development of the site, but it needs to be the right development, of a design which complements the area and is consistent with the high standards of architectural ethos of Cheltenham.

I fully appreciate that the applicant is pressing for a decision, but the current delays in the process have been a direct result of a sub-optimal application, which has been re-worked but in my view is far from fit for purpose.

Apartment 8
Albert House
Pittville Place
Cheltenham
Gloucestershire
GL52 3HZ

Comments: 24th November 2014

I wish to express my objections to the planning application No.14/01928/FUL to develop the Pittville Campus Site into a Student Village. My objections are as follows:

Inappropriate Large Scale High Density Development

When viewed together with other developments also planned for Pittville School and the Ellerslie sites, the proposal would cause unacceptable harm to the amenity of adjoining residents in the locality. It would overwhelm an attractive urban townscape of which residents are rightly proud, with scant regard to the principles of sequential and staged development. There is also little community and town benefit in this planning application which offers no commitment to increased employment and no provision for community use of the proposed facilities.

The Art College did not materially change the locality; in fact it seemed curiously appropriate for Pittville. But the proposed erection of an eight hundred unit student village signals the start of a very different scale of development. I realise that universities are now huge businesses, and major contributors to the dynamism and prosperity of towns and cities. But I question why Gloucestershire University chose to sell a more appropriate location for a student village at the Park Site, only to later propose this massive expansion of student accommodation in Pittville, at a considerable distance from its teaching facilities? The university's commercial decisions do not suggest that its impact on residents and communities is a major concern.

People do not live in an urban environment and expect it to remain unchanged. Indeed part of the excitement of living in a large town or city is that there is always the buzz of the new, and a vibrant university contributes to this. However, if this proposal is permitted it will cause major harm to a specific and much valued locality with no compensatory benefit.

Long Term Sustainability

If a development of this magnitude is permitted, the locality would be transformed by a large number of buildings which will last for many years. Experience shows that similar nationwide developments of new teacher training establishments in the 1960's did not necessarily stand the test of time. By the 1980's many of them were adapted to alternative uses with varying degrees of success, as national priorities changed.

I would respectfully ask if there has been a feasibility study regarding medium and long term use of these buildings as high density developments outlined in the proposal can only be adapted for very specific purposes? Have future alternative uses been examined if the proposed development proves unsuccessful in the medium term, or if student recruitment declines, or if national education policy changes? The current direction of education is towards more distance study, life-long learning, and more on-line studying from home, so I question whether a student village on this massive scale represents the past or the future?

Traffic and Impact upon Albert Road

I note that the Planning Application asserts that the development will cause a reduction of 456 two way car movements per day compared to existing use. As the proposed student village plans to accommodate a further 580 students, I find myself unconvinced by this claim and would welcome a thorough examination of the data on which it is based.

The current plans show the main campus entrance on to Albert Road with parking for student buses. This is curiously in preference to an entrance on to New Barn Lane which could direct traffic more effectively to and from town centre via Evesham Road. The A.46 trunk road is bigger and better able to cope with increased traffic than Albert Road.

This planning application will inevitably mean that traffic will increase throughout the length of Albert Road between Pittville Circus and the New Barn Lane roundabout. Albert Road already has traffic calming systems, the 'N' and 94U bus routes, and on-road parking close to Pittville Circus. It can be very busy at times, and I have personally witnessed very dangerous driving behaviour as a result of congestion and motorists' frustration. Albert Road is not a wide road, and the current proposal will only serve to magnify congestion with an increased concentration of residents, buses and through traffic.

The Character of Cheltenham

I must admit that the redundant Pittville Campus teaching block facing New Barn Road is an eyesore, and the proposed plans are an improvement on what currently exists. But there is little merit in replacing ugly old buildings with new ones which are almost as ugly. The design and density of the planning application are out of scale and lack harmony with the immediate environment.

Cheltenham is a town characterised by pleasing architecture and high quality buildings. When visitors pass through our town they comment on the quality of the built environment, which has successfully balanced the conflicting demands of commerce, open spaces, and living needs. However, the sheer scale of the Pittville Campus proposal threatens that balance with its over emphasis on high density living in an area admired for its open aspect and harmonious balance of community needs.

Comments: 5th January 2015

I would like to register my objection to the above proposal.

After a large number of objections from local Pittville residents to the initial planning proposal, I was expecting that the University would submit a revised proposal which took into account many of the legitimate concerns raised.

I am disappointed to note that there has been no significant amendment to the proposal, and indeed there appears an assumption on the part of the University that it is anticipating full planning approval irrespective of residents' concerns.

The most frequent objection raised was the density of student living proposed, how a community of 800 students will redefine the nature of living in Pittville, and what this will mean to our

community. The revised application makes no concession to this objection and merely confirms that the University plans to forge ahead with its initial plan.

I remain unconvinced by the application assertion that the proposed development will generate less traffic. The proposal to locate the main entrance to the student village on Albert Road in preference to New Barn Road will inevitably result in increased pressure to and from the Town Centre on a route which not a major thoroughfare.

73 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LB

Comments: 24th November 2014
Letter attached.

Comments: 5th January 2015
Letter attached.

Comments: 12th January 2015
Addendum to previous letter, attached.

60 Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 4th December 2014
As a resident in Albert Road I object to the volume of students and staff resulting from the proposed new development at Pittville campus.

The density of students will be enormous in the small area, along with all the inevitable extra traffic that it will bring.

Why does all the UNI bus traffic have to go via Albert Road?

Pittville will have extra accommodation in Albert Road at the Ellerslie apartment block bringing extra traffic and people.

Across the year there are thousands of people visiting the race course, which I understand is also being extended. How many more people can you squeeze into such a small area?

Many of my neighbours are elderly and I am concerned about the amount of noise and possible vandalism the development of the site would bring.

I came to one of your meetings and was upset by the design of the complex.

No one seems to remember that we are in the beautiful town of Cheltenham. Any new buildings here are NEVER attractive or in keeping with the town.

How will the present infrastructure for services cope with all the extra people?

I think it is time for a complete re think on the whole project.

Comments: 22nd December 2014

I wrote to you on Nov 26th.

The only reply to my email was asking for my address urgently.

On the 8th of Dec a letter arrived to the occupier, not replying to any comments I had made inviting me to inspect a revised version of the original plan. There are already too many people living in the area.

WE DO NOT WANT OR NEED THIS AT ALL.

Comments: 5th January 2015

Letter attached.

Apartment 11
Victoria House
Pittville Place
Cheltenham
Gloucestershire
GL52 3HZ

Comments: 22nd December 2014

I am a resident of Albert Road, where I live with my seriously ill husband. I have read the proposals for the above, including the minimum changes offered to the original plans.

I make the following comments:

1. I have worked with teenagers and young people all my professional life and do not regard them with horror or think of them as a threat.
2. My main objection is to the SCALE OF THIS PROJECT. It is: out of keeping with the residential area; likely to cause unacceptable noise for local residents because of the sheer number of students who will use Albert Road, including at night, as there is evidence of this already from a much smaller number of students; likely to cause traffic problems as up to 100 lecturers' cars, service deliveries etc will use the narrow road with traffic calmers (one right by the proposed main entrance/exit) and a 30 mph limit.

I would support a project comprising accommodation for 450 students with tighter management of student behaviour, though I find the buildings dull and banal and a missed opportunity to contribute to the built environment of Cheltenham.

Flat 42
Pittville Court
Albert Road
Cheltenham
Gloucestershire
GL52 3JA

Comments: 28th November 2014

I am deeply concerned about the above mentioned planning application to develop the site for University accommodation and therefore submit details of my objections.

The site in my opinion requires some form of development, and there are clearly many options, but the proposals submitted by the University are the least desirable. The reasons I have for making this claim are outlined below:

1. Albert road has a high level of traffic using this route to avoid the traffic lights on the Evesham Road. This is already putting school children in danger at the local school, and the additional buses to be used to service the campus will only compound this problem further. 2. After viewing the drawings of the planned accommodation buildings which are clearly out of keeping with Regency Cheltenham it would suggest that those responsible for the design/submission for this application have little interest in this area, or the beautiful town of Cheltenham. 3. Pittville Park which is supposed to be the jewel in the crown of Cheltenham would be totally ruined for residents and visitors who enjoy the park at weekends if 900 students were to invade it. 4. Large numbers of students returning late in the evening from a night out in Cheltenham are bound to be noisy and cause unacceptable problems to local residents on Albert road, which will be impossible to manage by the security staff at the campus. 5. The residents on Albert Road have in the past experienced bad behaviour when the College only had 300/400 students, to now have 900 will prove unacceptable.

In my view this application should be turned down and replaced by a plan that would be more acceptable to the residents and more beneficial to the town of Cheltenham.

57 Albert Road
Cheltenham
Gloucestershire
GL52 2RB

Comments: 5th January 2015

We object to the above application on the following grounds.

Infrastructure overload - no apparent evidence that the existing utilities infrastructure - water, gas, electricity, sewers, telecoms, etc. - is capable of supporting this huge increase in demand.

Rise in traffic movements - it is beyond belief to imagine that they will not be an enormous increase in the number of traffic movements, particularly at what is already the busiest time of day in Albert Road. This will have a direct and unwelcome impact on residents and other road users. The present road layout including islands and build-outs will increase the problems.

Pressure on parking - there is a lack of parking provision on the site for students, parents and other visitors. We are told that the students are barred from bringing cars with them, but this policy cannot possibly be enforced. The result will almost certainly be an increase in kerbside parking in the surrounding area, which is already severely limited.

Late night control measures - we, in the local community, have no confidence in the proposal to provide volunteers to control noisy or rowdy fellow students. Once awoken by late-night revellers the damage is done. No amount of complaining will restore a broken night's sleep. The more students that there are on the site, the more likely is the probability of disturbance.

The proposals represent a gross overdevelopment in terms of building heights and density. The original, much reduced, proposals might well have been acceptable but this one is not.

This residential area is not able to cope with a population increase on this scale.

We do not object to the University's redevelopment of the site but the proposed scale is several steps to far. Economy of scale is one thing but this appears to be simply greed.

Please record this objection along with the many others that I am sure you will receive.

Apartment 13
Victoria House
Pittville Place
Cheltenham
Gloucestershire
GL52 3HZ

Comments: 5th January 2015

My Objection to the revised Planning Application for Albert Road University Campus.

As there has been no reduction in the number of Student accommodation and facilities I still feel Building Permission should not be granted. There are too many flaws in the plans to assure a successful outcome.

This is an area with a high population of Elderly Residents who have enjoyed a fairly quiet existence so far. 800 students will no doubt bring a considerable change as far as noise and unsocial behaviour are concerned.

There will also be a considerable increase in Traffic and I feel the Access Road for the New houses and The Campus should lead on to New Barn Lane and not Albert Road which is narrower with traffic calming obstructions. We have already congestion at the start and finish of the School Day with buses parking outside Pittville School. Not to mention Race Days

Brompton House
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 20th November 2014

A further 800 students will have a massive negative impact on the area with increased traffic and noise. Albert road traffic islands are a joke causing queues of vehicles one way and speeding vehicles the other trying to get past each island first. Sleeping policemen would have resolved issue for a fraction of cost. We already experience students screaming and shouting drunkenly outside our residence on a regular basis very late at night/early morning. That will only increase. I already have problems parking outside our residence as the opposite side is permits only.

8 Pittville Crescent
Cheltenham
Gloucestershire
GL52 2QZ

Comments: 5th January 2015

Letter attached.

79 Pittville Lawn
Cheltenham
Gloucestershire
GL52 2BP

Comments: 27th November 2014

I am writing to declare my objection to the planning application to build increased student accommodation for 800 students on the site of the old Art Block in Albert Road on the grounds that the already unacceptable levels of noise and nuisance will greatly increase.

Since moving to Pittville Lawn we have been woken frequently at night by students being unacceptably rowdy while walking/running/dancing past our house during term-time either very late at night or in the very early hours of the morning. The usual hours for walking back from town towards accommodation have mostly been between 11.00pm and 3am, with no discernible difference between weekday and weekend patterns. The assumption that these young people are students is based on the fact that disturbances have almost invariably occurred during University term times, with the problem all but disappearing in 'holiday' times. Judging from behaviour and volume, it is probable that a large number of the students were the worse for wear with alcohol at the time, and had therefore mislaid their sense of acceptable behaviour.

Past incidents have included:

1. general loud rowdiness while going back to accommodation (frequently waking us from our sleep)
2. streaking in the park, accompanied by shouting and screaming
3. people walking home in the early hours singing (or perhaps the phrase is 'shouting out' songs) at the very top of their voices
4. students jumping up onto the boot of cars and running over the top of them: the car of one person at Ellingham House needed bodywork repairs and/or replacement panels for its boot AND roof AND bonnet, and there may have been other cars along the road that became the subject of large insurance claims and of course great distress that night too (possibly on other nights too?)
5. a student (part of a larger group) about to smash a car window with something held in their hand; thankfully the group had woken me with their rowdiness beforehand and so I was looking out of the window by the time that they drew back their arm, rock or whatever else it was in hand, so I was able to fling open the window and loudly ask them what on earth they thought they were doing and they fled before the car was damaged (and presumably therefore before anything was stolen from it)
6. litter (mostly food and drink packing from takeaways, plastic bottles etc.) appearing overnight along the length of Pittville Lawn, and also pushed through our railings or slung over our hedge and into our garden.

I have not previously recorded these or other complaints with the University or with other organisations as there seemed little point, so these (and the very many other incidents that are not listed above) will not be included in any statistics that you have already been given.

I therefore object to the above planning application for new accommodation for 800 students on the grounds that if you approve this application there will be a vast increase in the number of students walking to and from their sources of entertainment in town, or to and from their friends' houses in town, and you will be condoning the inevitable increase of unacceptable noise and nuisance at night and in the early hours of the morning.

It is not plausible to say that the university can control the levels of noise and nuisance by talking to their students and asking them to be good members of the community. Those that are this way inclined will already be being respectful of others in their community, and I applaud them for this.

If there were street cameras along Pittville Lawn and Albert Road you would by now have more than enough evidence to agree that the noise and nuisance levels are already too high - and perhaps the University would have had clear evidence to take action against individuals responsible for this. If the planning application does go through, and I sincerely hope that it does

not, perhaps the University should fund a string of street cameras along these routes so that they can understand the problem and deal with their students' bad behaviour (and sometimes criminal behaviour) as it happens.

17 Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JJ

Comments: 21st November 2014

Having visited the campus on several occasions, I heartily agree that redevelopment is overdue. The site is a mess and an eyesore.

However, the Pittville student village project as envisaged (in the latest model) is ill conceived, unsuitable for the site and smacks of financial exploitation by cramming in an excessive number of students into a small site to enjoy a cash bonanza over some 35 years with little or no regard to the repercussions out with the perimeter.

To impose a colony of almost 800 students (plus staff, visitors and vehicles) onto a small residential community totalling around 300, mostly retired, will literally swamp the local area and transform it adversely. I have not yet heard of any benefits which will accrue to the local tax payers.

The proposed buildings some four/five storeys round the site perimeter will dwarf the surrounding dwellings like some large military barracks.

Moreover, there must be concerns about the ability of the utilities to cope with the uplift in demand.

However, outside the campus is where the main impact will be felt when the students, in numbers, inevitably head for the town and return later at all hours. The ensuing noise, nuisance and disturbance levels will increase considerably from the nocturnal vehicular and pedestrian traffic. This will be a regular occurrence throughout the year.

Additionally, Albert Road is currently a bottleneck with existing traffic. If exacerbated by this scheme and other projects (Pittville School, Ellerslie not to mention Starvehall) then the result would be total gridlock.

Having attended the consultation meetings and questioned the officials regarding the local shop, whose future viability will be threatened, the replies given were evasive at kindest and did not inspire any confidence or mutual trust.

Finally, why not explore a dilution of this group, housing an absolute maximum of 350 in Pittville. If this is not viable then a total rethink is necessary.

49 Pittville Lawn
Cheltenham
Gloucestershire
GL52 2BH

Comments: 25th November 2014

I would like to object to the above application based on the following:

1. Whilst I appreciate the college needs to develop this site, I feel that to increase the accommodation to 800 beds is an overdevelopment.

2. I count a total of 115 parking spaces allowed on the design layout. This cannot be sufficient to cater for this number of students, staff, the new shop, deliveries and visitors. Where are surplus vehicles expected to park?
3. Such an increase in numbers will place a considerable strain on local amenities, roads and mains infrastructure services.
4. The locals already suffer from late night rowdy behaviour from students coming and going to town late at night. This will surely increase to an unacceptable level.
5. The facade and overall design is not in sympathy to local properties in a Conservation Area.

88 Evesham Road
Cheltenham
Gloucestershire
GL52 2AH

Comments: 21st November 2014

I object to the scale of the proposal.

There would be a big increase in traffic and late night noise

Comments: 24th December 2014

I wish it to be recorded that the revised proposals to the application are still unacceptable.

The changes are minimal and do not address the concerns of residents already submitted to you.

8 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 21st November 2014

I am strongly opposed to the planning University of Gloucestershire (UoG) application to vastly increase the population of students on the Pittville campus for very many reasons. There appears to be no benefit to either Pittville or Cheltenham. The proposed buildings are too high, too crowded and completely out of context with this area of Cheltenham. There will be too many people crammed into a relatively small space in the midst of a quiet residential area.

The application makes much of the need to 'improve the site'. Sadly this is true, but the campus is only in this poor condition because of the UoG management decisions over many years. The history of poor decision choices of this organisation is littered with unfortunate and often expensive judgements. This latest proposal appears to be the latest disaster.

This application is a lesson in box-ticking! For example it claims that as part of the University's involvement in the local community it is a 'member of the NCG'. They overlook the fact that no-one is a 'member' of this group it is completely open to any local resident. The UoG 'member' attended just one meeting, said not a word during the meeting and seemed relieved to escape at the earliest opportunity!

The much-vaunted Questionnaire was skewed to produce favourable responses. For example in their analysis the UoG claims that nobody voted 'strongly opposed' to particular questions, overlooking the fact that there was no box for this marking!

This application makes much of predicted reduced vehicular activity compared with the time when teaching took place on the site. It seems to overlook the fact that in the days when this was an academic campus the traffic was limited to working hours and there was adequate on-site car parking. We should know as we had to give up our productive allotment to make way for the car park how's that for this self-proclaimed eco-friendly business!

The teaching/learning vehicular activity took place during 'normal' hours and caused little disruption to sleep. Now we have vehicles arriving, horns blaring, engines revving and doors slamming right through the night and it would get four times worse if this proposal is accepted.

This proposal includes a new 'village shop', however, unlike other village shops, this will be available only for the select few. Local residents will not be able to enjoy the cheap prices which the shop will offer. After all it will not be competing on equal terms with local businesses no rent, no Council tax and a captive market. If the planning proposal is accepted then the shop should be run on equal run on equal terms with other outlets and be open to all.

When courses were run on this site the college made good use of their facilities by allowing local residents to attend. Many locals benefitted from attending language, pottery, art and photography classes. The decision to stop these courses was probably the start of the alienation of the college from the local community. The proposal to turn this site into a cramped closed community is already making the strained relationship even worse.

There is a proposed outside eating, drinking and entertainment area called a 'terraced plaza' which will be in full view of Albert Road and, more importantly, in public hearing. How long will it be before rowdy parties are held here with amplified music for the revellers to enjoy? No doubt local residents would eventually find someone to curb the noise but only after an annoying and aggravating hunt for the relevant authority.

The media building was purpose built, lauded as a 'state of the art' teaching facility but the decision makers opted to cease using it and now these same people are proposing to convert it into various other things. Would it not be better to add this to the list of knocking down and build the drinking/entertainment area in the centre or far corner of the site? In the past there were many complaints about noise from the bar area, that is why it was moved to the current location well away from the nearby residential properties. Please can it remain in a less public position?

It appears that the rules banning 'village' residents from bringing vehicles to Cheltenham continues as at present, i.e. unenforceable! Provided an errant student is careful the management will have no idea that vehicles are being parked on local streets, at the racecourse or in the Pittville Pump Room car park. Past history has shown that these young adults want to have their own transport and that when local residents try to get action taken by the UoG they meet a very defensive wall. There is no vehicle ban on visitors to site, who may live in non-UoG accommodation. They may have vehicles, where will they park? Bearing in mind that each bedroom has a double bed there is a potential to double the population on site.

The use of the site by the UoG is limited to about 40 weeks but the layers of contractors owning and running the buildings apparently expect to get 52 week occupancy in order to recoup their investment more rapidly. There are no rules/restrictions which can be applied to these non-student tenants. Presumably once the on-site parking is filled then any overspill vehicles will try to take over local residential roads. Unfortunately the restricted parking in this area is no longer patrolled by wardens and getting illegal or obstructive vehicles moved will be quite problematical for local residents. Maybe if this proposal is to be allowed, even in a reduced form, the UoG or their commercial partners should be required to fund extra parking wardens for this area.

UoG arrival days have been a cause of problems in the past. Because the site has insufficient parking the arrival of 200 students with their families, luggage etc these days always bring illegal and inconsiderate parking in the local area. Any plans to 'schedule' arrival/departures of 800 new residents are doomed to fail and local residents will bear the brunt of this disaster again! Please

do not allow this unnecessary increase in student population on the Pittville Campus, sorry 'village'.

The broadband service in this part of Cheltenham is not bad, but not great either! The delivered speed is less than half of the advertised bandwidth and drops out regularly. Adding potentially 800-plus users will degrade the service yet further. At the very least the UoG should be required to ensure that a better service can be enjoyed by ALL local internet users.

The student double-decker bus currently arrives/departs about four times an hour and the bus engines are often kept running while waiting, despite promises to shut them off. Why can't the students do what all the other local residents do and walk the short distance to the racecourse to get their bus? After all, if the mainly senior citizen locals of this area can make the walk surely these fit young adults could do the same. Terminating the bus at the racecourse would enable the route to use the Evesham Road and reduce the impact on Albert Road.

During the interim discussions of plans for expansion the UoG promised to keep the height of their new accommodation at similar heights to local properties on Albert Road. Their promises were short-lived as they now propose buildings at almost the height of what the UoG calls 'the tower block'. Please get this part of the plan changed to make the buildings proportional to the local homes especially if this results in fewer students, guests and out-of-term residents.

There is much made of the fact that the new tall buildings will not be any closer to the properties on Albert Road than current structures. Unfortunately they take this measurement from the closest existing points which are small spurs at each end of the complex. The new proposal allows that everything will move forward to align with this building line, thus new tower blocks will be even closer than most of the current single-storey buildings. This seems grossly unfair unless the height of the proposed accommodation is limited to two storeys like the adjacent residential properties.

Apparently there will a late-night shuttle service, actually a mini-bus, to ferry student revellers. Can you imagine how a 12/15-seater will get potentially hundreds of possibly inebriated people from town to their digs? The shuttle-bus sounds quite underwhelming doesn't it?

The usual way home from the pubs and clubs in Cheltenham town centre is on foot via the many town centre fast-food outlets. The late night walk home meals usually run out in Pittville Park or along Albert Road where the trail of discarded polystyrene packaging and drink cartons, cans or bottles is all too obvious during UoG terms. It has proved impossible to educate these students to look after the environment perhaps because they have no loyalty to Cheltenham and very little respect for the local residents and the local environment.

When the previous, smaller, redevelopment was undertaken the disruption caused by contractor vehicles was significant on local roads (and footpaths!). There is little in the proposal documents to put local residents at ease about this much larger project. We need assurances that local residential roads will not form part of the waiting area for contractors of any sort. To back this up there needs to be a direct line to someone with real authority to quickly resolve problems which arise.

One of the planning documents claims that this dreadful proposition will be an asset to Cheltenham. The claim is not substantiated and it is difficult to comprehend how such a blot on the landscape of Cheltenham could ever be considered an asset.

Please do not allow this current application to proceed.

Comments: 5th January 2015

OBJECTION to additional documents for Planning Application Ref. No: 14/01928/FUL

Thank you for the opportunity to view the additional material. However I found that many documents were 'unavailable' or would not download correctly! Nevertheless there were sufficient documents to see that the representatives of the UoG regarded the requirement to make these responses as an unnecessary chore and responses were remarkably shallow and brief. There was no attempt to address the serious underlying issues raised by the majority of respondents to the planning application.

Rather than trying to comment on every document I have included only my views on the first I was able to read. It turned out to be typical of my opinion of other available additional material:

Planning Statement (addendum)

1. The answer concerning accommodation of 1st year students offers two examples of 'guaranteed accommodation for first year students'. In fact both examples are somewhat conditional and do not guarantee places for ALL first year students.
2. The response detailing numbers previously on Pittville campus site show daily attendance; thus not all students and staff were on site at the same time. The response fails to mention that NONE were on this site overnight.
3. The response clearly shows that the UoG goal of accommodating all first year students is already compromised.
4. The statement 'The tender for the project was issued on this basis and discussions with some local councillors and residents included reference to this estimate.' is very misleading. Sure there were discussions during previous outline plans, but local residents were very concerned at the proposal for 450-500 units on this site. There was no prior discussion of the greatly increased numbers until the presentations were made and that was too late. Maybe the statement is equally misleading with respect to local councillors.
5. The claimed sound insulation is easily compromised if students leave doors and windows open as they do at present.
6. There is a serious overlap between the proposed on-site shop and the local store. In 6.5 the UoG states the new shop is 'primarily for students', surely this new facility is 'solely for students'. Para 6.6 dodges the issue and demonstrates how little the UoG management cares about the adverse effect on the local store and local shoppers.
7. The response seems more concerned with the effect of the building work on students and cares little for nearby residents and road users.
8. The appendix seems focussed on what happens on site does not address the impact on local residents. For example the additional several hundred potential internet users at any one time could severely reduce the service to nearby homes. Currently the internet signal to users at this end of Albert Road drops out frequently ' but only during term time!

I regret to inform you that I would continue to object to this development unless this application is drastically reduced in scale i.e. half the numbers and half the building height.

Parkgate House
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 21st November 2014
Letter attached.

16 Anlaby Court
Evesham Road
Cheltenham
Gloucestershire
GL52 2AJ

Comments: 25th November 2014

I wish to register my objection to this awful proposal. Pittville Park is already suffering under the disruption caused by noisy students using it as a route between their accommodation and the night-clubs in town during the small hours, waking people up and causing general disturbance and leaving behind their empty takeaway containers. The university can do nothing about this, even though they say they can. If they could, I assume they would be doing so now. They aren't

2 Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 22nd December 2014

I wish to object to the revised planning application for the following reasons.

The Architects Panel are dismissive of the design. I would like to quote from a National Newspaper: 'A recent survey by RIBA'S Higher Education Design Quality Forum revealed that more than a third of undergraduates had been put off applying to an institution by the quality of the buildings. Britain's universities are beginning to accept that they can no longer afford to operate academic slums'.

Clearly the UofG have a problem here. However ULiving stated at a public consultation meeting that if they did not have enough students to fill the accommodation they would rent out to 'key people' eg nurses, police, teachers. But they have not allowed parking spaces for these people. Where will they go? On the adjacent streets.

There is already a serious problem with anti social behaviour with students. The UofG Management Plan states on page 3 the number of complaints 2012/2013: 0 and 2013/2014: 1. It has already been pointed out to UofG that this is wrong. They have acknowledged this saying it was a typing error. To date 22/12 no attempt has been made to rectify this error, and they are aware of the number of complaints registered with the UofG and indeed the Environmental Agency. Therefore I contend this document is flawed and the public are being misled. The document should be withdrawn and revised one issued and public given more time to review the new evidence.

For an area of residential housing this is the wrong place to house 800 students

17 Walnut Close
Cheltenham
Gloucestershire
GL52 3AF

Comments: 25th November 2014

We object, most strongly, to this application. Whilst recognising that best use should be made of the existing facilities in Albert Road, the scale of the proposal - and some of the proposed arrangements are quite inappropriate. Many of the assurances made to date by the University of Gloucester (UoG), about its ability to moderate student behaviour, must be regarded as totally unrealistic.

The scale and nature of the proposed accommodation means that, inevitably, a very large number of students (more than 600) will spend their leisure time in the middle of a predominantly residential area. We are worried that they will disturb the peaceful nature of this part of the town, spoil Pittville Park with litter and unruly behaviour, and overwhelm the local roads with increased traffic and parking.

The calculations and predictions on traffic densities do not appear credible - with hundreds of additional people using the proposed site: students, staff and visitors. We are told that the traffic density will decrease. How does this work?

We have been told that students will not be allowed to bring cars on to the proposed site. It is quite clear that this will mean that the surrounding roads will be used to park students' cars - the UoG will have no control over this (and the police will not be able to do anything about it).

Residents in Pittville already have to tolerate increased noise and on-street parking from events at the Racecourse. This proposal means that noise and congestion will get worse.

Comments: 6th January 2015

We object, most strongly, to this application, for the same reasons that our original objection identified. The latest revisions to the application make no difference at all - it is hard to spot any significant changes to the earlier planning applications. This makes a mockery of the process!

Whilst recognising that best use should be made of the existing facilities in Albert Road, the scale of the proposal - and some of the proposed arrangements are quite inappropriate. Many of the assurances made to date by the University of Gloucester (UoG), about its ability to moderate student behaviour, must be regarded as totally unrealistic.

The scale and nature of the proposed accommodation means that, inevitably, a very large number of students (more than 800) will spend their leisure time in the middle of a predominantly residential area. We are worried that they will disturb the peaceful nature of this part of the town, spoil Pittville Park with litter and unruly behaviour, and overwhelm the local roads with increased traffic and parking.

The calculations and predictions on traffic densities do not appear credible - with hundreds of additional people using the proposed site: students, staff and visitors. We are told that the traffic density will decrease. How does this work? We have been told that students will not be allowed to bring cars on to the proposed site. It is quite clear that this will mean that the surrounding roads will be used to park students' cars - the UoG will have no control over this (and the police will not be able to do anything about it). Residents in Pittville already have to tolerate increased noise and on-street parking from events at the Racecourse.

This proposal means that noise and congestion will get worse.

3 Anlaby Court
Evesham Road
Cheltenham
Gloucestershire
GL52 2AJ

Comments: 24th November 2014

I wish to register my sincere objections to the above application. The scheme is not compatible with the surrounding Pittville Conservation area and the amount of traffic will become a very sore point with local residents who already have to contend with the build up of extra traffic to saturation point when events at the racecourse take place.

There will be a greater congestion of cars in an area where parking is already an issue. The statement that students will not be allowed to bring their vehicles to university is ludicrous -how is this situation to be policed? Pittville is bordered by two problem areas -Whaddon and St Paul's and we are now going to revert back to students in greater numbers than previously right in our midst.

2 Prestbury Park
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LE

Comments: 26th November 2014

I would like to register my objections to the proposed Campus Plan.

- 1) Far to many students in one place.
- 2) Albert road is already congested at peak times.
- 3) Pittville School proposed development also the Ellerslie development will mean more traffic.
- 4) Concerns about the ability of the existing services to cope (Water, sewerage, electricity and gas) The submission does not seem to have been thought out very well.

**The Cottage
7 Pittville Crescent
CHELTENHAM
Gloucestershire
GL52 2QZ**

31 December 2014

Dear Lucy White,

Your ref: 14/01928/FUL

OBJECTIONS TO THE PROPOSED STUDENT VILLAGE

I am sending with this letter the objections of my wife and myself to the proposal to redevelop the site of the former College of Art in Albert Road. I should be grateful if you would kindly draw our thoughts to the attention of the Planning Committee when this application is under discussion.

Yours sincerely

OBJECTIONS TO THE REVISED PROPOSALS FOR A STUDENT VILLAGE IN ALBERT ROAD CHELTENHAM

1 GENERAL

Having studied the alleged revisions to these proposals, read the many objections and heard the concerns raised at public meetings, I am saddened to realise that these so-called "revisions" make so little attempt to address the matters raised. For this reason I should like my objections written on 17 November 2014 to stand and to be taken into account together with my continuing objections set out in this paper.

2 SIZE

The proposal to house some 800 students in this residential area of about 250 residents is thoughtlessly misconceived. Such a development will overwhelm the area, place great strain on the existing infrastructure and cause great unhappiness to the many residents long settled into retirement in Pittville.

This is simply far too many people! It is understood that the student accommodation will be furnished with double beds which potentially will increase this number, to which can also be added some 130 members of University and Uliving staff.

3 ROAD CONGESTION

Albert Road already has to take the pressures of rush hour traffic into and out of Cheltenham, the morning and evening movements to and from the Pittville School as well as increasingly more frequent events at the Racecourse. The traffic from the proposed development will add to this congestion, despite the optimism of the Transport Statement which calculates 882.9 student car trips per week. This from students who are forbidden to bring cars!

Further housing development is envisaged for the New Barn Lane area and on the former playing field of Pittville School bringing further traffic problems already exacerbated by the existence of the dreaded Chicane.

4 RESPONSIBILITY

The University plays down any possibility of anti social behaviour on the part of students despite continuing reports in the local Press to the contrary. Similarly, we are invited to believe that students will refrain from bringing cars into the town and hiding them in side streets. The fact is that none of these problems can be prevented because the University has no jurisdiction outside its own premises. The greater the number of students in the one place, the greater the possibility of this type of difficulty.

5 ARCHITECTURAL CONSIDERATIONS

Page 234

The revised plans show little improvement to the proposed design of the barrack like buildings or to the quality of the materials to be used. The report of the Panel of Architects' should be taken into account.

6 CONSULTATION

In my note of objection of 17 November 2014, I refer to the hostile and negative attitude to consultation by University representatives and their consultants. In particular, they gave the impression that "the planners" had approved their proposals. This seems to be an attempt to overcome objections and raises serious questions about the integrity of the planning process.

7 OBJECTION

My wife and I wish to record our objection to the present proposal. We do not object in principle to the need to redevelop this site but any such proposals must take into account the residential environment.



The Cottage
7 Pittville Crescent
CHELTENHAM
GL52 2QZ

24th Nov. 2014.

Page 235

Recd 25 NOV 2014

ENVIRONMENT

Mrs. Lucy White
Planning Dept. CBC.

Dear Mrs White,

Objection to Application 14/01928/FUL

It is hard to believe that a project of such magnitude could win approval.

Houses in the immediate area are relatively large, mostly accommodating just two persons, usually retired. There are few multiple dwellings. The current number of 800 students proposed, though the opportunity to increase to 1000 will be hard to resist and eventually put forward, would exceed and overwhelm that of local people. The impact would be devastating. It has been admitted that the number of rooms could exceed demand pushing the commercial drive to maximise profit beyond requirements.

Further to this, during the summer break restrictions should be placed on the sub-letting to other parties - eg holiday groups from abroad on a commercial scale and conferences. It was claimed during consultations that this would be 'a quiet time' for Pitville residents!

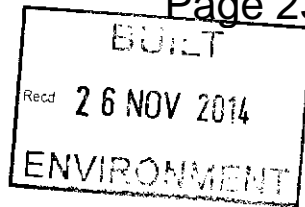
Regarding transport, the current system on Albert Road has been an abject failure. Buses travelling south, swerving to circumnavigate the queue blind those following to the north bound traffic with the 'right of way' invalidating the whole purpose of the scheme.

With the transportation of 800-1000 students, staggered hours or not, plus any commercial enterprise involved in the summer there will have to be a complete overhaul of road management. Local residents use the bus stop at the top of Albert Rd. which is essential for elderly people, and must remain. Likewise is the retention of the local store, as featured in the Echo, which provides essential food and newspapers. There is not another within walking distance. It provides an essential community facility and is much valued.

Whilst the university may require accommodation for more students this is an aggressive commercially driven exercise to achieve maximum financial profit with no consideration whatsoever for the local people who suspect the development will eventually expand out of all proportion.

Yours faithfully,

[Signature]



Pitville

Cheltenham

24 November 2014

Mrs L White
Planning Department
Cheltenham Borough Council
Cheltenham.

Dear Mrs White

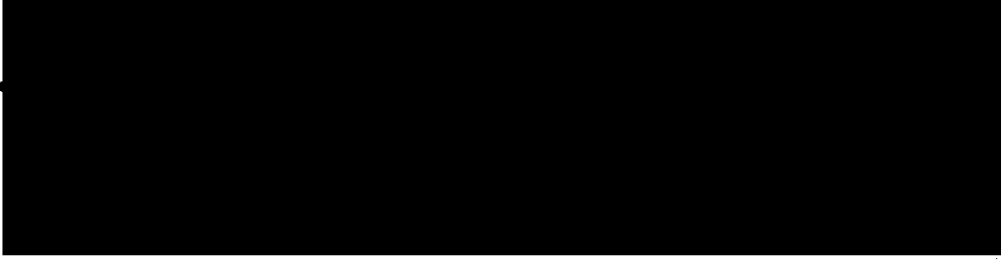
Pitville Campus Concerns

I make objection to the massive increase of students and agree with details as shown on the paper received.

Obviously some development of the premises are needed. An extra number of 800 students will cause considerable noise levels, behaviour at night coming through the Park. Extra parking in the roads

Page 237
close to the college. We already
experience Students parking.

Yours sincerely



Pittville Planning Application Submitted.
This Could Affect You VERY Badly, For Years
The application number is 14/01928/FUL

Please Do Register Your Objection
With the Council by Weds, 26th November

either online, via the Cheltenham BC website, <http://www.cheltenham.gov.uk/> (BEST) OR
email to dcomments@Cheltenham.gov.uk OR

write to: Mrs. Lucy White, Planning Department, Cheltenham Borough Council, PO Box 12,
Municipal Offices, Promenade, Cheltenham GL50 1PP

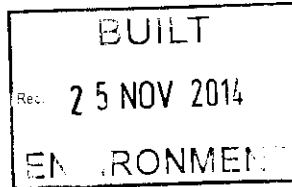
Please include the word **OBJECTION** in your title.

We will submit a formal, detailed, technical case for rejection, based on close reading of all the documents, to CBC in the coming days but your comments are also vital and a show of numbers is key. Comments are probably best based on your own wording and personal opinions; a selection of some of the main points is below. This will keep each objection unique and fresh and not simply seem to have been copied from a list!

- ✓ • Support the Uni's need to develop the site, but not at this density and with these numbers. (This is important to avoid accusations of NIMBYism).
- ✓ • Poor design / appearance / not in keeping / doesn't fit with Regency Cheltenham and would dominate a main route into town.
- ✓ • Far too many students – 800 beds fits ULiving's business plan but not the local area. Double beds mean many "unofficial" guests, plus 100 staff, swelling the likely average to over 1000.
- ✓ • No mention of not working on Bank Holidays during the demolition and construction stages.
- ✓ • Traffic report is flawed. Increased traffic levels are inevitable despite the claims of less traffic based on previous, unvalidated data.
- ✓ • Large increase in rowdiness and unruly behaviour to be expected - strains on the park and local amenities and no confidence in the management plan to control it on and off site. (26 late night noise complaints recorded by Pittville Campus Concerns since September!).
- ✓ • Concerns about the ability of the existing infrastructure to cope (water, sewers, electricity and gas).
- ✓ • Likely loss of our community shop under competition from the university's own exclusive outlet for students. (Have you signed their petition yet? Be quick!)
- ✓ • Overall, the submission seems filled with much unverified and inaccurate data.
- ✓ • Strain on Albert Road traffic, especially with existing islands adjacent to new exit.

This isn't a definitive list and we're sure you will have many more thoughts of your own to add. Please make them known by submitting your objections **now** and encourage neighbours to do so. This could be our only chance to stop this dreadful proposal and time is now very short so, please, act today to save your neighbourhood from some very bad planning and some very greedy developers. Thank you, **Pittville Campus Concerns**.

Bookmark our website: <https://www.sites.google.com/site/pittvillecampusconcerns/home>
Join our Email list: Pittvillecampusconcerns@hotmail.co.uk



4 East Approach Drive
Cheltenham
GL52 3JE

23.11.2014.

Mrs Lucy White
Cheltenham Borough Council
Planning Department
Cheltenham GL50 1PP

Dear Mrs White

OBJECTION TO PLANNING APPLICATION 14/01928/FUL

I object to the current proposals for redevelopment of the Pittville Campus site. I have attended all of the 'so called' consultation sessions held by University of Gloucestershire, but I was left with the impression that they had little or no interest in the concerns of the residents. The presentations and consultations showed an immediate concern with the site, but little or no true understanding of the local area and possible impact by the proposals.

The impact of nearly 800 students on the local area will be severe. Albert Road is already busy from local school traffic and commuters using it as a rat run to bypass the Evesham Road. There is also the pending future development of residential housing to the rear of the school, which will also have access off Albert Road.

The impact of increased bus services to transport all these students to other campuses will also be severe. and in contravention of the Councils Policy CP5, which states the location must minimise the need for travel. As it is the proposals aim to make buses pick up from the front of the site with all the local intrusion that will bring. It was suggested at one of the consultation meetings that a bus stop within the site would remove the impact from the frontage on Albert Road. The University spokesperson said that this was not considered viable on safety grounds, but that is a contradiction as the risk could be better controlled 'on-site' and it would remove an immediate safety issue on Albert Road. I would also point out that combined pedestrian/bus access is already an established feature on the Cheltenham High Street.

The suggestion that the University will ban resident students from bringing cars into the town is questionable. Under what law will they be able to instruct students in such a measure? The experience of residents in nearby St Paul's having to suffer the burden of multiple occupancy student cars and their friends visiting is a sobering reminder of what can and will happen in Pittville. Even if these cars could be barred from local streets, they will be forced to look for parking in neighbouring areas. I understand that this would also contravene Policy TP1; that development will not be allowed to increase the likelihood of high turnover, on street parking

The design proposals for the new build on the Pittville Campus make great claims that the accommodation blocks will be no higher than the existing tower block. However, this overlooks the fact that the existing block is set at 90 degrees to Albert Road and so it appears less massive than the new buildings will be. The existing campus buildings fronting onto Albert Road are mainly single story, with a subtle two or three story lift to the southern end of what was the graphic art / media art facility.

The proposals do not enhance the appearance of the area and show a marked lack of sensitivity to their environment. This contravenes Policy CP7; Quality of design.

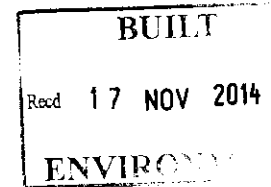
To add to all the above impacts we will have to endure the effects of an additional 600 students flooding in to the local area with all the noise and nuisance that will bring. Whilst I do not object to young people or their education, the reality of 'too many' in one place and not in a suitable place is out of step with this community. This contravenes Policies HS2; Housing Density.

More investigations should be made into expanding accommodation on other sites in Cheltenham and Gloucester. This would have less negative impact than Pittville as Park and Oxtalls already have on site teaching, which reduces the need for students to leave the site.

In conclusion it appears that the overriding priority of the University is to maximise bed space in Pittville at the expense of all other factors.

Yours sincerely

A large black rectangular redaction box covering the signature and any accompanying text.



[REDACTED]
c/o Flat 5, Malvern Hill House, East Approach
Drive, Cheltenham, GL52 3JE, 12/11/2014

Mark Redman, Director,
Built Environment, Cheltenham Borough Council
P.O. Box 12, Municipal Offices, Promenade
Cheltenham, GL50 1PP

Dear Mrs White

Concerns about Student village application 14/01928/FUL

1) Drainage

The Directors of the Malvern Hill House Residents Association would like to express our serious concerns about the student village proposal firstly on the grounds of the extra pressure it would put on the general drainage in the area.

We note paragraph 3.7 "Historic Flood Data" in the flood risk and drainage assessment but would like to point out that the SFRA is incorrect in considering that there was no flooding in nearby properties during 2007. On 20 July 2007 the basement in Malvern Hill House was flooded by 10 inches of water due to the drains and sewers beyond our domestic drainage system being too full to take the water coming from our house drainage. The area drainage system was originally built for far fewer properties than now exist in East Approach Drive, Albert Road and New Barn Lane and could not cope with the exceptional amount of rainfall received on that day. We would add that we were not the only property in the general area to flood on 20 July 2007 and that Albert Road itself was awash particularly in the dipped part of the road in the vicinity of Pittville Lawn.

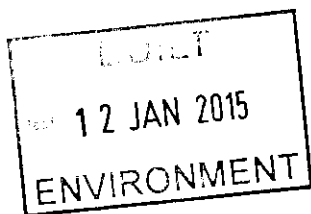
We do not see any mention of any planned improvements to the general area drainage planned to accommodate the extra pressures on it that would be caused by the student village. Therefore we consider that in the current circumstances of much heavier rainfall due to ongoing climate change, the building of such a large complex would substantially increase the pressure on the general drainage in the vicinity, thus increasing the flooding risk for our property and possibly for other properties in the general area.

2) Parking, noise and traffic

Secondly, we are concerned about the resultant increased pressure on the street car parking in East Approach Drive which at present is already filled up on the right hand side of the street by student vehicles during the day. We are also worried about the resultant increased late night noise and disruption in the environs of the Pittville Pump Room which is sometimes used for functions which attract a student audience. At present the noise and disruption which currently results is a manageable inconvenience but this would increase substantially if an extra 600 students were to use the entertainment facilities of the Pittville Pump Room. Furthermore, at present, traffic in East Approach Drive, Albert Road and New Barn Lane is already very heavy and slow during the school run, on race days and in the evenings when there is a function in the Pump Room, this would considerably worsen under the pressure of the resultant additional student vehicles.

We would therefore not wish this planning application to proceed.

Yours sincerely
[REDACTED]



[REDACTED]
c/o Flat 5, Malvern Hill House, East Approach
Drive, Cheltenham, GL52 3JE, 10/01/2015

Mark Redman, Director,
Built Environment, Cheltenham Borough Council
P.O. Box 12, Municipal Offices, Promenade
Cheltenham, GL50 1PP

Dear Mrs White

Continued concerns about Student village application 14/01928/FUL

1) Drainage

The Directors of Malvern Hill House Residents Association would again like to express our serious concerns about the student village proposal, since the consideration given to surrounding area drainage in the revised application documents remains inadequate

We repeat that on 20 July 2007 the basement in Malvern Hill House was flooded by 10 inches of water due to the drains beyond our domestic drainage system being too full to take the water coming from our house drainage. The existing area drainage system was originally built for far fewer properties than now exist in East Approach Drive, Albert Road and New Barn Lane. It could not cope with the exceptional amount of rainfall received on 20 July and we were not the only property in the area to flood on that day.

Indeed, when we went to see our MP Martin Horwood on 12 December 2014, he informed us that about 600 properties in Cheltenham were flooded by water coming up from the drains on 20 July 2007. To us this would appear to be clear evidence that the drainage system in Cheltenham is inadequate for current climate change rainfall conditions. Therefore we consider that no large developments should be built anywhere in existing urban parts of Cheltenham until the entire drainage system has been enlarged since if there is too much new development over old drainage then flooding risk would substantially increase, even from events of lesser rainfall than that of 20 July 2007.

2) Other concerns, eg parking, noise, traffic

We would also echo the concerns which have been expressed in over 180 objections to date about the likelihood of vastly increased traffic, far more late night noise and vandalism from students, more pressure on street parking, more pressure on the Pittville Park, the Pump Room and its facilities and even about increased pressure on internet usage in the area, together with many concerns about how the proposed buildings themselves are not in keeping with what you would wish for a Conservation Area. Indeed we have learned that the Highways Authority has recommended refusal of this application, as have Heritage and Conservation and the Architects Panel. We still therefore do not wish this application to proceed.

Yours sincerely

For

The Directors on behalf of [REDACTED]

Pittville Planning Application Submitted.
This Could Affect You VERY Badly, For Years
The application number is 14/01928/FUL.

Please Do Register Your Objection
With the Council by Weds, 26th November

either online, via the Cheltenham BC website, <http://www.cheltenham.gov.uk/> (BEST) OR
email to dccomments@Cheltenham.gov.uk OR
write to: Mrs. Lucy White, Planning Department, Cheltenham Borough Council, PO Box 12,
Municipal Offices, Promenade, Cheltenham GL50 1PP
Please include the word **OBJECTION** in your title.

We will submit a formal, detailed, technical case for rejection, based on close reading of all the documents, to CBC in the coming days but your comments are also **vital** and a show of numbers is key. Comments are probably best based on your own wording and personal opinions; a selection of some of the main points is below. This will keep each objection unique and fresh and not simply seem to have been copied from a list!

- Support the Uni's need to develop the site, but not at this density and with these numbers. (This is important to avoid accusations of NIMBYism).
- Poor design / appearance / not in keeping / doesn't fit with Regency Cheltenham and would dominate a main route into town.
- Far too many students – 800 beds fits ULiving's business plan but not the local area. Double beds mean many "unofficial" guests, plus 100 staff, swelling the likely average to over 1000.
- No mention of not working on Bank Holidays during the demolition and construction stages.
- Traffic report is flawed. Increased traffic levels are inevitable despite the claims of less traffic based on previous, unvalidated data.
- Large increase in rowdiness and unruly behaviour to be expected - strains on the park and local amenities and no confidence in the management plan to control it on and off site. (26 late night noise complaints recorded by Pittville Campus Concerns since September!).
- Concerns about the ability of the existing infrastructure to cope (water, sewers, electricity and gas).
- Likely loss of our community shop under competition from the university's own exclusive outlet for students. (Have you signed their petition yet? Be quick!)
- Overall, the submission seems filled with much unverified and inaccurate data.
- Strain on Albert Road traffic, especially with existing islands adjacent to new exit.

This isn't a definitive list and we're sure you will have many more thoughts of your own to add. Please make them known by submitting your objections **now** and encourage neighbours to do so. This could be our only chance to stop this dreadful proposal and time is now very short so, please, act today to save your neighbourhood from some very bad planning and some very greedy developers. Thank you, **Pittville Campus Concerns**.

Bookmark our website: <https://www.sites.google.com/site/pittvillecampusconcerns/home>

Join our Email list: Pittvillecampusconcerns@hotmail.co.uk

OBJECTION

20/11/14

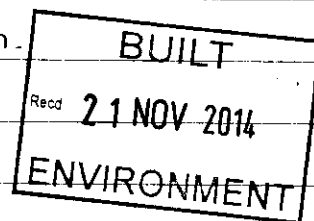
I WISH TO REGISTER MY
OBJECTION TO THE PROPOSED
INCREASE IN STUDENT
ACCOMMODATION AT PITTVILLE
UNIVERSITY CAMPUS, AS
OUTLINED IN ENCLOSED
INFORMATION.

22 ST. IVES COURT

ALBERT ROAD

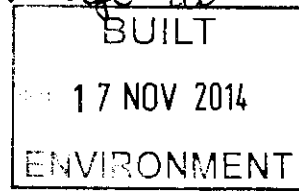
CHELTEHAM

GL52 3JY



1, Albert Drive,
GK52 3 JH.

Re The proposed University Student Village at
the top of Albert Road.



Dear Tracey Crews,

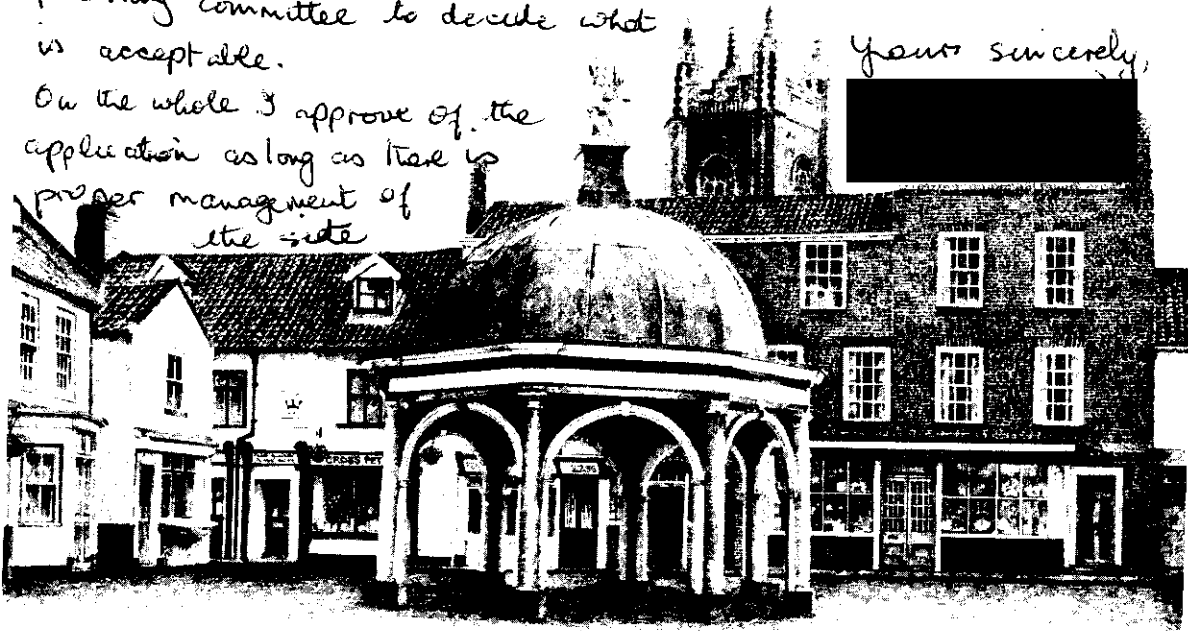
I think the University has
tried hard to address the concerns of the local
residents, changing aspects of the first plans to the
present plans.

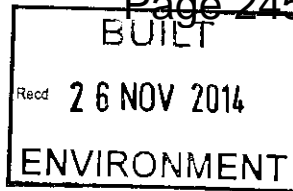
The University is now offering some places to
post-graduate students so that there are some more
mature students, not all 18 years.

One of the concerns of local residents was the total
number of students on sites. I leave that decision to the
planning committee to decide what
is acceptable.

On the whole I approve of the
application as long as there is
proper management of
the site

Yours sincerely,





19 Albert Drive
Pittville

Cheltenham GL52 3JH

23rd Nov 2014

Dear Mrs. White,

Pittville Campus - Application N^o 14 / 01928 / Full

I write to strongly OBJECT to the above proposals for the following reasons.

1. There has been no meaningful consultation with local residents.

I attended one of three meetings which was a disorganised ramble lacking in even basic facts and which failed to respond to obvious issues and concerns of local people. It was an exercise just to tick boxes.

2. The massive scale of the plans

Placing a thousand or more people (students, visitors, staff etc) in such a restricted space in the heart of a residential area will degrade and totally change the character of the area.

Even the University clearly had not anticipated this number but ULiving are out to maximise their opportunity regardless.

3. Increased traffic problems

The daily commuting of so many people (there are no teaching facilities on site) will inevitably exacerbate existing traffic problems not least in Albert Road and along the bus routes. Cheltenham is woefully short of well connected major roads and the current slow journeys and regular traffic jams show. Anyone denying this should visit Albert Road etc. during mornings, lunchtimes and evenings; and particularly at schooltimes.

The proposed concentration of people will cause extra traffic and problems, including noise, pollution and parking. Although students are not allowed

Page 246

to park on campus, they can in ~~surrounding~~ roads. As an example student cars regularly park for days without moving in Hillcourt Road at present where there is limited parking for visitors, tradesmen etc.

4. Environmental Decline

- a) Residents currently enjoy the generally peaceful and pleasant environment of Pittville, an area known as a particularly attractive showpiece for the town, close as it is to the racecourse, conference centre and main park. This situation has been protected by careful planning control, allowing new development appropriate in scale and size which have been much welcomed.

This proposal will overwhelm the area both visually and by sheer numbers (in fact making the community the minor party).

- b) Inevitably over 900 students and their visitors will mean more noise, rowdiness and antisocial behaviour as well as litter, all of which we currently experience on a small scale. The lack of interest or action by the University justifies our total lack of confidence in them. Fatuous comments by the University about street monitors etc. have no substance. The police are too stretched to help with any but the more serious problems, so residents are justified in expressing concerns about inevitable problems they must face alone.

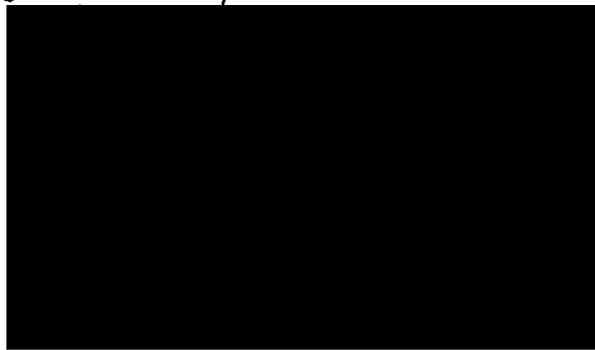
- c) There is no certainty that services can cope with huge, extra demand, especially water and sewerage but perhaps gas and electricity too.

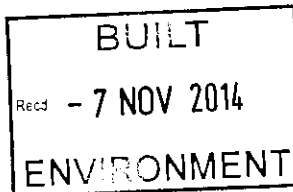
5. The one local business that could benefit from the proposals is the local shop, but even this has been compromised by the intention to open one on-site, just a few yards away.

I hope you appreciate that my objections reflect genuine concerns for my local community and are not "nimbby" concerns.

We have a long record of accommodating students in our community with much success but at a much reduced level to those proposals. I believe something like a half of the numbers proposed should give the right balance between the needs of the University and those of the existing community. No doubt ULiving would not be happy at this but then they have no interest in the town or the local community.

Yours sincerely





10 Greenfields
New Barn Lane
Cheltenham
Glos
GL52 3LG

5 November 2014

Ms Tracey Crews
Head of Planning
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham GL50 1PP

Dear Ms Crews,

PLANNING APPLICATION 14/01928/FUL – REDEVELOPMENT OF PITTVILLE CAMPUS

Reference: Your 14/01928/FUL dated 27 October 2014.

I wish to register my **objection** to the above proposal on the following grounds:

Noise and disturbance from use
Visual impact
Amenity

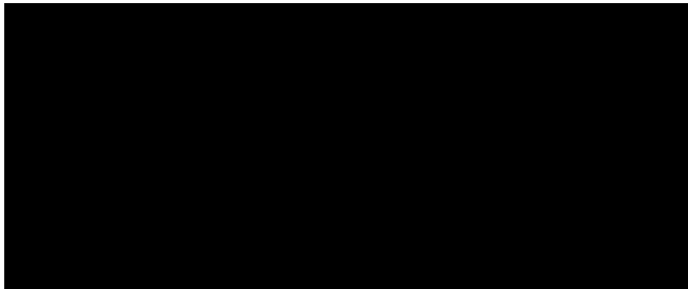
Noise and disturbance from use: The high density of the proposed student accommodation will result in much increased noise and disturbance for local residents. The quadrupling of the number of students will inevitably result in a commensurate increase in antisocial behaviour as students return to their accommodation from social activities. Even with the current (approximately 200 students) the University authorities have failed to curb the noise and antisocial behaviour of the students and the police have publicly declared that they will not intervene.

Visual Impact: Whilst the old art block in New Barn Lane is no architectural gem, the proximity of many multi-story new buildings on New Barn Lane and Albert Road will overwhelm neighbouring properties and are reminiscent of blocks of social housing built in the 1950s which have been so discredited by their residents and planners. This density of development in an essentially residential area is neither appropriate, nor sustainable.

Amenity: This high density development will inevitably reduce the amenity (definition: pleasantness, agreeable surroundings) of this area by introducing many new large unattractive buildings and very large numbers of new temporary residents. These residents will have little or no interest in improving, or even maintaining the amenity of the local area. From the plans seen so far there is no benefit accruing to the existing community through the provision of new or improved local infrastructure or facilities. This will be another quality of life reducing predatory development and there must be concern that without significant improvement in the local service infrastructure the quality of local service supply (water, sewage/drainage, gas and electricity) will be diminished.

This development must not be reviewed by officers in isolation. Rather it should be viewed in a holistic manner taking account of all other authorised or planned adjacent development in this small area of Prestbury. Pittville School have given notice that they intend to submit a planning application for 56 or more new homes on their sports field adjacent to the university campus. In addition Cheltenham Borough Council has given outline planning permission for the construction of 380 homes plus elderly care facilities on Starvehall Farm. None of these developments (including the Pittville Campus) intend to provide any new recreational, or social, infrastructure for the large increase in population they will cause. All are predatory expecting to rely on the dwindling availability of existing local facilities and thus must be seen as unsustainable without significant improvement.

Yours Faithfully,



10 Greenfields
New Barn Lane
Cheltenham
Glos
GL52 3LG

22 December 2014

Ms Tracey Crews
Head of Planning
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham GL50 1PP

Dear Ms Crews,

PLANNING APPLICATION 14/01928/FUL – PITTVILLE CAMPUS STUDENT ACCOMMODATION

Having reviewed the recently amended proposals for this application we wish to register our **continued objection** to them.

We are concerned that the University has seen fit to state that these proposals are “likely to be approved”. This suggests that officers may have already provided positive guidance to the applicants that irrespective of the legitimate concerns raised by the local community they are minded to recommend approval to Councillors.

We **OBJECT** to the revised application on the following grounds:

- Noise and disturbance from use
- Visual impact
- Amenity

Noise and disturbance from use: The proposed student numbers remain unchanged as do any proposed effective controls and remedial procedures for antisocial behaviour. The high numbers of students will dominate the permanent population of the area and the density of the proposed student accommodation will result in much increased noise and disturbance for local residents. The quadrupling of the number of students will inevitably result in a commensurate increase in antisocial

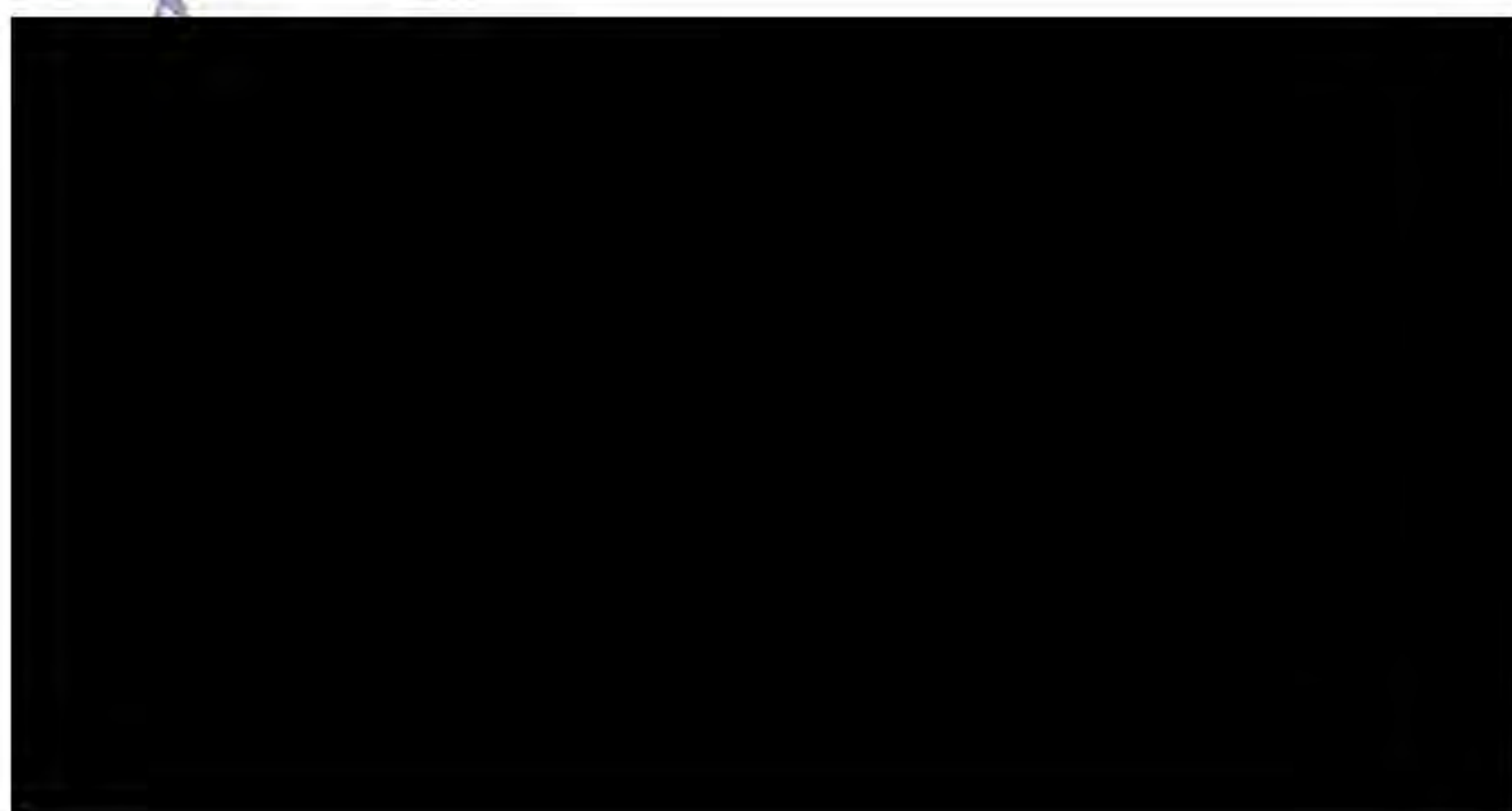
behaviour as students return to their accommodation from social activities. Even with the current (approximately 200 students) the University authorities have failed to curb the noise and antisocial behaviour of the students and the police have publicly declared that they will not intervene.

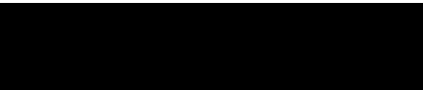
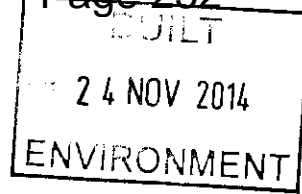
Visual Impact: The design of the buildings remains poor, other than some minor tweaks it is basically unchanged from the original submission. The proximity of these new multi-story buildings on New Barn Lane and Albert Road will overwhelm neighbouring properties. The density of development and design of these buildings in an essentially residential area is neither appropriate, nor sustainable. We are also concerned that given the unsightly state of the external decoration of existing buildings yet more architectural eyesores will result from poor long term maintenance.

Amenity: Questions on the impact on existing utility services remain unanswered. Without significant improvement in the local service infrastructure the quality of local service supply (water, sewage/drainage, gas and electricity) is likely to be diminished. This high density development will inevitably reduce the amenity (definition: pleasantness, agreeable surroundings) of this area by introducing many new large unattractive buildings and very large numbers of new temporary residents. These residents will have little or no interest in improving, or even maintaining the amenity of the local area. From the plans it appears that there is no benefit accruing to the existing community through provision of new or improved local infrastructure or facilities.


Summary: This development remains predatory offering no benefit to the community and expects to rely on the dwindling availability of existing local facilities. The design of the buildings, student density and layout will adversely impact the quality of life and surroundings for existing residents. The application is unsustainable and should be rejected.

Yours Faithfully,





10 Albert Drive
Cheltenham. UK GL523JH

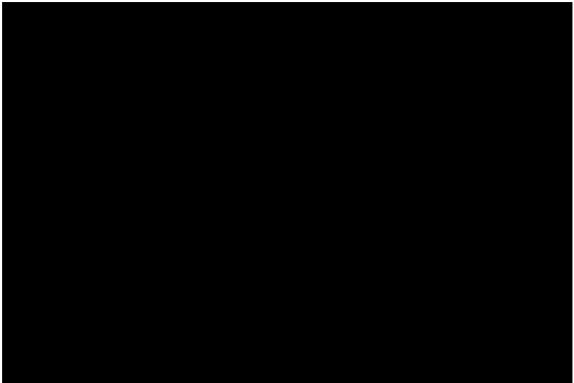


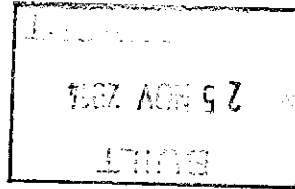
20 November 2014

Dear Mrs White.

As you can see I am a resident of Albert Drive and wish to add my concerns regarding the 800-students planned for Pittville Campus. We are pleased with the re-development of the site but that kind of number would change the whole environment of this residential area and the 400 originally planned is a much more sensible number to blend in. I personally enjoy having young people around and chatting to them at the bus stop, after all we were all young once, a long time ago for me being 79. We are fortunate to live in a lovely area and so will the students be but not 800+ that's overload. I believe ULiving added more blocks to the centre of the site to accommodate more students, its only concerned about making money. It should be left as a inner court yard with a road running right around for buses, taxis, deliveries and emergency services can drive right in around and out leaving a inner grassed area with trees and seating for students to relax on. I know I am not an architect but I am sure someone could make it a great place for the students and the residents by taking all traffic and noise into the centre of the University. Hoping yourself and the planning committee will be sympathetic to our concerns.

Your sincerely





1, Marston Road,
Pittville,
Cheltenham,
Glos..
GL52 3JQ.

Dear Mrs L. White,

22. 11. 14.

We wish to register our intense concerns over the development of the University site in Albert Road.

The sheer size of the project will create a vast increase of daily traffic; more noise from inconsiderate students, the local infrastructure will be strained and the demand for parking will be huge.

The resiting of the Bus stop is ridiculous.

We appreciate the University needs to have short, mid and long term plans to improve their facilities but at the expense of local residents is wholly selfish. The nights are already disrupted by loud, unruly, inconsiderate students and to have the days impacted upon by increased traffic, sheer volumes of people etcetera is unacceptable.

If you proceed with the erection of 603 buildings where do you propose the vehicles will park?

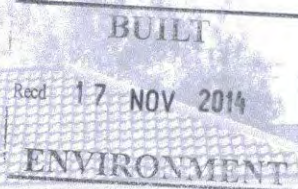
Will you plant trees and shrubs to replace the existing hedgerows which give Albert Road its unique appearance?

We hope you all reconsider these plans and think honestly of the tremendous impact on the lives of the local residents and natural environment this project will impose upon us and it!

Yours faithfully,



18 ALBERT DRIVE
PITTVILLE
CHELTENHAM
GL52 3JH



Your Reference: 14/01928/FUL of 27th October 2014.

Tracey Crews
Head of Planning
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

12th November 2014

OBJECTION TO:-
PLANNING APPLICATION 14/01928/FUL
REDEVELOPMENT OF PITTVILLE CAMPUS

Dear Miss Crews

I hereby wish to lodge my objection to the above planning application.

I firstly object to its appearance, bearing in mind the quality of the property in this neighbourhood and a house opposite the university on Albert Rd is currently on the market for £1.3m. However, this proposed development would be an eyesore, akin to a council built block of flats. If you wish to develop a multi- accommodation unit why not propose to the developers something on this line. It can be built in a quadrangle and contain four floors. The first floor being at lower ground level and the fourth in the loft area, both the loft windows and lower ground overlook the student's private park within the quadrangle and not private residences. There will be a one way system with speed restricting controls all the way around the building and to exit, the vehicles must stop and wait for an automated barrier to rise, thus preventing the boy racer element and becoming a menace to the residents, who have earned the right to live in this highly desirable and sought after area, with a tax band to prove it. The towers are for security.

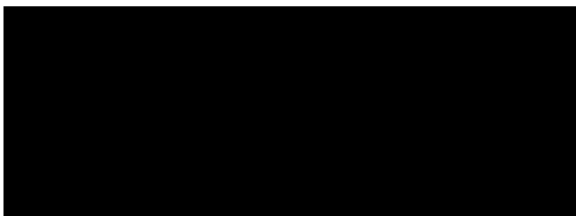


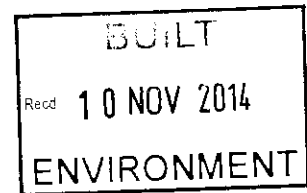
My second objection is the impact the number of students proposed will have on our area. I am fully aware that the majority of students are well behaved, but as a rough estimate 10% will not be, 10% of 300, makes 30 when unsupervised an unruly noisy gang of youths, full of life and no thought for others. Hence, an average of 90 young people roaming the streets and getting up to mischief is beyond a joke. Most are having fun, but once again 10% of them think it fun to let car tyres down, throw for sale signs belonging to houses into the lake, drop all sorts of litter and vandalise cars. **Yes vandalise cars.** Here in Albert Drive we have all suffered, car aerials being snapped, the badge of my Mercedes was snapped off, but it is this mindless behaviour that tars all the students with the same brush. I hear you say it is not fair on the other 90% of students, but it is also not fair to allow such an over development of student accommodation in this area. The saddest thing of all is; these students are the future of our country. The university will have you believe they can control the students. If that is so, why are those already living here causing residents so much grief, with their noise which is amplified all the more late at night as they wake up residents. The modern term used is antisocial behaviour, whereas when I was a student; this type were called delinquents.

This extra over population will be a major problem to this area in many ways, or have you forgotten about the development of Starvehall Farm and the school's playing fields. The impact of those extra people and cars etc in this area will be vast, putting a strain on the already stressed services, such as sewage, waste, fresh water supply and of course the telephone system as that many more people will be expecting Broadband. Think of how the roads will cope, they are already subjected to drivers speeding and since the build-outs were installed on Albert Road, vehicles of all sorts are travelling very much faster, as predicted when they were first proposed. Albert Road used to be a quiet residential road until it was used for diverting traffic off Evesham Road once, but now drivers coming from Bishops Cleeve, turn left at the racecourse roundabout and then right into Albert Road where it is foot down and away to go. Think and think carefully, this area simply cannot cope with such a massive influx of people. This entire scheme needs rethinking and re-planning, because someone somewhere has not thought this through before even proposing such a notion. Also think of the overstretched police having to tackle this extra number of unthinking and inconsiderate young people.

Thank you for your time in considering this objection.

Yours sincerely,





4, Pittville Crescent,
Cheltenham,
GL52 2QZ,
5th November.

Dear Sir,

When the new student accommodation block is up and running in Pittville, the night time noise the resident already suffer regularly will be multiplied by a factor.

These hooligans, (sorry students), come rolling back from town at three or four o'clock in the morning shouting and screaming at the top of their voices with zero concern for the residents, the elderly, sick, babies or people who just have to get up for work in the morning.

How are the authorities going to stop them ?

I think they do it on purpose to wake people!

This is how we suffer at the moment! What is going to happen to us in the future?

The welfare of the council tax payers is MORE important than that of these students or don't you think so?

Does it need to be added that the size and design of this accommodation block is NOT in keeping with this area.

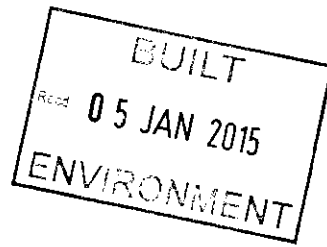
Is there to be no end to the ruining of Cheltenham!

HELP!

Yours faithfully,

A large black rectangular redaction box covering the signature and the bottom portion of the letter.

4, Pittville Crescent,
Cheltenham,
Gloucestershire,
GL52 2QZ,
1st January.



Dear Sir,

I object to the proposed development of the students accommodation at the top of Albert road.

My reasons are those of common sense.

The imposition of 800/1000 extra people onto the area seems to be crazy.

How will Albert Road deal with all the extra traffic?

How will Pittville Park survive with all these feet bashing it about? Lots more money will be needed by the Parks Department.

How will the nearby shop survive? I don't expect it will.

The design of the new accommodation is UGLY and here on a major gate way into Cheltenham.

NOISE is already a problem for those living in this area with hooligans, (sorry students), screaming and shouting at three in the morning as they stagger back from the night clubs.

I'm sure they do this on purpose!!

This will be increased by a factor with 800 new people.

All so that developers can line their pockets and to blazes with the descent people who have to live with their plans.

Throw this out!!

Yours faithfully,

A large black rectangular redaction box covering the signature area.

BUILT
17 NOV 2014
ENVIRONMENT

Y ALBERT DRIVE
PITTVILLE
CHELTENHAM
GL 52 3JH

Your Ref 14/0198/FUL

PITTVILLE CAMPUS ALBERT ROAD

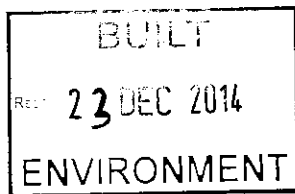
Having attended all the meetings at the College and examined all the plans we are of the opinion that this is too many Residential students to be housed on this site. Had it been a Teaching and smaller Residential site as was the 'Art College' there would probably have been less complaints.

We have lived in our house for 38 years with no problems from students but now with the proposed plans for the Pitville School ie. probably bringing the road from the Housing Estate, bearing all the traffic, into Albert Road, and with buses operating from the Campus to the various Teaching Buildings, also bearing in mind the Races traffic during the year, I think you must understand our concern.

2.

We have mentioned our concerns at the meetings and re-iterate now that had the site been used for teaching and fewer residential students this situation would have been acceptable.

Yours faithfully
[Redacted Signature]



7, Albert Drive
Pittville
Cheltenham.

Dear Mrs White

Objection to Planning

Application 14/01928/FUL

I feel I am wasting my time writing this, I am just re-iterating all that I said before.

I have nothing against students, my children & grandchildren have been and some still are at Universities over the country and I think it important that they enjoy their years there; it

is a relatively short time.


Had there been a teaching element as well as accommodation, this would have been successful, but it is far too many students to be catered for in what has been a lovely residential area, we have lived here for 38 yrs.

With the inclusion of the housing project possibly coming to Pittville School and the traffic being directed into Albert Road. plus the number of coaches

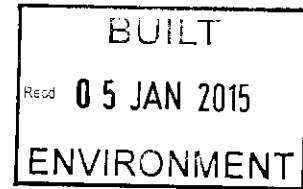
necessary to ferry the
students to the various
colleges of work and also
taking into account the
race traffic several times
a year. I cannot imagine
what the future will hold.

I do hope all these
points will be taken into
account.

Yours Faithfully.



'Treeside'
22 Hillcourt Road
Cheltenham, Glos
GL52 3JL



Cheltenham Borough Council
FAO: Mrs Lucy White
Planning Department
PO Box 12
Municipal Offices
Promenade
Cheltenham
Glos
GL50 1PP

2nd January 2015

Dear Mrs White

Re: Revised Planning Application 14/01928/FUL – Pittville Campus - OBJECT

I write in respect to your 'revised' Planning Application for the above development.

Again, I still object to this application as per my previous letter of objection (***see letter below***).

I cannot see much has been changed, apart from a little tweak here and there – these are very 'subtle' changes.

The high volume of student accommodation proposed (800+), has still not been addressed and the numbers remain the same. There are no amenities for these young people in Pittville.

The design/materials proposed for building is overbearing and too intensive for a residential area. The impact of having a 'Pittville Village' will change this area for ever.

There is great concern from residents in the increased traffic, (cars/buses) parking in surrounding roads and anti-social behaviour that may occur.

Why build so far away from the main 'Park' Campus, situated on the other side of town and so far away from lectures? I fear that this plan has not been carefully thought through. *This site was sustainable before when it was for both teaching and halls.*

I OBJECT once again to this planning application going ahead in its current form.

'Treeside'
22 Hillcourt Road
Cheltenham, Glos
GL52 3JL

Cheltenham Borough Council
FAO: Mrs Lucy White
Planning Department
PO Box 12
Municipal Offices
Promenade
Cheltenham
Glos
GL50 1PP

23rd November 2014

Dear Mrs White

Re: Planning Application 14/01928/FUL – Pittville Campus - OBJECT

We wish to strongly object to the above Planning Application for the following reasons:-

- **Accommodation for 800 students – development too large:**

There are too many high buildings for the size of site. There are too many students in one area (with *double beds* in situ, there's the possibility of twice the number of students (1500+) on site at certain times.

There will be overcrowding with no amenities.

Uliving quoted, "Not just a bed – a place to live". This is misleading and not fair to students. I do not believe Uliving know this area at all and that they are solely focused on profit to be gained by maximising the accommodation on site.

- **Design / Height / Materials proposed for accommodation:**

Design and materials proposed for building more akin to a prison/army barracks. Visual impact to area very worrying.

Height will block out sunlight and spoil views.

Design not sympathetic to surroundings - totally out of keeping for area and will change ambience forever.

- **Traffic / Parking:**

There will be grid-lock on Albert Road with the extra traffic (cars, buses, taxis, bicycles, visitors and vehicles from site staff etc.) and especially with the chicanes in place for traffic calming which is to ensure the safety of school children.

Albert Road will be even more congested if the proposed new housing estate at Pittville School goes ahead, with traffic now to be exiting onto Albert Road.

Also, the 'Ellerslie' development opposite the school will also add to extra vehicles/congestion trying to exit onto Albert Road.

Parking problems will arise if some 1st year students decide to use their cars - *you cannot guarantee this will not happen*. Parking these vehicles will impact on residents and surrounding roads, including Pittville Park. This will be horrendous for all.

(Students are already parking at 8am in the Pittville Car Park adjacent to the mini-golf/skate park - and cannot surely be using the park or playing mini-golf at that time of day!)

If there is a shortfall of 1st year students occupying the accommodation, inevitably this will result in empty rooms. These rooms I understand will be available for post-graduates/foreign students – where will these student park?

The parking issues in the St Paul's area of town are still ongoing and have not been addressed. This matter does not give us much confidence for possible problems we may encounter in Pittville.

- **Amenities:**

There are no suitable amenities in the immediate area for students.

- **Disturbance to Residents:**

Damage, litter, anti-social behaviour will increase with students returning late at night/early morning from town centre via taxi or walking.

- **Pittville Park:**

Students/Groups/Friends will naturally want to use the park nearby to socialise, play sport - which they of course are entitled to do so - however, large numbers of students will lead to increased noise, litter, anti-social behaviour.

Who will 'police' this to ensure ambience of Pittville Park is not spoilt for others enjoyment?

- **Drains / Water:**

We question the sustainability of sewers/drains in area with accommodation being used by 800 students on one site.

- **Trees/Shrubs:**

Concerned about the damage to trees / roots during building and concerned about the number of trees proposed to be felled.

- **Security:**
Many security personnel will be required 24/7 to ensure students do not cause disturbance/anti-social behaviour in area.
- **Local Shop:**
If a student shop is provided on site, the local shop nearby on New Barn Lane will have their trade affected. Residents will lose out if this shop were to close.

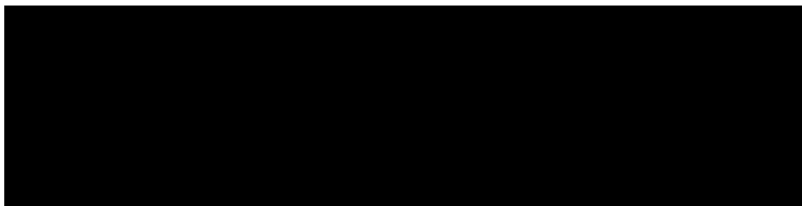
This development should incorporate both teaching facilities and accommodation for students. Remainder of accommodation required should be spread out across Cheltenham *and* Gloucester.

Concerned over the maintenance of the proposed site by Uliving, as the present student accommodation has not been maintained at all since built despite no lectures taking place.

Current design and materials used is shoddy, not in keeping with area. Depending on outcome of proposal, some residents risk the devaluation of their homes.

On the above grounds, this planning application should be rejected.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Mrs T. Crews,
Head of Planning
Chelt: Borough Council
P.O. Box 12
Municipal Offices
Cheltenham
GL50 1PP.

"Four Winds"
79 New Barn Lane
Prestbury
Cheltenham
GL52 3LE

BUILT
Recd 13 NOV 2014
ENVIRONMENT

Dear Mrs Crews,

Planning Application 14/01928/FUL
Redevelopment of Pittville Campus

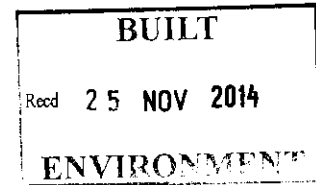
I wish to register my objection to the above proposal.

- 1) The proposed new buildings (housing 794 students) are too dense for the area.
- 2) The impact of 794 students will be horrific - returning to the complex at 3 or 4 in the morning, dropping litter, shouting & screaming as in past experience, but multiplied


2.

- by about 4 times. Even 1% (8 persons) could cause a lot of nuisance.
- 3) The doors of the buildings were agreed to be positioned on the inside of the complex originally - but now are proposed to be facing New Barn Lane & Albert Road, which is unacceptable.
 - 4) Each bedroom has a double bed thus having potential of many more residents than indicated.
 - 5) The site is far too small for the proposed development - you are trying to cram a quart into a pint pot, thus harming the character of Pittville & Prestbury.
 - 6) Please think of the comfort & well-being of the Council Tax Payers who pay your wages. The students do not, & probably could not care less!

Yours sincerely



*The Whistlers
128 Albert Road
CHELTENHAM
Gloucestershire
GL52 3JF*



The Planning Department
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 9SA

24th November 2014

Letter of Objection

Dear Sirs

Re: Planning Application Ref 14/01928/FUL.
Applicants Name: Uliving and University of Gloucestershire.

We live opposite the former Gloucestershire University Pittville Campus in Albert Road and have done so for over 25 years.

We are well versed on the impact of the Albert Road University Campus site running as a fully occupied teaching site with some additional Halls of Residence built about 17 years ago under planning references CB10512/09 and CB10512/14. The proposals contained in the above current application seek consent for a significant change of use from a teaching establishment with ancillary residential facilities (providing accommodation for 214 students) to the provision of a purely residential campus housing approximately 800 students.

The effect and impact of this change of use on the immediate neighbourhood will be significant and deleterious to the amenities of the Pittville area both within the immediate vicinity and more widely due to the increase in traffic as students access to and from Cheltenham town centre.

There should be no underestimating on the impact of the University's current proposals.

At the University's first consultation with local residents, their proposals were to seek to accommodate an additional 300 or so students. As they progressed their plans and in selecting a suitable external provider, in this case Uliving, the number of additional students to be housed on site rose considerably to the present figure in excess of 800.

Clearly the present proposals for housing over 800 students will provide the University with a significant source of income and is one that has no doubt swayed their judgement and led to a significant change in their plans to those as contained in their current planning application.

Key planning factors that need to be addressed are as follows.

1. Noise.

Noise will be generated on site from the number of students being housed; vehicle movements to and from site; students leaving and returning to the site on foot. Attached to this letter are recent articles from the Gloucestershire Echo which show the University's inability to control noise.

It is often the case that residents are disturbed late at night, particularly when students are returning from nightclubs in the town centre to the Pittville Campus at 2.00 to 3.00 am in the morning in high spirits and it is not uncommon for them to pick up on route agent's sale boards, shopping trolleys, etc. which are randomly deposited on route.

At an early Consultation Meeting between the University and Pittville residents, it was made clear and accepted by the University's presentation team that the design of the site was critical and should include:

- i) The removal of doors and opening windows from the external elevations fronting Albert Road and New Barn Lane to those internally facing into the site.
- ii) The provision of internal vehicle movements to a central area of the site accessed by possibly utilising the existing through one way road system entering from New Barn Lane and exiting onto Albert Road.

These two measures would significantly reduce noise levels generated by the proposed use of the site.

- i) The inward facing design has been adopted elsewhere in designing the development of student accommodation. An example is that as proposed at Botley outside Oxford within the Vale of White Horse District Council. Planning reference P13/V2733/FUL.
<http://www.whitehorsec.gov/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P13/V2733/FUL>

Interestingly the developer Doric Properties, is also putting forward binding agreements governing students' behaviour (Again please see the planning application).

The adoption of a redesigned scheme with sufficient onsite circulation space to accommodate traffic visiting the site and inward facing development will also effectively reduce the overall density of the development, reduce the number of students that can be accommodated on site to a level that can be considered acceptable for a site of this nature, that is in terms of size and massing for its location within this predominantly low density residential area.

- ii) The University/Ulving's current proposals include the provision and intensification of public transport to and from the site.

The provision of bus service facilities may be easily removed from the site and provided by utilisation of the existing Bus and Park and Ride facilities located at the Racecourse car park within 200 yards of the Campus.

Noise control may be effectively provided through a binding Section 106 Agreement between the Council, University and Uliving (the campus management company) limiting the decibel levels of noise emitted at different levels and times, for example inside and outside normal working hours.

To be effective, this agreement should provide for the University to fund the purchase and installation of 4/5 noise meters to be positioned outside the Campus but within close proximity to the site with meter readings monitored by the Council's Environmental Health Department in liaison with residents who may agree for the placement of noise meters within their boundaries of their properties opposite the Pittville Campus site and along Albert Road/New Barn Lane, the main approaches to the Campus.

A suitable financial penalty for breaching noise levels would provide an effective method of control.

2. Design.

The proposed design scheme does not provide for a quality finish to the fabric of the buildings. The current buildings fronting Albert Road have a stone external finish which has in terms of presentation performed well for over 30 + years.

The finish as proposed by the University and Uliving to the residential student blocks does not provide the same quality and standard, and consequently within a few years the external appearance of the buildings will deteriorate and look most unsightly. .

A brief walk around the current campus reveals numerous examples of the modern 1990's construction where the external finish to the buildings has deteriorated as a result of lack of maintenance. Cheap finishes require a costly high level of maintenance. Little external maintenance work has not been undertaken over the interim years since the construction of the original residential buildings and is unlikely to be undertaken in the future, re-enforcing the significant risk that the visual impact of the new development together with the existing residential accommodation will quickly deteriorate and become more unsightly.

See photograph examples taken 2013.

3. Landscaping.

The landscaping scheme approved by the Borough Council under the previous planning consent 91/01281/PF and 95/00190/PF have not been enforced but the strengthening of the hedgerows along the Albert Road lower frontage that have taken place have proved effective. However the planting of Beech hedging can be seen to have failed in parts, which both the University and the Council have not effectively monitored and consequently, despite the conditions attaching to previous planning consents no replacement planting took place

Existing planting of mature trees and shrubs around the site should be protected, retained and strengthened.

4. Massing and Density of Development.

The current application provides for the replacement of single storey buildings with 4 storey blocks out of keeping with the neighbourhood. The height of the development should be reduced as the massing is too great for the site, both in terms of visual appearance and future running of the site to reduce noise impact on the neighbourhood.

In essence, our view is that the height and density of the development should be significantly reduced and a redesigned scheme provided so as to be in keeping with both the surrounding area and one that accommodates internal pick up and delivery of student transport be it cars, taxis as well as service vehicles, thereby minimising the proliferation of noise externally from the redesigned scheme.

Yours faithfully



Enclosures: Articles from Gloucestershire Echo

SJP/personal/cpn/54395

BUY YOUR PROPERTY TODAY!

- ✓ Offer within 24 Hours!
- ✓ Any Property, Any Condition, Any Location.
- ✓ No Fees Whatsoever
- ✓ Private, Confidential & Professional Service
- ✓ 10 Years' Experience
- ✓ We also buy Land, Commercial & Industrial Property.
- ✓ Hassle Free



0800 024 8500

www.thepropertybuyingcompany.co.uk

Fed-up families ask police to stop student revellers

RESIDENTS living on a major road into Cheltenham, town centre have complained about noise from late-night revellers.

Complaints were made about students, believed to be from the University of Gloucestershire, disturbing neighbours with shouting as they gathered to go into the town centre.

Thousands of students have returned to start the new term in the past few weeks, and residents have approached the university in an attempt to keep the disturbances to a minimum.

Last Thursday, residents told police officers about the problems they faced on weekday nights, mostly from residents in the Dunalley Street and Henrietta Street area.

The St Paul's Road Area Residents Association met up to dis-

By Michael Yong

michael.yong@glosmedia.co.uk

cuss the various issues around noise.

Les Thurlow, chairman of the group, said the university needed to deal with it.

He said: "We heard all about the problems on Henrietta Street last year, and it remains to be sorted out.

"Last Wednesday night, we had the sports teams shouting and singing while going down the street.

"They meet up in St Paul's before going down into town and it was very loud between 10pm and midnight.

"You couldn't believe the noise they were making, and it is causing a real problem to many people who live around here.

"You couldn't believe the noise they were making, and it is causing a real problem"

Les Thurlow

"The university is not dealing with this, and they need to. It is a problem that is not being solved.

"It is the university's responsibility, especially when the sports teams come together.

"They go through the residential areas, and make a lot noise. It needs to be solved, and I'm just saying the university and police must get together to fix this problem."

One resident said: "The buck starts and stops with the university. They have to deal with it,

and it is definitely worse this year."

Stewart Dove, director of Student Support at the university, said students sign a code of conduct when they enrol.

He said: "However, we do understand that there can sometimes be noisy behaviour from a minority of students and we have a number of measures in place to keep this to a minimum.

"The university works hard to ensure neighbours in St Paul's are given appropriate contact details to report any such incidents and facilitates a termly meeting of a liaison group to ensure elected community leaders and officers from the borough council and the local constabulary are able to share issues and help devise solutions."

OPINION, PAGE 10

Find the latest stories from your area at gloucestershireecho.co.uk

Alan died 'doing what he loved'

THE grieving family of a man killed while cycling in Gloucester have said they are 'heartbroken' by his death.

Alan Knight, 64, was killed last week in an alleged hit and run collision in Stroud Road in Gloucester while delivering newspapers by bicycle.

In a statement released by the police yesterday, Mr Knight's family said: "The entire family are heartbroken about the death of Alan, a loving husband to Linda and much beloved father, pampy and great pampy."

"He has been tragically taken from us very suddenly in a way that no-one could have foreseen, while doing what he loved to do."

They said the 64-year-old relished his paper round, a hobby which kept him fit and active for four years.

Twitter bites

Raquel

@Snowy4237

Hallo the Cotswolds you gorgeous beast. A couple of days RnR, just what the doctor ordered

Jake

@JakeLPrice

Just seen a guy cycling a penny-farthing round Tewkesbury. Not even surprised anymore.

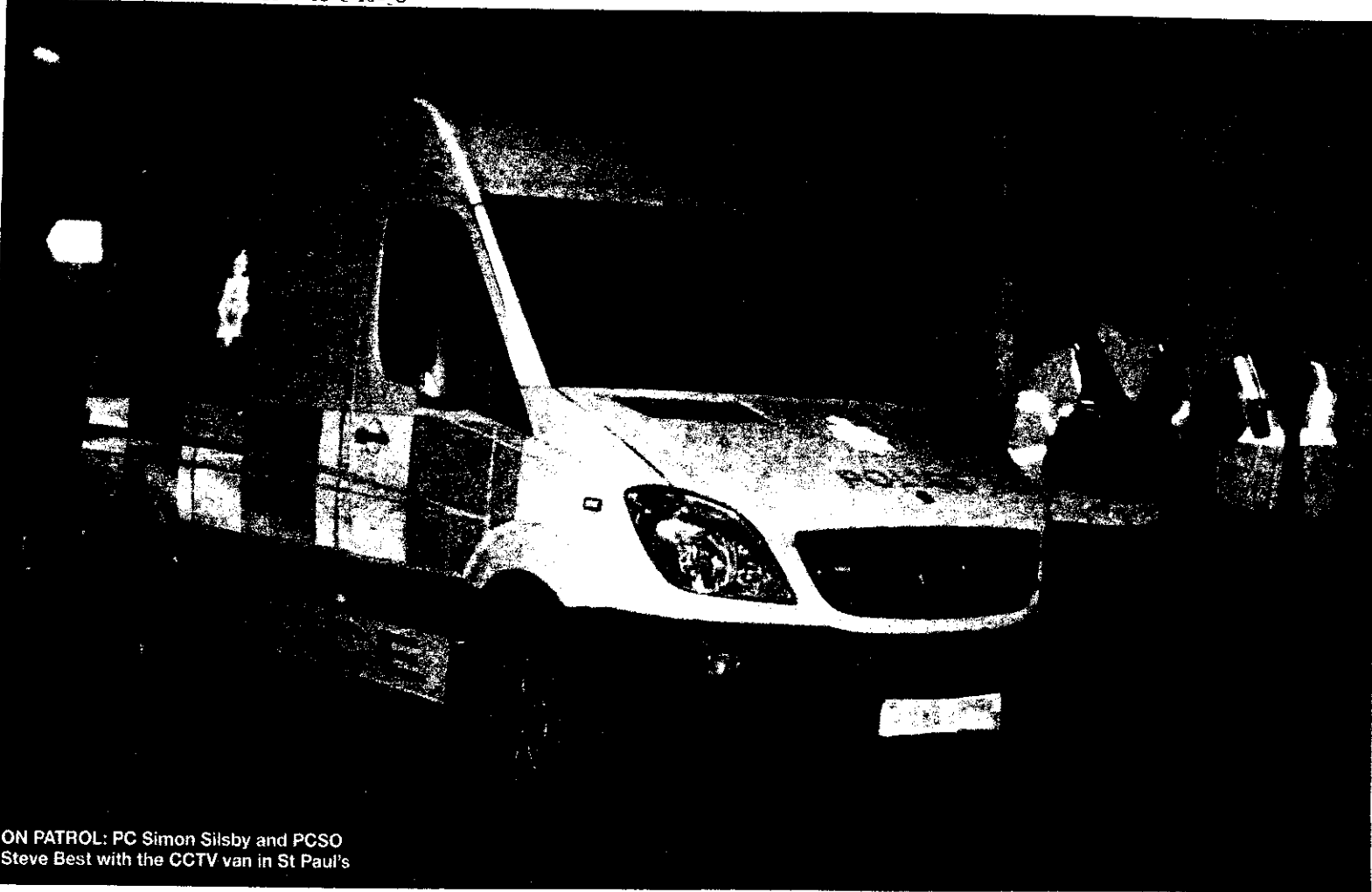
Award-winning shots on display

SEE stunning shots of British flora and fauna at Nature in Art this autumn as it exhibits the winners of the 2014 British Wildlife Photography Awards.

Nature in Art is one of the lucky few venues across the country selected to exhibit the winning pictures until Sunday, November 16.

The Twigworth museum is open daily from 10am to 5pm and normal admission charges apply. For details go to nature-in-art.org.uk

Picture: Rosemary Watts CHRW20141003 E-004_C



ON PATROL: PC Simon Silsby and PCSO Steve Best with the CCTV van in St Paul's

Police have so much more to deal with than noisy students

On Wednesday police held an operation to crack down on noisy students in Cheltenham. But, as reporter MICHAEL YONG found out, officers have more than rowdy young people to deal with.

IT is a problem that bugs 'student towns' around the country. Imagine going to bed early, knowing you have a 6am start, only to be rudely awoken in the middle of the night by chanting, singing and the noise of bins being kicked over.

For many residents in St Paul's and Pittville, the problems seem to mount on a Wednesday night, when students from the University of Gloucestershire go for a night out.

I decided to find out just why residents have

consistently complained about loud anti-social behaviour and a lack of police officers on patrol.

Inspector Tim Waterhouse, who is in charge of Cheltenham police, said the force simply doesn't have enough resources to deal purely with noisy students.

"There are a lot more incidents to deal with now compared to before, but honestly, we have fewer

officers as well," he said.

"The police has gone through a huge change over the last few years. When I joined 20 years ago, police officers were walking the beat, but with the amount of work, incidents and other things we get called out to now, it is almost impossible to go back to those days.

"There are other things to think about, such as safeguarding, welfare issues

"It is great to be out in the community, because it really does give us a presence"

— PC Tim Waterhouse

and Facebook complaints.

"Sometimes we get called out to look for missing persons and these issues are all important which need to be attended.

Building on social media is one of those things. Someone might get picked out online and they will ring the police now.

"It has had a huge impact on our time, but it is important. But is it an issue for the police? Or is it the school? Or community groups? Or the social media company?"

"These are all questions we have to answer, which are different from 20 years ago."

"It is great to be out and about in the community because it really does give us a presence, and we have grown into this role now."

Students and residents started peering their heads out of windows and doors as we walked the beat.

At around 11pm, a report came in about a possible break-in, with the suspect attempting to get away via the Honeybourne Lane.

Together with a PCSO we raced to the path, hoping to apprehend the suspect, but no one was found.

PCSO Yasir Patel, who has been in the force for about 10 years, said: "We have a very good partnership with the residents, and they do let us know if there are problems so we can respond."

"Student noise is an issue here, but hopefully us being out and about does help."

Hundreds of students, many in fancy dress and having had a few drinks, started flooding into Moomoo and Fever nightclubs in Cheltenham at around 11pm, and we stopped to check the crowds outside.

Officers stopped to speak to groups, telling them to keep the noise to a minimum and watching out for each other.

Alexis Hickman, general manager of Fever nightclub, was handing out bottles of water when a student approached her for help to get a drunk friend home.

"I think it's a responsibility for the club to make sure they can get home safe, or are not excessively drunk," Alexis said.

"We have a good relationship with the police, and if we have problems with the residents, we will send a member of staff to ask how things are going."



KEEPING WATCH: PC Simon Silsby and PC Maria Elwood in the CCTV van

NEW DANCING CLASS

GORDON & MURIEL CONNELL

(FORMER BRITISH BALLROOM CHAMPIONS)

ARE STARTING A BALLROOM & LATIN CLASS FOR BEGINNERS & IMPROVERS

VENUE - LUCKINGTON & ELMSTONE HARDWICK VILLAGE HALL

START DATE - MONDAY 6TH OCT 2014 THEN EACH MONDAY

CLASS TIME - 7PM TO 8PM

PRIVATE LESSONS ARE ALSO AVAILABLE FROM 8PM ONWARDS

EVERYONE WELCOME WHY NOT COME ALONG AND LEARN SOME NEW STEPS AND IMPROVE YOUR DANCING AND YOUR ENJOYMENT.

FOR MORE INFORMATION PLEASE CONTACT MURIEL OR GORDON

PHONE No. 01242 703592 OR

"E" MAIL g.connell@yahoo.co.uk





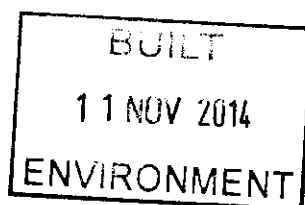












22 Albert Drive

Cheltenham

Glos.

GL52 3JH

9th November 2014

Dear Ms Crewes,

Re: Pittville Campus Expansion - Objection

Ref.no. 14/01928/FUL

I am writing to state my objection to the above planning application.

Firstly, I will say that I am not opposed in principal to the redevelopment of the Pittville University Campus – my concern is with the scale and nature of the proposals. I strongly believe that a “Student Village” for some 800 people is totally inappropriate for Pittville. To establish a community of 800 students in a quiet residential area of one of Cheltenham’s better quality districts is not acceptable. It will undoubtedly change the character of the area for the worse, and I would have thought that Cheltenham Borough Council would be extremely concerned about this threat to one of the most attractive areas of the town. I also believe that the proposed development will have an adverse effect on house prices.

A related concern is the planned style of the residential blocks. In order to accommodate almost 800 people on the Pittville site, it has been necessary for the University and Uliving to propose buildings of 4-5 stories, densely packed. The height and proposed style of these buildings is completely incompatible with local housing stock in this part of Pittville – no attempt has been made to adapt what seems to be a “standard” modern building design to a colour or style that would be more harmonious in the surrounding area. The proposed height of these buildings also has serious violation of privacy implications for people living immediately adjacent to the campus. The University consistently argue that the size of the new blocks is no higher than some of the taller campus buildings currently in existence – my concern is that the number of existing tall buildings is, inevitably, fewer than the number planned so the comparison is not valid. Again, this is not appropriate for Pittville.

One of the prime worries for residents of this part of Pittville is the inevitable threat of noise, litter and other impacts from 800 students. I would stress that I do not have an issue with students per se – I used to be one!; and I also acknowledge that students are not the only sector of the population sometimes prone to unacceptable behaviour. The concern is directly related to the sheer numbers, and doubts as to the University’s and Uliving’s ability to control this number of students.

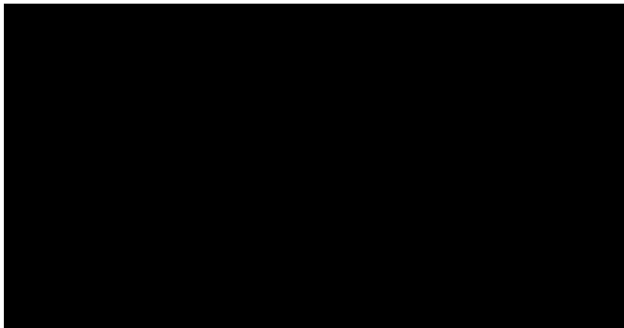
Local residents already experience problems from the current student numbers at Pittville so I am sure you can understand our worries.

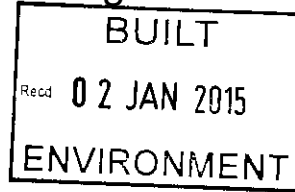
At the public meetings held by the University and Uliving, the question has frequently been raised as to why the planned increased student numbers cannot be spread across the University's other campuses in Cheltenham and Gloucester. The response is consistently that the other campuses are "not suitable" for expansion, without being explicit. Presumably the constraint is cost, but I cannot understand how the (almost) complete destruction of the Pittville campus buildings can be a relatively low-cost option. I believe that way forward is to allocate the planned increased student numbers across the various campuses and I would have thought this would be a preferred option for CBC also, a small impact on several areas being preferable to a massive impact on Pittville.

Finally, there is major concern locally regarding the risk of large numbers of student vehicles being parked in local residential streets; which would be totally unacceptable, again reducing the amenity and attractiveness of the area. The University maintain that students will not be allowed to bring cars to Cheltenham but this appears to be an extremely naive assumption.

I trust that you will take these strongly-held concerns into account in reviewing the above application.

Yours sincerely,





22 Albert Drive

Cheltenham

Glos.

GL52 3JH

30th December 2014

Dear Ms Crews,

Re: OBJECTION - Pittville Campus Expansion

Ref.no. 14/01928/FUL

Further to my letter of Objection dated 9th November 2014, I have visited the Planning Office and reviewed the revised proposals for the above development. Unfortunately, none of the concerns stated in my November letter are allayed by the revised proposals; in fact, some additional issues have come to light.

My main points relate to the following concerns:

1. Firstly, the strongly-held view that a "Student Village" for some 800 people is totally inappropriate for Pittville. Many people, including myself, have asked why some of the student accommodation can not be provided by new buildings on one or more of the other University campuses, and the documents that I looked at do not seem to address this point. There appears to be plenty of space at The Park, for instance (two or so years ago I was considering the purchase of an apartment in the Park area and it was evident that the expansion of the University was still underway there). I am not very familiar with the Oxstalls campus, but in discussion with other residents the comment has been quoted that "students would rather live in Cheltenham". I do not accept this as any justification for a totally disproportionate development in Pittville! I cannot find anything in the revised proposals which addresses these questions. I am aware that many people have challenged the logic behind the derivation of the 800 and believe that this has still not been satisfactorily justified.
2. The planned style of the residential blocks. From looking at the illustrations of the planned exterior style of the buildings in sections 8.3 & 8.4 of the Access Statement, I judge them to be ugly and incompatible with local housing stock. A dark red brick appears to form part of the design, combined with lighter colours which give an overall effect of "tackiness"; and in section 5.4, "Townhouse design concept", the "example of local precedent" is hideous! Looking at the existing local housing stock, there is not suprisingly a mix of materials. On New Barn Lane in close proximity to the campus there are houses of brick, stone, and

rendered & painted finishes. On the section of Albert Road closest to the campus, I note that the apartment block, the large 1950's house on the junction of Albert Road, Albert Drive & Hillcourt Road, and the house on Albert Road between the junctions with Albert Drive and Marston Road are of light coloured stone/imitation stone so I suggest that this is the sort of building material that would most enable the new buildings to in architectural harmony with the local area. Furthermore, I would cite the following local buildings as being in this type/colour of material:

- a. The main building at Pittville School. The Access Statement states that this is not a Listed Building, but it appears to have some form of protected status, is an attractive building and is very close to the University Buildings.
 - b. The UCAS building – also in a lightish coloured stone, and although a modern building, of an attractive design. I have also noticed that the relatively new Gloucestershire College buildings on Princess Elizabeth Way are made partly of a lightish stone material. Obviously this is a different part of town, but it serves to demonstrate that modern college buildings do not have to be ugly.
3. The planned height of the buildings. The Access Statement makes much of the fact that the planned townhouse buildings facing Albert Road will be “less dense and more permeable” than the current buildings which form a longer continuous facade. What this ignores is the planned height of the buildings – 4 storeys - making them much more visually intrusive than the current block. I have a further concern about these planned buildings, which has only struck me recently. For a number of evenings in succession two or three weeks ago, the large existing reception building on Albert Road (not the current media block), unusually, had its lights on until latish in the evening. This gave a foretaste of the “light intrusion” that the new townhouse blocks would have, particularly bearing in mind that, as they are residential blocks, lights will be on well into the night. This will have an unacceptable impact on people who live nearby. On a related point, section 7.1 of the Access Statement, addressing the distances between the planned new buildings and existing homes on Albert Road, states that the new buildings would be a “substantial distance away” from existing homes. I totally disagree – in terms of noise, light intrusion and privacy I would describe the proximity as claustrophobic and having an unacceptable impact on local residents.

If the Pittville campus redevelopment was for significantly lower student numbers than the proposed ~800 the above concerns would still apply, but would be significantly mitigated by the fact that height and density of the buildings could be reduced.

4. Student vehicles. In the “Transport statements and travel plan” I can see nothing which addresses the concern of local residents that students (and staff) who are unable to park their vehicles in the campus will park them on nearby residential streets. This would have a totally unacceptable impact on safety as well as on the quality & amenity of the area. I am sure I am not alone in thinking that students who already own cars are not going to sell them or leave them at home simply because there is restricted parking on the Pittville Campus!

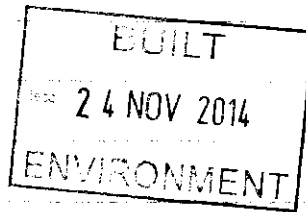
I am also seriously concerned about the University's proposal to commence demolition of the Pittville campus buildings which are planned for replacement. This suggests a foregone conclusion and/or a piece of “leverage” to use with the Planning Committee.

Finally, a colleague in the "Pittville Campus Concerns" group has advised me that my previous letter of objection, dated 9th November 2014, has not been registered as an "Objection". I find this very surprising as the word "Objection" appears both in the title and the first line of the letter. For the avoidance of doubt, I enclose another copy of the letter.

I trust that you will take these very real concerns into account and seriously consider other options for the development of the University of Gloucestershire. To reiterate, I am content that the University is an important part of the town and I would like it to flourish. However, the scale and style of the planned development of the Pittville Campus is totally inappropriate for this part of town; the quality and amenity of the area, and the value of property, would reduce significantly. This would be detrimental not only to local people but to Cheltenham as a whole.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.



Mrs Lucy White
Planning Dept
CBC
Po Box 12
GL50 1PP

[REDACTED]
Flat 11
Elm Court
Hillcourt Road
Cheltenham
GL52 3JU
24/11/2014

Madam

OBJECTION to application No 4/01928/FUL

Surely this is an inappropriate development of the Pittville Campus site due to overcrowding as a result of the increase of 193 student bedrooms to a new total of 794 student bedrooms plus other ancillary buildings?

There is also an issue of whether the existing provision of gas / electricity & water supplies will cope with the increased demand without seriously affecting these services to the flats and houses around the Campus site if ~~this~~ this development goes ahead. Also the sewage services.

[REDACTED]

Mrs Lucy White
Cheltenham Borough Council
Planning Department
Cheltenham

130 Albert Road
Cheltenham
GL52 3JF

17 November 2014

Dear Mrs White

OBJECTION RE: PITTVILLE STUDENT VILLAGE

REF: 14/01928/FUL

My wife and I support an appropriate redevelopment of the Pittville Campus but do not support the proposals as presently laid out. As the Cheltenham Architects' Panel states in its comments "*....We are.....concerned that the blocks themselves miss an opportunity to form a backdrop to the whole development that is sympathetic to its surroundings, but creates a rewarding environment for its occupants.....*" This design is not appropriate to Cheltenham, let alone Pittville.

There are many concerns which have been raised by local residents at the "consultation sessions" over the proposed development. We know that residents feel that the meetings have not been truly consultative, as those concerns have not been addressed satisfactorily and we are faced with an unacceptable and flawed scheme. One is aware that the Cheltenham Civic Society and the Cheltenham Architects' Panel have concerns about the design as currently lodged.

The planners may be told that residents are in favour of the scheme based on a questionnaire which the University circulated but the questions could be said to have been drawn up to elicit positive responses even if the residents were against the development, eg "*The plans are an improvement to the current site....*" and "*the proposals provide a more cohesive building layout than the current site.....*". The Planning Committee should take no account of any conclusions drawn by the University of Gloucestershire ("UoG") based on responses to such leading questions. Furthermore, in UoG's analysis of the responses, it is noted that 7 of the 52 respondees were members of staff at UoG. Their responses should be ignored due to potential conflicts of interest.

Amongst many issues, the scheme proposed does not address the ambiance of the local environment although UoG purports to be a leading university in sustainability and "green" strategy. There is no teaching undertaken on the Pittville site and students have to travel to other campuses in Cheltenham or in Gloucester. This appears to contravene the Council's policy CP5 which states the location must minimise the need for travel.

The student population of c.800 plus c.100 support staff etc. will swamp the local area which does not have high density occupation of sites. It is also understood that the entire 2014 intake of first year students has been accommodated in existing halls and with private landlords. Why therefore is there a need for a further substantial and high density development? We believe the proposal to be in contravention of Housing Policy HS2 re: housing density.

Another concern of local residents, potentially affected by the proposed development, is the constantly changing information coming out of UoG. For example, in May 2013, at a

meeting called by UoG, local residents were advised that UoG was planning to accommodate an additional 300 students on top of the existing 214 with a further 150 as the scheme develops and, if thought appropriate. Our first reaction was, if properly managed and controlled, up to 500 students in total, living on the Pittville site, would be acceptable. However, any numbers beyond that would not be.

Nothing further was heard on the proposed development until the latest plans were presented and local residents were faced with the likelihood of some 800 students living in a student village environment. We are wholly opposed to such a large scale influx of students housed in barrack-style properties. It is an inappropriate and flawed proposal.

It should be noted that at all times we were advised that these new students would be “first years”. The planning proposal now talks about post-graduate and mature students too. In other words, the development is not required to house first year students as UoG’s planning application suggests. The demand is not there and the development, to be sustainable, will have to be supplemented by others; which we are told could include student nurses and other “key” workers.

In addition, we are told that the resident students can invite friends etc. to stay, and whilst we have absolutely no objection to students doing this as its part of a normal way of life, it could mean up to 1,500 individuals on the site at any one time. Simply an overwhelming and unacceptable proposition for the local residents.

UoG has no sympathy with the local residents’ position and offers platitudes about the security on site keeping everything under control. Presently, security cannot control some of the 214 students already at Pittville who come back late at night and, with their raucous behaviour, regularly wake up the neighbours. How could they control up to 1,500? Furthermore, the aforementioned control is only on site as security staff will have no jurisdiction beyond UoG’s boundary. Access roads leading to Pittville will have no controls and UoG’s claims that their own patrols will provide the necessary protection is not credible. We believe this contravenes the Council’s policies in this matter, in particular CP4 – Safe and Sustainable Living - requiring adequate security and the prevention of crime and disorder.

The bus and taxi frequencies will be increased many times over causing substantial extra usage of Albert Road, a road currently treated by commuters as a “rat run”. It has caused problems in the past to residents, hence the insertion of traffic calming measures to slow and possibly divert traffic back to the main road. Also, the latest proposals from Pittville School to develop some of its land for housing, which, it is proposed, will egress onto Albert Road instead of Cakebridge Road, as originally intended, just exacerbates the problem. Albert Road cannot cope with such a huge increase in traffic movements.

The planning documents also highlight bus transportation between 11pm and 4am following students’ nights out moving back and forth along Albert Road. One cannot see how this could be perceived in any way as acceptable or fair on local, Council Tax paying residents.

We believe it to be somewhat disingenuous to be told that students will contract not to bring cars on site. Residents near the Park campus have told us the effect of this is to push students’ cars into the surrounding streets and roads. This is in contravention of Policy TP1 which makes clear that development will not be allowed that will increase the likelihood of high turnover, on-street parking. You will be aware of recent restrictions which have been applied to street parking in the Pittville area.

We further understand the Council is close to introducing a "Residents' Parking" scheme in the Park area to combat the problem but would that not be adding a financial burden on the residents, as presumably they would have to pay for the permits? These issues impact on the quiet enjoyment expected by residents. We are told the Students' Handbook states no cars can be brought to Cheltenham and Gloucester. That is unenforceable and surely can only refer to the campuses. UoG is inconsistent and misleading over this issue. What is the position on motor cycles?

We have been told that UoG is in discussion with the Racecourse over use of its space for cars – the cars that students can't bring to the site! However, we believe the racecourse company is already contracted to UCAS and to CBC re Park & Ride and, possibly, others and we do not know how feasible it is for UoG to utilise space at the racecourse. If it does, there will be substantial extra traffic movements on New Barn Lane, which is already a very busy road. Furthermore, the gates to the racecourse car park are closed about 8.00pm so students returning late would not be able to park there and so will park as near to the campus as they can get.

Added to this is the impact on the immediate environment of so many extra people in an area where there are only some 250 residents currently. We challenge the traffic, noise and environmental impact studies completed in relation to this development as certain assumptions used in those reports, eg number of student beds, traffic movements etc are incorrect and if amended, as they should properly be, may affect the conclusions reached. The Craddy Pitchers Davidson Report which refers to 603 bedrooms (it's actually 794) and the impact on surface water flooding is a good example - one assumes the adverse findings would be worse with more bedrooms. The Environmental Noise Impact Assessment is also assuming just 603 beds. The BREEAM Assessment Report is a further example of incorrect assumptions.

We believe, although it has been denied by the executive of UoG, that the proposal is wholly financially driven and the number of students has nothing to do with the most appropriate proposal for the locality, or the impact thereon, but wholly to do with meeting the financial obligations and debt servicing requirements of the lenders to the development. UoG has had financial difficulties in the recent past and it is likely that a development such as envisaged at Pittville, would be beyond their ability to self fund. Hence the need for the scheme to meet the strategic financial objectives and debt servicing requirements of third party lenders, who clearly have no direct interest in the local community; merely needing to see that their lending is serviced and repaid. Their requirements will be met by maximising student numbers and, as a result, the rents collected.

As to the development itself, we understand the developers plan to use construction materials much of which are prefabricated off site and will produce a "look" totally out of keeping with the immediate vicinity. We are not convinced the materials to be used are appropriate and will result in buildings of poor architectural quality, to the detriment of the local environment. In addition, the design does not offer the opportunity to enhance the character and quality of the area – one of low density - offering nothing but high density 4-storey buildings in a confined space overlooking local residents. This appears to contravene CP7 which requires a high standard of design. Reading the comments of the Cheltenham Architects' Panel would suggest they hold similar views.

Also, during the construction period, we are not convinced that surrounding roads, eg Hillcourt Road, will not be used as a holding area for construction traffic. These roads are not designed for heavy vehicle use. We also object to construction work at week-ends and bank holidays.

There are currently a good number of mature trees on the site which partly shield from view the university buildings. We expect all trees to be retained and require a definitive statement to that effect from UoG. Their consultants have undertaken an arboriculture review which we have seen, and, their statement that they will retain all trees where possible is unacceptable as it leaves the door open for the developers to take down trees as they see fit. The report should also explain what impact the development will have on the root stock during or after construction.

We had asked at previous meetings that ingress to the buildings should be from the interior of the site with no doors opening onto either New Barn Lane or Albert Road. This has an adverse impact on the right to privacy and overlooking and must be addressed. Residents have a right to privacy and quiet enjoyment under the Human Rights Act, in particular Protocol 1, Article 1. We are surprised to hear that the planning officers have directed that there should be doors opening onto both roads.

Buildings currently facing onto Albert Road are predominately single storey. The plan is to replace these with 4 storey buildings, adversely affecting the right to privacy currently enjoyed by the residents opposite. We believe the benefit of natural light from the rising sun will also be lost to the properties opposite, especially in the autumn and winter.

Another issue which will concern residents is the likely increase in drug use and the buying and selling of drugs in the locality. If there is drug use at present it will potentially increase 4-fold. UoG and/or the Police should provide a report on drug misuse, the incidents thereof at Pittville and the action taken to mitigate it.

We trust the planning committee will take full account of these concerns in reaching their decision. An appendix is attached in which we list other questions we feel require answers.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

APPENDIX

1. Are there external fire escapes? If so, on which elevations?
2. We are concerned that insufficient planning is in place to deal with the asbestos on site. What is the view of the planning officers?
3. How will the water supply be affected by this large development? Residents have already reported a drop in water pressure when students are in residence. 3.3 of the Energy Statement refers to the water loading for a "full development occupancy" of 556 people being significant. It isn't 556 people, it's 794 plus administration staff of c100. What is the correct position on water loading?
4. Problems have been identified with the sewer pipes. What plans are in place to repair or replace faulty pipes? What will be the impact on local residents?
5. None of the other university sites on which ULiving has been involved are in exclusively residential areas and as such the comparisons in their consultation documents and online "Q&A" are misleading. Will the planning officers please request that ULiving produce more relevant examples?
6. Worcestershire Wildlife Consultancy states in its report "*3.1 Desk study. No statutory sites of nature conservation importance were identified within 1km of the Pittville Campus.*" How far away is Pittville Park and lake?
7. Can we see attendance lists showing that c1300 students and c200 staff were in occupation between 1960's and 2011 and that they were all in attendance at the same time. The latter 5 years will suffice.
8. If necessary, through a Freedom of Information request, can we see UoG's first year student numbers for the last 5 years and how they were housed. What was the extent of the lack of first year student accommodation?
9. 5.2 of the Design and Access Statement Part 2 provides a photograph of a "*local precedent*". Where is it taken from?
10. In the ENIA it states "*9.1.2 Restriction of Delivery and Refuse Collections. It would be recommended that should planning permission be granted a planning condition should be considered which will restrict all deliveries and refuse collection to and from the site to between the hours of 07:00 to 18:00 Monday to Saturday. An exception to the above conditions should be considered to allow deliveries of bread, milk and newspapers to the proposed small retail shop.*" This should be confirmed.
11. ENIA – "*9.2.2 Restriction on Music Noise. It would be recommended that consideration is given to the design of any part of the development where either amplified or live music is likely to be played to ensure the building is fit for purpose including the provision for acoustic entrance and exit lobbies, upgraded glazing where required and adequate ventilation to allow windows and doors to remain shut even in the hotter months. It would be recommended that any music noise either from amplified or live music should not exceed LMax, fast 55 dB between 07:00 and 23:00 hours and LMax, fast 45 dB at all other times.*" Again, this should be confirmed as a planning condition.
12. ENIA – "*10.4 Construction Noise. It would be recommended that an application under section 60 and 61 of the Control of Pollution Act 1974 is made to ensure the construction of the site, which is likely to take well over a year, does not have a detrimental effect on the local residents in terms of noise and vibration.*" This should also be a planning condition.
13. What are the terms of the s106 agreement and how will it benefit the local community in Pittville? No specifics stated in documents filed.

Mrs Lucy White
Cheltenham Borough Council
Planning Department
Cheltenham

130 Albert Road
Cheltenham
GL52 3JF

19 December 2014

Dear Mrs White

OBJECTION RE: PITTVILLE STUDENT VILLAGE

REF: 14/01928/FUL

A number of documents, under the above reference, have been placed on the CBC website since 3 December by the University of Gloucestershire ("UoG"), ULiving and their advisers, following the objections lodged by concerned parties and residents. We wish to submit further objections to these latest documents.

Before doing so, we feel we must preface our comments with a real concern that UoG and ULiving have, throughout this process, not truly listened to the objections raised by Pittville residents. There is also a manifest fear that the numerous documents filed by the applicants, including those revised and corrected for numerous errors pointed out by objectors and others, have been produced in an unprofessional and potentially misleading manner. The inadequate and self-serving responses underpin our view that their plans and statements show no attempt to understand the fears and concerns of residents about the damage their proposals will inflict upon the local environment, infrastructure or quiet enjoyment of the residents in the area.

Planning Statement (addendum) dated 03/12/14

Point 4.1 – UoG continues to state that the planning designs flow from a demand-led strategy. However, what UoG seems not to be prepared to accept is that its proposals are not sensitive to the locality; its buildings, infrastructure, roads or people. CBC would do well to note the recent planning application by Persimmon Homes in Tewkesbury Borough that was thrown out as it spoiled the character of the area and overlooked existing homes (Cheltenham Echo, 10 December 2014). Any parallels?!

Point 4.2 – External financial obligations may not directly be a planning related matter but when the consequence is the manner in which it drives the design, then it most certainly is a planning matter. UoG and ULiving are again missing the point made by the local community by insisting their plans are demand-led. The local residents have complained long and hard that the plans are inappropriate, taking no account of the local environment, the design causes too great a density and the construction materials are wholly unsuitable to Pittville.

Point 6.5 – yet again, UoG completely misses the point. We understand a significant part of Park Stores trade comes from the students across the road. Another example of the lack of empathy with the local community.

Point 6.6 – this response underlines the above point perfectly. It shouldn't necessitate UoG falling back on planning policy terms, UoG should have empathy with what is important to the local community, particularly the elderly, who find the convenience of Park Stores invaluable.

Appendix B – appears to be a report produced in June 2011 by McCann and Partners for a disposal of part of the site and not for a major redevelopment. The opinions and conclusions may therefore be invalid.

Operational Management Plan (addendum) dated 03/12/14

Point 4 – On street parking. This response is full of platitudes with phrases such as “*some concern*”, “*occasionally students in halls of residence are found to have brought a car to the town*” and “*On occasion there are cars/motorbikes.....that cause concern to local residents*”. All phrased to suggest these incidents are in the minority. UoG are ignoring the problems highlighted to us by local residents of the Park. Students will bring vehicles as they do at present. The only thing we don’t know is the extent. Based on the Park, it will be a nuisance and possibly render the roads an increasing safety hazard, especially near to Pittville School.

UoG Park Community meeting 31/10/14

Agenda item 3. Interesting to note Stewart Dove, in advising the meeting that the Pittville Student Village planning application had been submitted, also stated that he believed it was “*likely to be approved*”. What would cause him to be so optimistic? Is this a “done deal” between UoG and the officers at CBC? We note UoG’s plans have the support of the Liberal Democratic Member of Parliament for Cheltenham. Does this suggest the Liberal Democratic majority on Council will follow suit? These people would do well to remember the power resting in the hands of Borough ratepayers when it comes to elections. They must listen to the genuine concerns of council tax payers who have never said no development at any cost, simply a sensitive and appropriate development at a lower and empathetic density that is in keeping with the history and architecture of the town.

Energy Statement dated 01/12/14

Point 3.3 refers to usage of 24,019,200 litres of water pa but Hydrock has based it on 603 people. An energy usage review relating to just the new build would be pointless, so I assume their report refers to energy usage of the whole site once developed. If they had used 794 people, as per the plan, the extrapolated usage is 31,627,270 litres. That excludes the 132 staff, guests and others that will also be on site.

If one examines point 5.2 - Table 8 (should this be Table 7?), the water usage appears to have increased to 24,278,400 litres. An extrapolation to account for the above apparent error on the number of resident students produces a water usage of 31,968,572 litres. To add to the confusion and inability of any reader to understand the conclusions reached, point 7 – Conclusions assesses water usage at 23,910,068, which, to correct the error referred to above, extrapolates to 31,483,572 litres pa.

There is no conclusion as to whether or not the local supply can meet that level of usage or indeed a higher level when one accounts for the 132 staff and occasional visitors omitted from their calculations. Where are the consultees’ reports on this matter? Wales and West Utilities is said to have made no consultations on this re-submitted case. The Land Drainage Officer the same.

A further extract from Point 7 – Conclusions – “*However due to the high heating load (80% of energy use), it may be necessary to consider renewable heat generation, such as a biomass boiler, CHP(Combined heat & power), AHSP (Air source heat pumps) or GSHP(Ground source heat pumps)*”. Any suggestion of turbine power, where the engine would be continually in operation or a biomass boiler will be met with strong objections as noise and emissions from such would be totally unacceptable in the local environment. The report refers to issues regarding fuel and ash storage, site access and boiler system access for deliveries.

Additionally a supply chain will need to be established for the biomass fuel. One doubts the additional traffic movements if this method was adopted have been taken into account. Photovoltaic Cells (PV) are recommended but a caveat placed on this recommendation is that it would depend on the roof construction and the daylight available in relation to shadowing from the nearby warehouse units. What warehouse units? As far as we know, there are none and this is just another example of shoddy and unprofessional work.

Student residential travel plan – December 2014

It would appear only 5% of students responded to the travel survey referred to in point 2.7. On page 12 of the STAP (Sustainable Transport Action Plan) is this action point –

“.....explore additional parking options such as rental of driveways in nearby homes to ease pressure on current facilities....” Incredible! The inference drawn is that there are not going to be enough parking spaces at the Campus, or, UoG has given up on the plan to restrict the use of cars and is turning to local residents to mitigate its problem! Much of this plan seems to be wishful thinking and the exposure of idealistic but impractical options.

Transport Statement dated 10/12/14

“The site’s existing vehicle trip potential is greater than the proposed vehicle trip effects”. What on earth does this mean? We are not concerned about potential. We are concerned about the actual position and we know that currently there is little traffic movement at the campus. It is also clear to almost everyone, except the developers and their consultants, that with a substantially increased number of students and their guests, service and delivery vehicles, and, the addition of 132 staff (see 3.4.4, page 15 of the revised Transport Statement) to the site that the vehicle trip “effect” will be greater. Point 3.5.1 – Grocery Home Deliveries – confirms that that area alone will increase 4-fold if there are c800 resident students. With UoG’s own estimate of student movements we can see that **10 times more** students will be travelling to the Park Campus, 3.5km distant, than was the case historically. Fewer will be travelling to the FHC site (27% fewer) and it is that site to which students are more likely to walk or cycle. Table 3.2 of the Institute of Highways and Transportation (IHT) document ‘Providing for Journeys on Foot’ sets out acceptable maximum walk distances of 2km for Commuting and Education journeys, 800m for Town Centres, and 1.2km for elsewhere. The Park campus is almost twice as far as the recommended walking distance. Normally, one would applaud the encouragement to use cycles to get students around the campuses, but no doubt their parents will share our concern that a significant increase in students’ cycling across Cheltenham, with no dedicated cycle routes, during busy commuter times, will increase the risk of serious accidents or deaths. In any event, UoG’s own 2013 survey showed that only c8% of students used cycles.

Point 3.6.1 states *“Taxi will be a viable mode of travel for students without a car”*. It goes on to say that students use taxis only occasionally. That’s because taxis are relatively expensive. Proposing taxis as an answer, in part, to the issue of transportation of students is not practical.

In point 3.9.2, it states *“An operational assessment of the proposed car parking provision indicates that the car parking provision is appropriate for the predicted car parking demand.”* Yet we know that a proposal to ask local residents if students and staff could park on their drives has been suggested (see Student residential travel plan). To say the consultants’ reports are not co-ordinated would be an understatement. What are we, and more importantly, the planning committee to believe?

Architects’ Panel letter dated 03/12/14

1. *“...the scheme as a whole is flawed in its underlying conception”*. A damning conclusion it seems to us. All along residents have said that the design and density is inappropriate to Pittville. There had been three previous meetings between the Cheltenham Architects’ Panel and the architects for the developers prior to the 26 November meeting and still the architects cannot satisfy the Cheltenham Architects’ panel on the design. They are not listening.

2. The Panel goes on to say *“...a scheme that lets itself down and will fail to make the positive contribution that is required and vital to the setting and the ambience of this important site.”* That alone should direct the planners and councillors to throw out the

planning application. ULiving and UoG continue to seek through the planning application what they need to meet their financial obligations to the exclusion of what is right for the area. As some objectors have stated, we don't want something that looks like a prison block.

3. Another Panel remark - *"...The designers appear overly constrained by the cluster plan module created"*. Might that be because without these so-called Clusters the density that ULiving seeks cannot be achieved?

4. And again -

"....It contrives to end up giving the impression of a budget hotel design that then has to be made to look more attractive by the addition of decoration. This is not a basis for high quality sustainable design". Objectors have mentioned the very persuasive point that CBC planners wouldn't allow an 800-bed budget hotel on the site, so why allow this design which is frankly no different and cannot be disguised by referring to it as a student village.

5. Another pretty damning statement from the Panel -

"....Most of the Panel's previous comments still apply as the application is little changed."

As objectors, we too cannot see any material change or improvement in the design. As the architects felt it necessary to submit revised plans, it would not be unreasonable to suggest they agreed the previous plans were not fit for purpose. Regrettably, we now say the same about these so-called revised plans.

6. Finally, this concluding statement from the Cheltenham Architects' Panel says it all

"....we could not support the scheme as currently presented and hope that the officers and members take a robust position on this hugely significant site." We agree wholeheartedly! Throw it out!

We attach the appendix to our original letter of objection and have listed the points for which answers have not been received from either UoG or ULiving.

Yours sincerely

PTJ and Mrs REJ Brooke

APPENDIX

1. Are there external fire escapes? If so, on which elevations?
2. We are concerned that insufficient planning is in place to deal with the asbestos on site. What is the view of the planning officers?
3. Problems have been identified with the sewer pipes. What plans are in place to repair or replace faulty pipes? What will be the impact on local residents?
4. None of the other university sites on which ULiving has been involved are in exclusively residential areas and as such the comparisons in their consultation documents and online "Q&A" are misleading. Will the planning officers please request that ULiving produce more relevant examples?
5. Worcestershire Wildlife Consultancy states in its report *"3.1 Desk study. No statutory sites of nature conservation importance were identified within 1km of the Pittville Campus."* How far away is Pittville Park and lake? The Bio Diversity Report suggests 250m.
6. 5.2 of the Design and Access Statement Part 2 provides a photograph of a *"local precedent"*. Where is it taken from?
7. In the ENIA it states *"9.1.2 Restriction of Delivery and Refuse Collections. It would be recommended that should planning permission be granted a planning condition should be considered which will restrict all deliveries and refuse collection to and from the site to between the hours of 07:00 to 18:00 Monday to Saturday. An*

exception to the above conditions should be considered to allow deliveries of bread, milk and newspapers to the proposed small retail shop.” This should be confirmed.

8. ENIA – *“9.2.2 Restriction on Music Noise. It would be recommended that consideration is given to the design of any part of the development where either amplified or live music is likely to be played to ensure the building is fit for purpose including the provision for acoustic entrance and exit lobbies, upgraded glazing where required and adequate ventilation to allow windows and doors to remain shut even in the hotter months. It would be recommended that any music noise either from amplified or live music should not exceed LMax, fast 55 dB between 07:00 and 23:00 hours and LMax, fast 45 dB at all other times.”* Again, this should be confirmed as a planning condition.
9. ENIA – *“10.4 Construction Noise. It would be recommended that an application under section 60 and 61 of the Control of Pollution Act 1974 is made to ensure the construction of the site, which is likely to take well over a year, does not have a detrimental effect on the local residents in terms of noise and vibration.”* This should also be a planning condition.
10. What are the terms of the s106 agreement and how will it benefit the local community in Pittville? No specifics stated in documents filed.

Recd 25 NOV 2014

ENVIRONMENT

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	15 ALBERT DRIVE	
	83 New Barn Lane	
	19, STRICKLAND Road	
	61, SHAW GREEN LANE	
	4 ACACIA CLOSE	
	Billy DANTERS FUN FAIR	
	Billy Danters fun fair	
	7 BURTON AVENUE	
	5 MANOR VILL ROAD	
	63 CINDEN AVE	
	Middle News Cottage.	
	Nanten Rd.	
	# 2 Albert Drive.	
	8 Chiltern Rd Cheltenham	
	42 Southview Way Prestbury	
	195 Swindon Road, Chelt.	
	10 PRESTBURY PARK	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	47 BRAMBLE CHASE	
	131 New Barn Lane	
	57 New Barn Lane	
	Pitville campus	
	Pitville campus	
	Pitville campus	
	Pitville campus	
	101 NEW BARN LANE	
	75 NEW BARN LANE	
	1A PRESTBURY PARK HOMES NEW BARN LANE GL52 3LE	
	14 ELM COURT.	
	33 Pitville COStV Albert Rd	
	5 HILLCOURT RD	
	2 SOVRAIGN CHASE	
	31 Cleverdon	
	101A New Barn Lane	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	85 New Barn Lane	
	28 DECK ORCHARD ROAD, PRESTON	
	9 WASTAL DRIVE	
	89 new barn lane	
	15 ASLEY DRIVE	
	101, Linden Ave	
	101 Linden Ave	
	2 Elm Court, Hillcourt Rd.	
	1 LEXINGTON SA	
	8 PRESTON PARK	
	39 NEW BARN LANE	
	129 " " "	
	18 Apple Orchard	
	22 Hillcourt Road	
	19 ELM COURT Hillcourt Rd	
	Pittville Place, Albert Rd.	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	7 CHASE VIEW NEW BARN LANE.	
	8 ALBERT HOUSE PITTVILLE PLACE	
	ORCHARD HSE HARD HILL	
	20 ALBERT DRIVE	
	157 New Barn Lane	
	49 NEW BARN LANE	
	44 CECILIA ROAD	
	4 Greenfields . N.B.L.	
	10 PRESTBURY PARK	
	Lincoln House NEW BARN LANE	
	ST IVES CT.	
	56 Persimmon Gardens ST IVES COURT	
	2. Hill Court	
	22 HEREFORD COURT	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	GL51 8NR	
	25	
	GL52 3DX	
	25 GL52 3LN	
	GL52 3HX 6 East Approach	
	1 GROUNDFLOPS NEW BROWN LANE GL52 3LQ	
	8 GREENFIELDS GL52 3LQ	
	Cheltenham Racecourse	
	GL52 5JU	
	67 WELLAND LODGE RD	
	4, LINDEN CLOSE	
	Hillcroft Hillcroft Rd	
	21. OUGHBROOK DRIVE CHELTENHAM	
	2 ST JESUS COURT	
	10	
	2. Yeldham Meads	
	50 Somewhere Lane Cheltenham	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	125 New BA LA GLS2 3LQ	
	332 Prestbury Rd GLS2 3DD.	
	114 Qinden Avenue	
	HILLCOURT HILLCOURT ROAD	
	28 MEADOWAY	
	14 WASHPOOL RD	
	29, Brymore close	
	" "	
	GREENHEDS, NEW BARN LANE	
	203 Riley, Pitville Campus	
	THE COACH HOUSE MARSTON RD	
	14, LIME CLOSE, PRESTBURY	
	4 CHASE VIEW	
	14 ALBERT DRIVE	
	106 Chadwick, Pitville Campus	
	4 YELDHAM MEWS	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	77 Roman (Hock) Ave	
	1. Priest-Bury Rd	
	49 Linden Av. Pr	
	82 Cleveville Road	
	175, New Barn Lane	
	1 KINGFISHER DRIVE.	
	Willow Cottage New Rd. GL52 3NX	
	6 PURBECK WAY	
	1 BRIMFORDS Ave	
	BISHOPS CHURCH	
	29 COFTSTEDS CAMPS	
	103 N. B. LANE	
	2, Elm Close	
	232 PRIORS ROAD	
	3 Cleeve Mount	
	7 PRIESTBURY RD	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	Cinereader	
	53 NEW BARN LANE	
	45 CECILIAST RD	
	79 LINDEN AVE	
	17 LIME CLOSE	
	20 PITTVILLE COURT	
	20 South View Way Chelt	
	" " "	
	TEWKES DIR-LOA CHAPEL LANE	
	11 PRESSLEY PARK	
	21 the crofts, newent	
	14 Mount View Drive	
	CHERRY TREES LIFESTYLE RD	
	lake St Cheltenham	
	238 PRIORS RD	
	17 ALBERT DRIVE	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	51 Church Lane	
	1 Chase View	
	Prestbury SINBL	
	Park Lodge New Barn	
	25 OAKFIELD ROAD.	
	18 HAXINGTON SQ.	
	18 Apple Orchard	
	HVERTON LANE	
	Flat 1 Tisbury.	
	4 FINKHARD CT. PRESTBURY	
	19 NEW MARK Avenue	
	5 THE SPINNEY CHAT GL52 3JX	
	16 Greenfields New Barn	
	9 FARMHALL COURT, PITTVILLE CIRCUS RD	
	5 PRESTBURY PARK	
	ST IVES COURT	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	Hill Court Rd. KDA, PRESTON PARK RACECOURSE	
	16 VICTORY PLACE	
	73 WBL	
	Pittville Chadwick	
	7. ENLYLE ROAD CHAS.	
	SPRANO.	
	22 HILLVIEW ROAD, CHELtenham.	
	Park Lodge New Barn Lane, Cheltenham	
	Massey Farm Fortnhampton Tewkesbury	
	40 Hatfield, Cheltenham.	
	80 Pennington Road	
	3 Chase View	
	UCAS	
	New Barn Lane	
	99 Linden Ave.	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	27 OAK MANOR DRIVE	
	4 POXTIDE GL55 6XE	
	6 Elm Court ^{GL52 3JD}	
	75. NEW BARN LANE	
	104 LADYSMITH ROAD CHELTENHAM GL52 8LD	
	20 Oak Manor Drive Cheltenham	
	8 Mercia Road Winchcombe	
	42 Wayward Close GL52 8PS	
	4 Riley, Pittville Campus GL52 3JG	
	Pittville campus	
	65 NEW BARN LANE	
	55 NEW BARN LANE	
	89 New Barn lane	
	9 Pretheran Close Burford	
	49 Sussex Gardens Glos	
	9 GREENFIELDS, NEW BARN LANE	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	8 RICHMOND DR CHELTENHAM	
	34 NEW BARN CLOSE	
	GL52 9JF	
	GL20 SSR	
	GL52 3JH	
	4. NEWMAN AV	
	GL52 2J5	
	MOU AVE	
	26 Albert road Cheltenham	
	9/0 HAZES RD	
	1, Chelbury Mews	
	GL52 3ER	
	GL52 3LH	
	151 NEW BARN LANE	
	1 Chase View GL52 3AL	
	55 KINGSTON ROAD UB2 4AW	
	70 Mondorn way	
	34 LEWIS LANE	
	16 THORPEY EVERHAM ROAD	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	44 CAKE BRIDGE RD, CH	
	22 STUCCO DRIVE	
	93A New Barn Lane	
	11 WELAND RD	
	73 CHERTSEY CLOSE	
	201 PITTVILLE CAMPUS	
	205 PITTVILLE CAMPUS	
	CHADWICK	
	103 Pittville campus	
	CHADWICK	
	25 LIME CLOSE PRESTBURY	
	64 WESLEY DRIVE	
	9 LIME CLOSE	
	49 DEWENT DRIVE	
	Chelt	
	Chelt	
	73, New Barn lane	
	8 PRESTBURY PARK	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	11 ALBERT DRIVE.	
	10 ALBERT DRIVE	
	22 ALBERT DRIVE	
	53 BEAUMONT RD	
	12 ALBERT DRIVE.	
	15 WILLOW PARK GL52 9JF	
	2 WILSON DRIVE	
	8, GL52 3JL	
	139. NEW BARN LANE	
	Pittville Pileys to 3 GL52 3JG	
	WELLAND LODGE RD	
	WELLAND LODGE RD	
	48. WELLAND LODGE RD	
	Pittville campus, Sargeant	
	Pittville campus, Sargeant	
	79, BOWERS LANE	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	06 ANNE WALK TENNIS	
	St. Ives Court.	
	NEW BARN LANE	
	386 GLEN RD	
	15. HINDEN CLOSE.	
	Bicester	
	30 WAYWARD	
	60 chase	
	5 THORNTON ST	
	53 BARGATE WY 8DN	
	93 LINDEN AV	
	1857-DLAN) DRIVE	
	8 Apple Orchard, Prestbury	
	15 LEIGHTON RD	
	34. BARLOW RD	
	206 Ashbee Pittville campus	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	206 Ashbee Pittville Campus	
	001 Chadwick Pittville Campus	
	3 Lane Green Lane St	
	Healthy - Le - Mans	
	6. ST. Joes Court	
	2 Greenfields 5252 341	
	114 Linden Ave,	
	Pittville, Cheltenham	
	22 New Barn Avenue	
	301 Cardew Pittville Campus	
	5. Elm Court.	
	THE PHOENIX INN	
	" "	
	11 Be A Road (J8)	
	4 Southfield Close	
	45 NEW BARN LANE	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
------	---------	-----------

5 HILLCOURT ROAD
GL52 5JJ
803, Sergeant, Pittville Campus,
Albert Road, Cheltenham, GL52 5JJ
Brymore Close, Prestbury.

67 New Barn Lane
New Barn Lane GL52 3L6
Portsmouth

8 Cleveland Drive

137 Chestnut Grove

Pittville Ct, Pittville

Pittville Ct, Pittville

8, Goldsmith Rd.

40 Swindon Lane
14 Cleveland Drive

21 the Crofts
Newent

39 Pittville Court

85 Haver, London

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	2, Cleavelands Court yard. GL50	
	8, LEXINGTON Sq, GL52 3LT	
	57 STICK LANE - DASHWOOD KT	
	47 21 2TD	
	4 Greenfields	
	"	
	17 LARPUT PLACE. ^{GL50} 4HP	
	18, Linden Close	
	29 LINCOLN CLOSE TEWICEBORO	
	205 Cardew RICH	
	15 New Barn close Prestbury	
	17 CORINTHIAN DRIVE	
	220 PRIORS ROAD	
	4 LAUREL DRIVE	
	17 HILLCOURT RD	
	14 Westdown Gardens	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	50 SHELLEY ROAD CHELTENHAM	
	15, LITTLEBORTH WALK EVESHAM	
	57. WALVERN ROAD, BERRITON	
	92 LINDBEN AVE	
	CROWN COURT BERRITON	
	1021 8th Ave - Chichester	
	55 LINDEN AVE	
	64 52 3NY EAST COTTAGE NOTGROVE GL54 3BS	
	27 St Mary	
	52 BRYNTEG AVE WFAZ LBN	
	64 GEORGIE LANE NOTTON, WARRICK	
	36 Cleveland St GL51 9HN	
	113 Linden Av.	
	42 LINDEN CLOSE	
	5, AUCLE CLOSE	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	111 HEOL LEWIS CARDIFF	
	28 Willowbrook Close	
	6 CHASE VIEW, GL523AL	
	181 NEW BARN LANE	
	838 New Barn Lane	
	2 CHASE VIEW, GL523AL	
	23 NEW BARN AVENUE	
	115 NEW BARN LANE	
	93 LINDEN AVE	
	123 NEW BARN LANE	
	11 NEW BARN CLOSE	
	8 CLEVELANDS AVENUE	
	130 ALBERT RD.	
	18 Brymore Close	
	DEANS COURT, B. CLEVE.	
	8 LIME CLOSE, PRESTBURY	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	103, New Barn Lane	
	12 The cloisters	
	126 Linden Avenue	
	4 Rushy House Prestbury	
	Anchor House Chelt	
	Anchor House Chelt	
	41 Rushy House	
	Russell Street	
	36 Bouncepys Lane	
	83B NEW BARN LANE	
	59 New Barn lane	
	Pitville Halls	
	Pitville Halls	
	25 HOLBERT SWINDON VILLAGE	
	34 LEWIS CLOSE	
	2 Chase View	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	65. Imjin Rd.	
	4 Pearsonfield Rd	
	33 PENNSYLVANIA AVE	
	26 BRANDHILL RISE	
	8, LIME CLOSE GL52 3EF	
	87 New Barn Lane Whitminster Glcs	
	6 THE GLENCAUL GLENCAUL DAP	
	1 Pittville Court Abert Rd.	
	65 Welland Lodge Road	
	29, LIME CLOSE PRESTON	
	3 RYE AVE	
	3 Rye Ave	
	15 SOUTHVIEW WAY	
	69, SOUTH GATE DRIVE.	
	14 KENSHAM ROAD	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	15 Cane Avenue	
	13 PITTVILLE COURT	
	13, PITTVILLE CT.	
	23 OVERSTREET DRIVE	
	68 Priory Rd. Chelt.	
	19 Albert Drive Chelt	
	16 Lexington Sq. Chelt	
	13 Sanderlingway, Chelt	
	46 NOVERTON LAWF	
	9 Priory St Chelt	
	101 Port M/1/1/16	
	haverfield Court	
	Line Close. Prestbury.	
	63 Pennine Rd	
	126 LINDON Avenue	
	21 Roberts Road.	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	68 Shaw Gr lane	
	11 11 11	
	1 Mason Cottages	
	Linden Avenue	
	74 Beaumont Rd	
	Linden Ave	
	65 MILESTONE DRIVE HAGLEY	
	120 Cromwell Road	
	Waxton Treloars	
	7 GREENFIELD	
	23 LIME CLOSE	
	14 NEW BARN AVE	
	76 Clyde Crescent	
	115A HALES RD	
	108 Linden Avenue	
	11 Clove Cloud Lane	
	Prestbury	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	East Approach Drive Pittville Chel 652 3TE	
	9 St Pauls Road	
	Albert Drive	
	New Barn Lane	
	Selland Lodge Rd.	
	7 NEW BARN LANE	
	9 New Barn Lane	
	10 New Barn Lane	
	~	
	61, APPLE ORCHARD.	
	35 CULVERMOORE	
	16 ROBEKWAY.	
	Creave Hill	
	CAKEBURY Rd	
	Southam	
	middle New Cottage	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	20, Foxgrove Drive Cordell	
	15 The Buryage Pashby 140 Clevermont	
	23 Pleasantland Ave Pittville campus	
	87 welland lodge	
	87 welland lodge road	
	Birling Eldon Ave Chelt Pittville Campus ^{Wargen}	
	31 ROMAN ROAD Pittville Campus	
	JEREMY BAKER	
	85. New Barn Lane	
	14 Bouncers Lane	
	81 A New Barn Lane	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	5 CHASE VIEW, GLS2 3AL	
	34 PRISBYURY RD	
	2 Apple Orchard.	
	1 Bush Cro GLS2 5JL	
	Greenfield & Albion ^{thor}	
	8 CHELSEA CLOSE	
	Coad the ABL	
	26 BRYMORE CLOSE	
	5 Walnut Close	
	4 New Barns Ave	
	38A Pittville campus	
	Pittville campus	
	Kirkby Close	
	31A NEW BARN LANE	
	20 Priors Road.	
	16 Brimmer Court	

Park Stores Petition

Park Stores is a valued facility in Pittville used by many local residents. The proposed development plans for the Pittville Campus Site include a retail outlet which is likely to compete directly with Park Stores. There is the danger that Park Stores could be pushed out of business in consequence.

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	7 Frank Woodcock Rd	
	8 Market St	
	23 Spencer Pitt. Campus	
	Southfields Manton Rd.	
	8, Bounce Lane	
	55 Larpent Place	
	29 Blackwood Place	
	29 Blackwood Place	
	W ESSAY 1/8	
	Roman Vacke House	
	PRES COTT WAY	
	Tenbury	
	Tenbury	
	THE GRANARY	
	UPPER SLAUGHTER.	
	7 IMJIN ROAD	
	CHELT.	
	17 RIMBY MEN. CHURCH	

Apologies for the less than perfect print

Cheltenham Borough Council
Planning Department
PO Box 12
Cheltenham GL50 1PP

Attention of Mrs Lucy White

20 November 2014

Dear Sirs

Ref: 14/01928/EUL OBJECTION TO
PITTVILLE STUDENT VILLAGE

One of the fundamental objections to this development is the large scale increase in student numbers. Following the first exhibition, it has grown to an unmanageable 800 plus students on a site with very limited space. The current buildings on the site are dilapidated and in need of upgrading to modern standards. However, there appears to be vested financial interests in promoting such a large intake of students

24 hours, 7 days per week occupation would lead to a downgrade in the quality of living for people resident in the area. Furthermore, the surrounding roads together with Pittville Park would be subject to the constant passage of a great number of students between the Student Village and the town. At all hours rowdiness, litter and damage, which has already been experienced, will increase proportionately.

The design of the buildings and the increase to 5 storeys gives no credence to its sympathetic absorption into this residential area. Little thought appears to have been given to residents whose homes will suffer the full impact of such an edifice.

The traffic problems will inevitably increase. Can Albert Road cope with yet more pressure from the planned Student Village, the new Pittville School proposed housing development, Ellerslie House and the existing traffic?

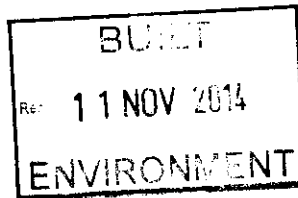
The shop on New Barn lane, Park Stores, is of benefit to the local and wider community. An outlet on the campus in competition would be detrimental to the shop and its customers and could lead ultimately to the demise of a much needed facility.

I trust the Planning Officials will give serious consideration to the impact of this scheme on the existing 300 residents living locally.

Yours faithfully

[Redacted Signature]

BUILT
24 NOV 2014
IMF 17



48 Cleavelands Drive
Cheltenham
Glos
GL50 4QB

9th November 2014

Mrs Lucy White
Planning Officer
Cheltenham Borough Council
Municipal Offices
The Promenade
Cheltenham
GL50 1PP

Dear Mrs White

Your ref 14/01928/FUL, Pittville Campus, Albert Road, Cheltenham

I object to this development on the grounds that it does not comply with your planning policies:

Policy CP4 requires adequate provision for security and the prevention of crime and disorder. There is no security off-site and the applicant intends to rely on the public to report anti-social behaviour from students returning late at night, fuelled by alcohol as frequently reported in the local press regarding other areas of town.

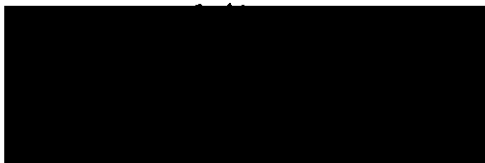
Policy CP5 states that the location must minimise the need for travel. There will be eight hundred students living here, but studying at the other side of Cheltenham and in Gloucester. It is unlikely that they will walk to their destination and cycling will be extremely dangerous on main roads, thus the number of buses will quadruple from the current situation, adding to the traffic disruption and causing even more CO2 emissions.

Policy CP7 requires a high standard of architectural design. This development does not improve the original complex or complement and respect neighbouring buildings. The drawings submitted in the application are not the same as distributed to the public and give a false impression of open space to the planning committee.

Policy TP1 makes clear that development will not be permitted where there is a danger of generating high turnover on-street parking. Although students will 'not be encouraged' to bring vehicles to their accommodation, inevitably some will try and will be forced to park in surrounding streets which are already adversely affected by recent parking restrictions. There will be events in the marquee area and, at certain times of the year, parents will visit, all compromising highway safety.

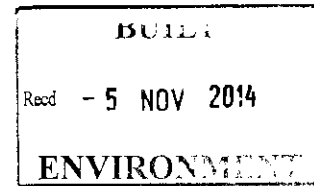
Please consider these points when making your decision.

Yours sincerely



Rear Basement Office 27 Cambray Place Cheltenham Gloucestershire GL50 1JN T

November 4th. 2014



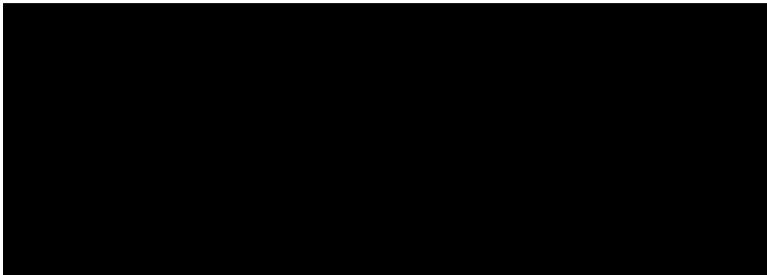
Tracey Crews
Built Environment
Cheltenham Borough Council
The Promenade
Cheltenham
GL50 1PP

Dear Ms. Crews,

RE: 14/01928/FUL : PROPOSED DEVELOPMENT AT PITTVILLE CAMPUS

I enclose my reasoned objections to the above development.

Yours sincerely



PROPOSED DEVELOPMENT AT THE PITTVILLE CAMPUS

REASONED OBJECTIONS

November 2014

Introduction

My name is [REDACTED] and I live in Elm Court on the corner of Hill Court Road and Albert Road. Presently I am the chair of Elm Court Council of Management which looks after the interests of the residents, nearly all of whom are associate directors of Elm Court Cheltenham Ltd., as the freeholders of the estate.

I have been in practice as a building design and construction consultant in Gloucestershire for over thirty years and have considerable experience in dealing with all types of planning applications.

Elm Court

Elm Court is a flat roofed three storey block of 27 apartments built in the early 1970s.

The East elevation contains all the habitable rooms in each apartment and as they face the Pittville Campus site all the residents have reasonable grounds for expressing their views about the proposed development. Some residents may express them individually but this statement has been prepared to highlight how detrimental the present proposals will be to the immediate vicinity and to the surrounding area.

Background

In May 2013 University of Gloucestershire (UG) held public meeting outlining their intention to continue the cessation of teaching and develop Pittville Campus to provide accommodation for 450 additional first year students alongside the 214 existing making a total of 664.

The early proposal was to:

- Retain and re-clad the tower block facing New Barn Lane
- Retain the recently built accommodation blocks
- Demolish the single storey admin block and recently constructed buildings inside the campus
- Build new accommodation blocks.

Four accommodation blocks were indicated along Albert Road and others within the site suggesting fairly open spaces around them and a fairly open frontage to Albert Road.

Observations were invited from the public and while many residents at the meeting expressed anecdotal concerns about student behaviour, the two main concerns were about:

- The proposed intensity of the scheme and the resulting detrimental environmental impact of the proposed number of students.
- The detrimental effect on the vicinity in transporting such a large number of students to and from their various colleges in Cheltenham and Gloucester.

The University pointed out that the scheme was at an early stage and that they would consider all observations in its ongoing development.

Updates

A letter dated August 5th. 2014 was issued by UG inviting the public to attend a presentation of the latest development proposals on the 12th. 20th. and 26th. August.

Some residents of Elm Court, and I, attended the first presentation, as did a large number of residents, some immediately local and others from a little further away, who were concerned about the development and its impact on their way of life.

The revised scheme proposed an increase in numbers from 664 to 794.

Representatives from the University explained the concept of the scheme and introduced the future operating partner, ULiving, who explained how the new scheme would be managed. It would be fair to say that the emphasis in that presentation was on the high quality of proposed accommodation and environment and how they would be controlled. It was left to the attendees to raise, more strongly than at the previous meeting, their serious concerns at the environmental impact caused by the increased intensification of both schemes.

The first revised scheme.

The August scheme proposes:

- The demolition of the tower block to be replaced by a residential block of similar size.
- Demolition of the admin block and internal buildings.
- Alterations to the media centre.
- The construction of a number of four storey blocks within the site and the refurbishment of the existing blocks.
- The construction of a long four storey block along Albert Road.

The second revised scheme.

The scheme submitted for planning permission is entirely different from those shown at the previous presentations.

The general layout remains similar to the August scheme but a new enormous and unjustifiable five storey corner block has appeared making the whole proposal far worse in appearance than could ever have been imagined and it is quite clear that those involved in the preparation of this scheme have paid little if any notice to the concerns of the residents in the immediate vicinity.

OBJECTIONS

My objections and observations relate to the proposed development in general but with reference to the initial and present proposals.

Amount

The amount of proposed building is excessive for the area of the site making the proposed development over intensive.

The proposal is to accommodate 794 students and the presumption is that these would be in single bedroom apartments. The plans show that each unit has a double bed suggesting that the number of students could increase above the number disclosed.

Layout and Access.

Pedestrian access

UG indicated at their presentations that the site would be inward looking and that access to the residential blocks would be from within the site. This is contradicted by the plans which show footpath access to the proposed blocks on the New Barn Lane and Albert Road frontages although not directly from the highways.

The intention of the development is to propose the creation of a student village but the height of the buildings and their juxtaposition would be overbearing on each other.

The juxtaposition of the blocks suggest that the internal facing accommodation at ground level would not receive an acceptable level of daylight as set out in 'Site layout planning for daylight and sunlight'.

Furthermore the height of the four storey block in Albert Road would block early morning sunlight from the buildings on the opposite side of the road.

Vehicular access

UG propose to limit vehicular access to staff and those with accessibility issues. No parking provision is proposed for other students nor, it seems, for their parents at the beginning and end of term or for mid-term visits when permitted parking spaces are likely to be in use.

Pittville School adjoins the campus to the south and has an arrangement with Marchants Coaches to provide transport for its students.

UG propose to use Albert Road for collecting and dropping off students, presumably, mainly in the morning and afternoon, but with similar movements during the day. The space available in the proposed collection layby is, arguably, inadequate for the number of buses or coaches that would be required for the number of students to be moved, even if not all once, and would considerably increase the intensity of traffic during the morning and afternoon, and probably throughout the day.

There is another access to the site from New Barn Lane. This could be extended through the site enabling buses to stack for collection and drop off entirely within the site, and exit into Albert Road.

This is a large development and The NPPF requires a traffic management plan to be prepared for such schemes. This should consider not only the points raised above but the affect the proposal would have on Evesham Road, Albert Road and New Barn Lane all of which were identified in the UG presentations as important roads serving their site. These are also the main roads into Cheltenham from the north of the county and already become very congested. The effect of the increased number of buses in the localities of all the UG colleges drop off stops should also be considered particularly in light of likely intensification of traffic arising from the proposed supermarket in St. Margaret's Road.

Appearance

The proposed development has the general appearance of barrack blocks which would be out of context and detrimental to the local environment.

Scale.

The proposed five storey block on the corner of New Barn Lane and Albert Road is presumably derived from the 'precedent' of the tower block in New Barn Lane. This implies that the tower block was a correct and appropriate form of development when it was built. It is likely that if it were proposed now as a new development it would not be permitted.

Its replacement with a much larger and far more dominant block would be a lost opportunity to provide a development of a more human scale of individual blocks with gaps between them. This approach should also be repeated in Albert Road but to a reduced storey height as indicated in the May 2013 proposals.

The scale and mass of the tower block cannot be allowed to set a precedent for the proposed four and five storey blocks which, by virtue of their scale, mass and inarticulate elevations, are not of a good standard of design and are inappropriate forms of development which would be detrimental to the locality.

Landscaping

Retention of the trees and increased hedge around the perimeter of the site is welcomed as at present they provide considerable screening between Elm Court and the campus and the approach to the junction from the racecourse. If the present proposal is implemented these trees would be even more valuable and should be made the subject of a TPO if not they are not at present.

CONCLUSION

The proposed development is over intensive and, by virtue of the number of students and their logistical needs, would have an extremely adverse and detrimental impact on the immediate area and Cheltenham in general.

The proposals presented do not appear to have taken full account of the objections expressed at the public presentations, indeed at each stage in the public consultation process the scheme has become worse in every aspect.

If the proposed number of students is necessary to make the scheme viable it is clear that the site is too small.

The proposed development does not satisfy to following requirements in the Cheltenham Borough Local Plan Second Review 1997-2006.

CP4 SAFE AND SUSTAINABLE LIVING

Development will be permitted only where it would:

Not cause unacceptable harm to the amenity of adjoining land users and the locality.

CP7 DESIGN

Development will be permitted where it:

Is of a high standard of architectural design.

Adequately respects the principles of urban design.

Complements and respects neighbouring development and the character of the locality.

TABLE 4: PRINCIPLES OF ARCHITECTUTRAL DESIGN

Character.

Distinctive features of the locality – special rhythms, density, scale, style and materials.

Layout.

The pattern of density of routes, street blocks, plots, spaces and buildings of a locality.

Scale.

The size of the building(s) its elements and its details in relation to its surroundings and the human form.

Massing – the arrangement, volume and shape.

Height – the effect on shading, views, skylines and street proportion.

HS2: HOUSING DENSITY

As there is no category in the Local Plan for student accommodation it is logical to use relevant clauses in the Housing Policy.

Housing development will be required to demonstrate the efficient use of land between 30 and 50 dwellings per hectare with greater density of development at places with good transport accessibility. Note 1 to this policy requires efficient use of land without compromising local amenity.

The development is not in an area with good transport accessibility.

POLICY HS 6

Note 10.47

Student accommodation is to be supported subject to proposals being judged in the light of other relevant Local Plan Policies.

For the foregoing reasons such intensive development of this site should not be permitted.

November 5th, 2014

DEPT

26 NOV 2014

IRONMENT

116 Winchcombe Street
Cheltenham
Glos. GL52 2NW

24th November 11

Dear Sirs,

Kindly register
my objection to the plan
for the Pittville University
campus, how greedy
Cheltenham has become?
For too many Students,
The whole plan as usual,
is unimaginative as was
the ugly "Art College" it
follows; Albert Road is
a lovely area, this many
Students will lead to

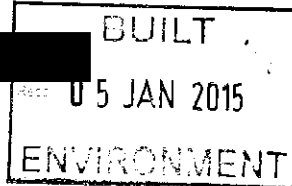
2/

noise, & unruly behavior,
as has already taken place
in the town is clearing
guns, take away, cigarette
buts etc.

Please do not spoil
Cheltenham further, particularly
Pittville, it has been spoiled
enough; more than enough
already!

Yours Faithfully

Oligation



116 Wincombe Street
Cheltenham
Glos. GL52 2NW

14th January


Dear Sirs,

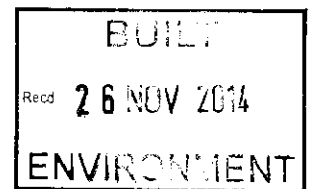
With ref to the plan
for the University in Pittville,
please, let us have no more
ugly building schemes in
Cheltenham. The town has
deteriorated so much since
1954 when we came to live
here, & my late husband
who was born & bred in
Stroud, would find it
unrecognisable to what it was.
800 student places are far

too many, ² Page 334 lead to
a traffic problem with
cars etc sparking a very nice
Albert Road.

The previous 'Art College'
was dreadful, this will be
even worse, when first I
saw that building. I thought
it was a factory!

I have many more
objections to the whole scheme,
but my hands are very
cold & I am tired; just
hate to see 'Pittville' spoilt
yet again!

Yours faithfully




Mrs. Lucy White,
Planning Department,
Cheltenham Borough Council
PO Box 12,
Municipal Offices,
Promenade,
Cheltenham GL50 1PP

[REDACTED]
Malden Court Cottage
Central Cross Drive
Pittville
GL52 2DX

20 Nov 2014

Dear Mrs.White

Planning application : 14/01928/FUL

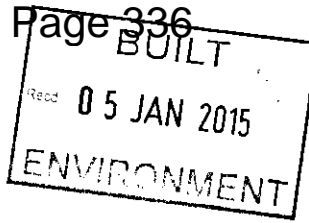
Please register me as a determined objector to the plans of GCC, CBC, The University of Gloucestershire and Uliving to create a 'Students Village' on the site of the old College of Art.

I have studied many of the objections to the plans and find myself horror-struck at the likely despoiling of a quietish, leafy suburb by the creation of a brutalist scheme of residential housing for an incredibly large number of students. As an 85 yr-old living within a few hundred yards of the site I worry at being in any way held responsible to future generations for the proposed development. The previous College of Art was itself a blight on the area but it did at least have relatively few students accommodated. And the traffic intensity was ordinary but the scale of current proposals is gross in such a small rural setting.

It is commonplace to alarm local populations with high density plans on the (often valid) belief that reducing density in the face of objections will pacify local populations. This whole proposal smacks of some such notion but the entire initiative, in the heart of Regency Cheltenham is so out of step with its ethos that it will be aggressively opposed by local resident voters.

Yours faithfully

[REDACTED]



For the attention of Mrs Lucy White
Cheltenham Borough Council
PO Box 12, Municipal Offices
Cheltenham GL50 1PP

Femmoor
Tommy Taylors Lane
Cheltenham
GL50 4NP
3 January 2015

Your ref. 14/01928/FUL

Pittville Campus – Erection of a student village

Objection

Dear Sir

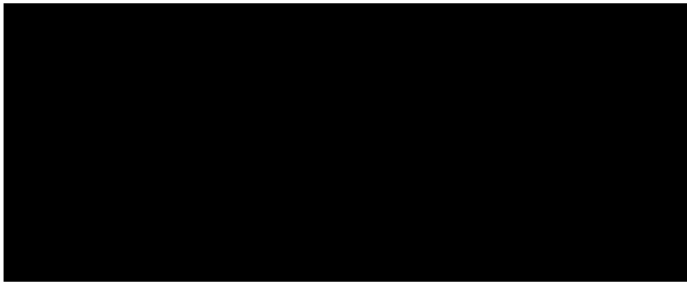
I wrote a letter to you on the 20th November concerning the initial submission (on your planning portal) and have since inspected the revised information that has been submitted. I would like to add the following concerns:

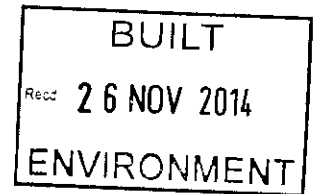
1. In the Transport statement there is a plan 'Walk Audit Route – Inset 3'. It is clear the transport consultants have ignored the concept of 'desire lines', ie. pedestrians have a desire to take the shortest route from A to B. The shortest route in many cases will be across Pittville Park. Had they visited the site they would have observed students walking across the park to Francis Close campus. The large increase in students cutting through the park, walking and cycling, will cause extra wear and tear on the park.
2. There is no increase in the facilities for the 794 students from the previous proposals and therefore my concerns for Pittville Park remain. There will be considerable extra use of this historic park for recreational activities which will change the nature of the park. If this development is approved then the developer should contribute to the upkeep of the park.
3. The Local Plan has a requirement under 'Sustainable Transport' to minimise the need to travel. This development is in the wrong place. Students will have to travel 2 km. To the nearest campus, others will have to travel to the other side of Cheltenham to get to the Park campus and others into Gloucester. For evening entertainment the nearest is in the centre of Cheltenham a distance of at least 2 km. The development is too dense and too far from the University campuses and town centre. It is not sustainable and should be rejected.
4. It should be of major concern to Cheltenham B C that their own Architects panel cannot support the scheme. This existing buildings on the site are dreadful and the area of Pittville deserves something better than that proposed.
5. Much is made in the submission of providing a space for every 1st year student but U-Living are no different to any other private landlord in Cheltenham. They are not part of the University and only, in effect, renting land from them. First year students have all

been accommodated up to now by other private landlords and no doubt most of them nearer to their campus and Cheltenham town and Gloucester City centres. It would be far better for the University to sell this land for housing, which would be more in keeping with the area and to provide (if they need to) accommodation nearer to their various campus. It would be far more sustainable and fairer to the residents of Pittville.

This letter is not on your planning portal because having logged in, typed this letter in and pressed submit it timed me out for inactivity?

Yours faithfully





[REDACTED]
Apartment 1, 2 Trinity school Lane
Cheltenham, GLOS. GL52 2JL
[REDACTED]
[REDACTED]

M. REDMOND ESQ
Director of Environmental & Regulatory Services
Cheltenham Borough Council
The Municiple Offices, The Promenade,
Cheltenham, GLOS. GL50 1PP
REF: 14/01918/FUL

OBJECTION TO PLANNING APPLICATION

Dear Sir,

I write in connection to the planning application lodged by UOG and Uliving for the creation of a 794 bedroom student village at the Pitville campus. I am not personally affected by the proposal but I know a number of people who are. I was raised in Cheltenham and have seen many changes over the years, some good...others less so.

As a former Director of a specialist property company providing purpose built student accommodation for universities I believe I have a more balanced understanding of the proposal at hand.

The basis of my objections are as follows:

- 1) The application is financially driven. As I understand the economics of the development, the university will transfer their freehold interest of the property to an institutional investor who will then provide the developer with the funds for construction. I calculate this sum to be in the order of £55 million to £65 million. The debt will be serviced from student rental income.

I see a serious financial flaw in the applicant's business plan. Their income projection assumes the property being fully let for forty weeks of the year. I have no knowledge as to what "void" rental income they have applied within their financial model.

However, and I say this with all due respect to UOG, the student market is incredibly competitive within the United Kingdom. UOG stands very low in ranking in national league tables. I have serious doubts the university will be able to attract the necessary residential student numbers to service the debt throughout the 35 year loan period. International students, on whom the applicants are undoubtedly relying, are increasingly more likely to attend other foreign universities. Only the top ranking universities in the UK are able to attract foreign students in numbers.

The applicants argue the void in student occupiers will be made up by "Key-worker" occupiers. This is nonsense. Medical workers will want to live closer to the hospitals, police and fire workers likewise, but in any event they are small in numbers. No doubt the council will deal with this issue by way of restricting the identity of occupiers to certain groups by entering into a "Unilateral Undertaking" with the applicants. But, what happens when my prediction becomes reality? Either the property stands substantially empty or more likely the vacant accommodation will have to be let in the open market. The control over the development proposed by the applicants becomes nullified. A low income "ghetto" will result. Who else would wish to live in bed-sit accommodation? What then happens to the undertaking to prevent the bringing of motor vehicles to the site? Whilst I have every sympathy for the university and its aspirations, this proposal is ill-conceived.

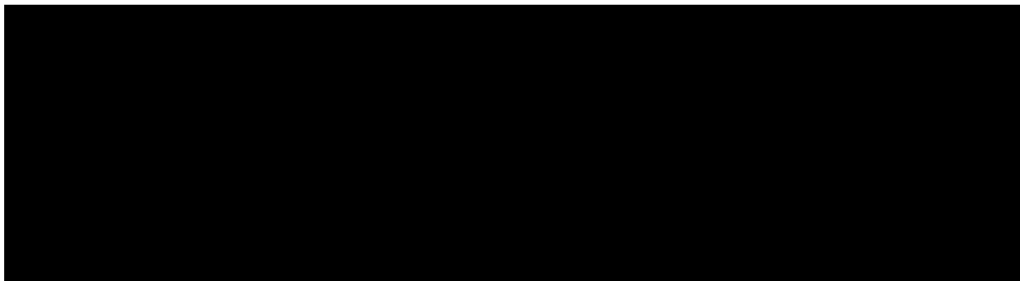
- 2) The proposed elevational treatment for the development is ugly and uninspirational. It more resembles a prison complex. It surely does not take advantage of the unique setting the site provides with its proximity to Pitville Park and the Racecourse. I strongly believe a wonderful opportunity is being missed here to provide high class residential accommodation of which the town can be proud.
- 3) The proposed construction method and materials are cheap and shoddy. Modular, system built student accommodation has been built elsewhere, both in this country

and abroad. Looking more like "Lego" it traditionally does not age well. Again driven by economic considerations with no consideration being given to the aesthetic sensibilities of local residents and members of the wider Cheltenham community.

- 4) This is a classic example of over development. "A quart being squeezed into a pint pot". Quite obviously for reasons outlined above! The height of the proposed development will totally dominate the street scene and be out of character with the local vernacular.
- 5) The massive increase in traffic generation by bus, taxi and motor vehicles driven by large numbers of friends, guests and family members visiting the students is unsustainable. On-street parking is already limited in the local area and the resultant increase will cause chaos and a huge amount of inconvenience to local residents.

I therefore implore members of the planning committee to refuse this application on the grounds set out above. Should the university wish to lodge an appeal I believe that would be the correct forum for debate. Allowing the planning inspectorate at an enquiry in public to make a decision on this hugely unpopular and controversial planning application would relieve members of the fall-out from the potentially disastrous effects of granting a planning consent.

Yours faithfully,



From:

38 Clevermont, Evesham Rd,
Cheltenham GL52 3JT

27/12/2014

BUILT

30 DEC 2014

ENVIRONMENT

To Mrs Lucy White,
Planning Dept. CBC PO Box 12
Municipal Office, Promenade, GL50 3JT

Dear Mrs White

re: OBJECTION re Planning Application
14/01928/FUL: Pittville Student Accommodation Block

I had hoped to submit my response via your website or
via email, but have received Error reactions each
time. Hence I am having to write instead.

My concerns regarding the above application, which has
been only minimally modified in view of the many
earlier objections, are that it will entail a
massive strain on the surrounding infrastructure
and amenities. Especially as Albert Road is

Page 342
already very busy with school traffic. And both the, and especially New Barn Lane, are frequently very busy with traffic, not only particularly at key Race meetings, but also a number of other events are staged at the Racecourse throughout the year.

The number of study bedrooms will impose a great strain on the immediate area. And seem more like creating a soulless mini-clannitory town such as exist in China and elsewhere to house workers for many support structure. ^{800 ~~sq~~ per flat too high} ^{+ salaries for an inclusive and supportive environment.}

Even with the proposed increase in University transport, (itself quite disruptive to local residents), the size and extent of this

'Student Village' is **Page 343** to incur difficulties - being cut off from the main university facilities, canteen, learning centres and so on. Although students are not permitted to keep vehicles on campus, a number do own cars and then park them in the surrounding residential areas, already under pressure for space.

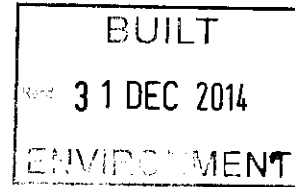
And, architecturally, the design of a host of several storey, dark blocks not only is quite out of character with the adjoining residential area, but looks woefully unwelcoming and forbidding.

Examples of other, smaller-scale "student

Page 344
villages "country" other UK university sites by the same developers, show less overwhelming and glossy buildings. Such as the attractive, white residences on the U of G Park Campus. Your very own Architectural Panel considered it of poor design at the (5/12/14) meeting. There is also the threat to the existing newspaper's shop on New Barn Lane, which has long served local residents as well as the small number of students based on the existing former Pittrille Campus site. Unless they were to be offered the ^{running of} the shop site planned in the new setting. Though then locals might feel it could no longer be accessible to them.

In all I trust that the Planning Committee will still give due consideration to the major problems posed.

33 Pittville Road
 ALBERT RD
 CHELTENHAM GL52 3JA



Den M^r White

My wife & I would like to object to the proposed Pittville Student Accommodation Blocks. We retired to this flat 3 years ago to enjoy the lovely quiet location. We feel now that because of the large number 7-800 students, will change the environment hugely. We appreciate that students have to be accommodated but fear that the large number will cause problems, particularly with late bar opening & the increased number of guests that they will no doubt invite to the recreational facilities. Please pass on our objections. Yours sincerely

Planning Application 14/01928/FUL - Pittville Student Accommodation Blocks

OBJECTION to Proposals

I am a resident of Albert Road and have lived here for over twelve years. I have experience of the college being fully open in its previous formulations.

I object most strongly to the current proposals from the University of Gloucestershire to alter the Pittville Campus to provide residential accommodation for approximately 800 students. I have attended the public consultation meetings and believe that I do understand the proposals outlined in the revised planning application made by the University.

My objections are about the number of students that it is proposed will be resident on the site and the implications for traffic management and road safety; parking; noise and public nuisance- especially in the early hours; impact on the local infrastructure for current residents; design flaws and impact on the current local shop.

I also have serious concerns about the effects on Albert Road and its environs from this planning application when taken together with the proposals for Starvehall Farm housing developments and the proposals for developing part of the Pittville School playing fields for housing. Whilst I have been made aware that these concerns are out of the remit of this current planning application, I was shocked to learn that there is no overall development plan for Cheltenham that could take into account the massive impact on Pittville of these three planning applications. I will be seeking to understand what other fora there may be to find a way to consider the wider impact of all three applications - including judicial review.

Returning to this current application for Pittville Campus and the University's current revised planning application, I will expand on my concerns.

When the campus was previously functioning as a mixed residential and teaching site - with approximately 200 students, I experienced noise and public nuisance behaviours from students along Albert Road and past my house and in Pittville Park almost every weekend. It was notably absent during university vacations. There was also some criminal damage to my property which could be linked to term times. This has been much reduced over recent years whilst the university have not been fully using the site. My concern is that this public nuisance risk would greatly increase with such a vast increase in residential student numbers which are currently proposed in this application. Albert Road and the park are always the main thoroughfares for students living on the Pittville campus and coming back from nightclubs and venues in the town centre late at night. The University has made no meaningful attempts in this revised application to reduce student numbers or describe how the public nuisance factors could be addressed.

Road safety is already an issue in Albert Road. The traffic calming measures were installed incorrectly and traffic continues to travel much faster up and down Albert Road than the 30 mile an hour speed limit. In fact, because both traffic calming islands were installed on the same side(!) of the road, the fast traffic now just travels in one lane towards each other in the part of Albert Road from the bend by Pittville Lawn- past the school- and on towards the college. School pupils frequently cross Albert Road by Pittville Lawn rather than using the designated crossing further up the road. Often there are near misses. The vast increase in student numbers proposed by the University will greatly add

to these road safety issues (let alone the school housing development proposals to have the vehicle exit come onto Albert Road just before the college).

At the public consultation, it was said that the students would be encouraged not to bring their cars to college, but this is naive in the extreme. I have seen no coherent traffic management and public transport strategy which addresses these risks.

Parking is also a great concern. The area around Albert Road already bears the brunt of parking for Race Days and football matches. There is no slack or flexibility for any increase in students parking their cars. If the Pittville Pump Rooms are to be developed by the new Trust into the tourist feature that the Town warrants, then this may also require greater parking facilities. This proposed planning application could create parking hazards and difficulties which would impact on the the area as part of a strategy to further enhance the tourism potential of the Pittville part of Cheltenham.

There is little public utility infrastructure in this part of town and the vast increase in student residents proposed by this development would have a massive impact to the detriment of current residents. It is likely also to have a deleterious effect on the local shop opposite the campus on New Barn Lane.

At the public consultation meeting it was said by the University staff that the exterior doors could be changed so that they opened into the university campus and not onto Albert Road and New Barn Lane, it is inevitable that students will gather around these entrances and further impact on local residents late at night. I am not aware that there has been any amendment to address these concerns.

In summary, the proposed development is the wrong usage of the existing site and in the wrong place.

I would very much welcome any councillor or officer who wishes to come to my home to discuss and appraise this matter further.

[REDACTED]
82 Albert Road,
Cheltenham,
GL52 2RD

! +44 (0)121 213 5500
f +44 (0)121 213 5502
e acoustics-info@rpsgroup.com
w www.rpsgroup.com

Our Ref: AMH/B7672/1

Planning Application 14/01928/FUL - Pittville Student Campus



Highfield House
5 Ridgeway
Quinton Business Park
Birmingham
B32 1AF

T +44 (0)121 213 5500
F +44 (0)121 213 5502
E acoustics-info@rpsgroup.com
W www.rpsgroup.com

Such events at the race course are considered to be relatively infrequent in nature, and noise limiting criteria would normally reflect this. Due to the potential frequency of events, it is recommended that the above criterion is therefore adopted at the proposed development.

It is assumed that environmental protection offices will be available in order to determine compliance with planning conditions during times that residents require assistance (i.e. including during night time hours). If a suitable response team is not available, it is recommended that a suitable noise limiting system is installed at the venue. Such a system would have to be calibrated to ensure that suitable levels are set to prevent exceedance of the noise criteria at the boundary.

Internal Noise Within Student Dwellings

Noise break-out from student dwellings also has the potential to result in excessive noise levels at existing residential dwellings. It is understood that current proposals are to limit window openings to a maximum of 100 mm, however, this will not necessarily prevent the possibility of noise breakout causing disruption at the existing residential dwellings.

It will therefore be necessary for a scheme for local residents to report any excessive noise levels, in order for this to be dealt with immediately. A suitable method may be via a direct helpline telephone number for contacting Uliving staff directly.

Transport

The operational management plan states that a shuttle service is to be provided in order to transport students to and from the town centre on key student nights (understood to be Mondays and Wednesdays).

The frequency of shuttles does not appear to be stated in the operational management plan. Confirmation should be provided that noise associated with the shuttle has been incorporated into the traffic noise assessment. Any assessment should include noise associated with the shuttle idling whilst students exit, if it is to be run in this manner.

The travel plan also states that vehicle larger than 24 seats may be used in future. A larger coach may result in significantly higher noise levels at the residential dwellings.

Noise associated with students exiting their method of transport may also result in significant disturbance to local residents at night. It is therefore considered that a warden be stationed at this key point in order to minimise noise associated with students arriving at the village. This should be considered when preparing the noise management plan.

Pedestrians

The operational management plan acknowledges that noise associated with students travelling to and from the town centre on foot can cause significant disruption to residents. A scheme of providing wardens along the route has therefore been incorporated into the management plan, to be known as Ssh! (Student Safety Heroes).

Although this is likely to be the most effective method of controlling noise associated with pedestrians, the management plan states that this requires a minimum of 20 volunteers to be successful. No alternative plan is provided for times where an adequate number of volunteers are available.

The Ssh! Scheme, and an alternative plan for dealing with occasions when suitable numbers are not available, should be incorporated into the noise management policy which should form part of the planning permission.



Highfield House
5 Ridgeway
Quinton Business Park
Birmingham
B32 1AF

T +44 (0)121 213 5500
F +44 (0)121 213 5502
E acoustics-info@rpsgroup.com
W www.rpsgroup.com

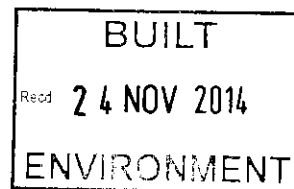
I trust the above is clear and acceptable, however please do not hesitate to contact me should you have any further queries

Kind regards

Yours sincerely
for RPS

A M Harper

BSc(Hons) MIOA DipIOA
Senior Acoustic Consultant



5 Albert Drive
Pittville
Cheltenham, Glos, GL52 3JH

Telephone 01242 242613

Mrs Lucy White
Planning Officer
Cheltenham Borough Council
Cheltenham

21 November 2014

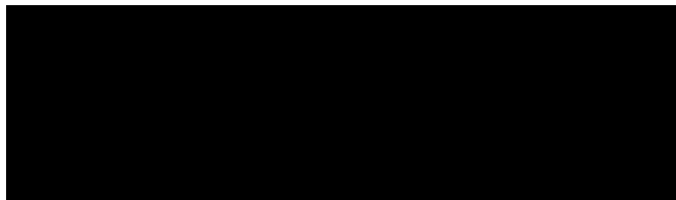
Dear Mrs White (Planning Officer)

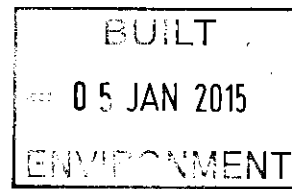
Pittville campus student village

I am writing to lodge an objection to the proposed Pittville campus plan as follows:

- The development to accommodate 800 students requiring 603 new-build student bedrooms and refurbishment of 191 existing rooms is far too big and the plan should be to consider no more than 400 students as an absolute maximum.
- The proposed development would dominate this quiet area of Pittville and residents would feel that they were living in a university campus.
- The buildings should be no higher than three storeys
- There should be a green space/park area for the students to relax and sit in.
- There would be a large proportionate increase in traffic and where in the application is the parking for the students' visitors and their families.
- The noise factor is of great concern to the residents as there is bound to be boisterous and some unruly behaviour among 800 students.
- The existing traffic islands in Albert road would have to be removed.

Yours sincerely





5 Albert Drive
Pittville
Cheltenham, Glos, GL52 3JH

Mrs Lucy White
Planning Officer
Cheltenham Borough Council
Cheltenham

5 January 2015

Dear Mrs White (Planning Officer)

Your ref: 14/01928/FUL

Pittville campus student village – Objection

I have viewed the revised plans at the council offices. The only change seems to be about 100 rooms for post graduates and the latter are more likely to drive cars for which there is no parking provision.

There appears to be no response to comments made about the design and overall number of rooms.

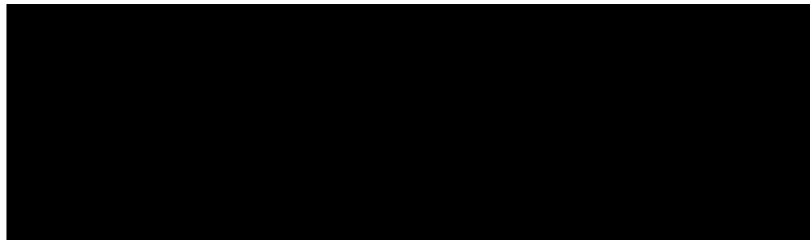
I am writing to repeat my original objection to the proposed Pittville campus plan (with additional points) as follows:

- The development to accommodate 800 students requiring 603 new-build student bedrooms and refurbishment of 191 existing rooms is far too big and the plan should be to consider no more than 400 students as an absolute maximum.
- The proposed development would dominate this quiet area of Pittville and residents would feel that they were living in a university campus.
- The buildings should be no higher than three storeys
- There should be a green space/park area for the students to relax and sit in.
- There would be a large proportionate increase in traffic and where in the application is the parking for the students' visitors and their families.
- The noise factor is of great concern to the residents as there is bound to be boisterous and some unruly behaviour among 800 students.
- The existing traffic islands in Albert road would have to be removed.

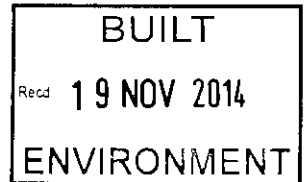
- 2 -

- In addition
- I am concerned about gas and water supply pressures which are already low before any further large demand is put on them.
- This also applies to internet broadband reception which is poor in this area and noticeably worse during term time when students return from vacation.

Yours sincerely



Lakeside1, 82 Albert Road
Cheltenham, GL52 2RD



19 November 2014

Ref: Planning application no: 14/10928/FUL

I wish to make an OBJECTION to the planning application to redevelop the Pittville Campus into a Student Village on the following grounds:

Suitability and Placement

I can't deny that the ugly tower block on the corner of Albert Road and New Barn Lane needs a facelift. What is planned however is major reconstructive surgery to the whole site which is out of balance within this residential area of Pittville.

I find it a perverse logic that the University of Gloucestershire cites the need to address its ugly corner tower block as the rationale template to design the whole campus on a similar scale. This development is out of keeping with its surrounding neighbourhood of quiet residential dwellings.

Pittville was the vision of a regency pioneer who placed strict controls of type, design and construction, when developing this area of Cheltenham. That is why many of its houses and the Long Gardens are Grade II listed and the Pump Room Grade I listed. If this application receives consent it will form part of random non- strategic, piecemeal degradation of a beautiful northern gateway into Cheltenham.

This application must be considered alongside existing approvals for Starvehall Farm, Ellerslie House redevelopment, and plans for new housing and a sports centre on Pittville School grounds. All will have a considerable adverse effect on Albert Road.

Density.

The huge increase from 214 student residents to 798 residents plus visitors and associated staffing will result in a township on the edge of Town. The density is too high and will lead to greater noise nuisance, anti- social behaviour disturbance and excess traffic.

The University's argument that the density is slight over what was there when the campus was a mixed hub of teaching/residents is wrongly calculated. When it was a mixed hub it was primarily a place of work for both staff and students and some residents. A basically 9am to 5pm Monday to Friday activity. The new plan will be primarily residential 365 days a year, 24 hours a day. The nature of usage will be fundamentally different from a mixed hub.

This kind of density of student residents is seen on planned University Campuses like Warwick, Essex or Sussex. These campuses were new builds on green field sites, not wedged into peaceful existing residential areas of nationally renowned architectural gems. Perhaps the University should consider creating more mixed hubs to spread its student population around the Town. A much more sustainable approach.

Transport and Traffic.

The increase in traffic and associated noise, pollution and congestion is unsustainable. Journey increases to service vehicles for 800 plus people, students going to lectures and other parts of the town centre, staff commuting; all merging at rush hours with School drop offs and pick ups. Gridlock at times of Park and Pump Room events and Race days. Alongside this a weak Transport Strategy with promises rather than concrete agreements with Stagecoach and "local taxi firms", must lead to a re-think of the scale of this redevelopment.

At the consultation stage the University took on board the consternation of local residents about the Bus connection. We were assured that as the site would all be "in looking" the buses would wait inside the compound. This is changed back to the outside entrance on Albert Road, albeit in a layby. Reason given was 20 or so local people used the bus. I think the number of objectors would outweigh this.

The bus stop on Albert Road would still need to be retained for the N service to/from Prestbury, so why can't the University bus wait inside the Campus and make its first stop on Albert road for local passengers. This would considerably reduce the noise of unloading/loading students, especially late at night coming home from Town.

Design.

The buildings as designed are too high, giving a barracks like appearance. The block envisaged on Albert Road coupled with the five storey corner block would indeed give a Pentonville appearance in Pittville.

Given the existing poorly managed noisy behaviour late into the night experienced by New Barn Lane residents, where student flats have outside facing doors, then the design of the Albert Road block (described as a terrace) with outside facing doors is poor design. The University again at consultation stage promised to remedy this and create an inward looking design. I was told this altered back again because two external agencies recommended otherwise. I disagree with both for the following reasons. Firstly the Fire service said safety reasons meant egress on both sides of a block. Why can't the design incorporate fire egress doors which are kept shut but unlocked when a fire alarm is activated. Secondly Planning officers wanted the aesthetic feel of a terrace that doors would bring. There are no terraces within a quarter of a mile of the site. If felt to be of the utmost design appeal, why can't doors be just facades?

Doors on the outside will mean congregation of smokers, sun seekers and late returning revellers. This design is flawed, surely the local residents need for quiet enjoyment should be taken into account.

Loss of Amenity and Pressure on Services

The university has made great play of its ability to control its students within the campus, with tenancy agreements allowing sanctions for bad behaviour and the bringing of vehicles onto site. What the University can't do is control its students' off site. Apart from noise when students return home in the early hours, evidence from other university towns and cities is that a proportion of students, their visitors and families do bring lots more vehicles into a vicinity. Overspill parking will take place on the Pump Room car park, the Racecourse Park and Ride site resulting in a loss of parking to local people and visitors to the events staged therein. If only 25% of students have cars we are looking at 200 extra.

Many students who can't afford cars will bring motor bikes and scooters resulting in increased traffic flow, fumes and noise pollution.

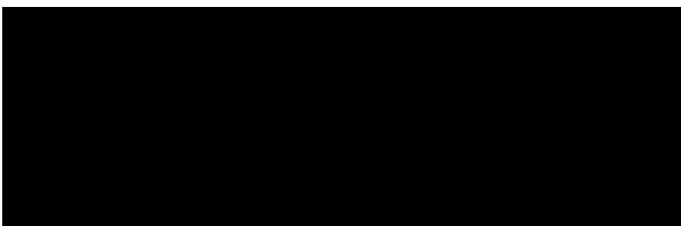
Summary.

This redesign of Pittville Campus is far too imposing and disproportionate to its local community. The University knows it has tacit support within the Town, but the scale of the application takes more away than it gives.

Pressure on utilities infrastructure; police, health and ambulance, fire, waste disposal, street cleaning will greatly increase. Uliving the contracted landlord will receive the rents and council tax relief will apply to student residents, increasing pressure on the Council.

This is a wonderful opportunity to create a modern sympathetic set of buildings on the edge of Town. The University has the right to develop its site, but not with this ill-conceived Application. The plan as submitted need serious attention and I therefore OBJECT to it.

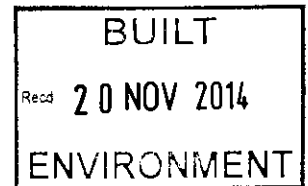
Yours Sincerely,



Mrs Lucy White
Planning Dept, Cheltenham Borough Council
PO Box 12, Municipal Offices, Promenade
Cheltenham GL50 1PP

61 Albert Rd
Cheltenham
GL52 2RB
18 Nov 2014

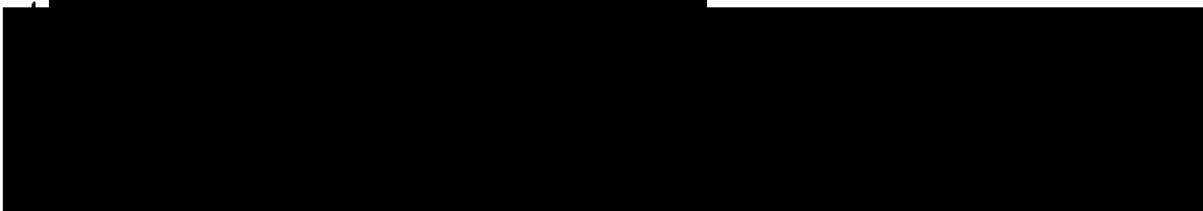
OBJECTION to Planning Application 14/01928/FUL

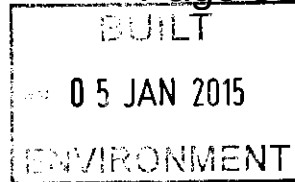


[We recognise the need for student accommodation to be provided, though we believe that the old Art College site is serving this purpose only because it became part of the University estate as a result of organisational changes: it had to be used or sold. As a location for student accommodation it makes little sense – why not sell it even now and build in a location that makes better long-term sense?]

We live on the more popular of the two routes by which the students go to reach the magnet of the town centre, and to return from it. Our objections to the proposals in the above planning application are as follows:

1. The existing student population has been a source of noise, and in particular late night noise, especially in good weather and at weekends – we are driven to sleep at the back of the house when those conditions prevail. It has almost certainly not helped that many of the students are first year and are getting their first taste of freedom – at a cost to us.
2. It has been also a source of litter and of occasional damage, so far only to hedges.
3. The 'authorities' have failed to eliminate these nuisances and offer nothing that convinces us that they will ever do so in the future.
4. A more than fourfold multiplication of the student population, much more than fourfold if overnight stay visitors to the proposed enlarged campus are factored in, will result in a vastly more than fourfold increase in the problems we have experienced: the groups of those going to and fro will be much more numerous and will moreover be larger/bolder/more intimidating.





61 Albert Rd.

Cheltenham

Glos.

GL52 2RB

2.1.15.

Dear Mrs. White,

Re. Planning Application

14/10928/Ful - Pittville Student

Accommodation Blocks.

I am writing to register my objection
to the above proposal.

The proposed student numbers
are much too high for an established
residential area to be expected to
accommodate them. It would be
impossible to control road noise and

unruly behavior, especially at night
when it is not uncommon for
sheep to be disturbed in this area
as it is. If the idea is that
students should be based to a
farm town, would it not make
more sense to sell the site for
residential building, and locate a
'Student Village' more appropriately?

Chiltonham is, relatively speaking, a
very small town. It would be
a pity to spoil it.

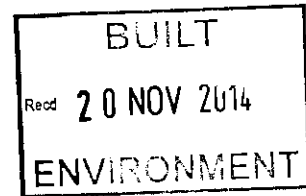
Yours sincerely



44 Cleevemount Road
Cheltenham
Glos
GL52 3HG

19 November 2014

Mrs Lucy White
Planning Department
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP



Dear Mrs White

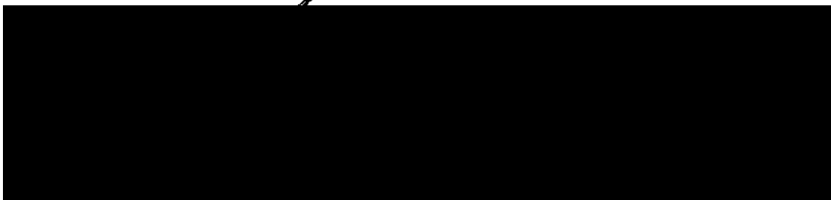
Planning application 14/02928/FUL – Redevelopment of Pittville Campus

I wish to register my OBJECTION to the above proposal dated 27 October 2014 for the following reasons

1. A major threat to the infrastructure of the area as a whole. Increased travel levels will increase regardless of their claims so life for the local residents could become very difficult.
2. The number of students 800 plus their guests is far to many for this site and the area. It will cause serious problems involving student unruly behaviour which will have a very negative effect on the local residents. The residents of Albert Road will suffer from increased traffic, noise and disruption.
3. The design and height of the accommodation is not in keeping with a residential area which is part of Pittville's Regency Heritage.
4. The loss of the local Community Shop most certainly would not be acceptable. Another shop on campus would be detrimental to the area, and the residents.

I feel that this planning application should be refused in its present form.

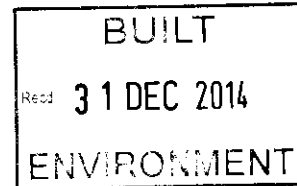
Yours sincerely



4 Cleevemount Road
Cheltenham
Glos
GL52 3HG

30 December 2014

Mrs Lucy White
Planning Department
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP



Dear Mrs White

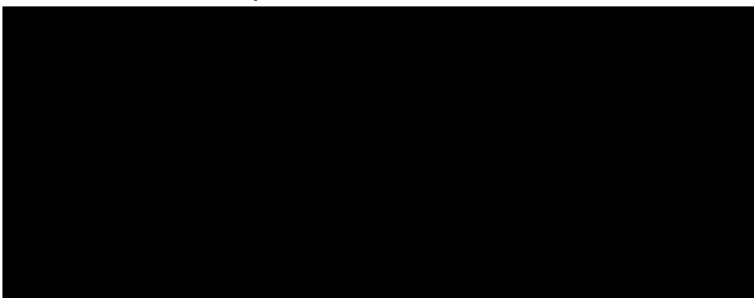
Planning application 14/02928/FUL – Redevelopment of Pittville Campus

I wish to register my OBJECTION to the above revised proposal for the following reasons.

1. It will still be a major threat to the infrastructure of the area as a whole.
2. The number of students has not been reduced for the site and can only cause major problems in general including their unruly behaviour. The numbers should be reduced significantly.
3. The design is still not in keeping for the area of Pittville with its Regency heritage.
4. The number of students and design is purely for profit and does not taken into consideration the local residents well being.
5. The statement made be the University that this planning application is likely to be approved by the Council would infer that agreement has already been made to pass this application which would look to the public as a form or corruption.
6. The loss of the local shop would be detrimental to the area and the residents.

I feel that this planning application should be refused totally in its present guise it has been rushed through without any consideration to the residents and the area in general.

Yours sincerely



18/11/14 . OBJECTION.

Re. Pittville Planning Application
14/01928/FUL

Cleeve House
Albert Road,
Cheltenham,
Gloucestershire.
GL52 2QX

BUILT
Recd 19 NOV 2014
ENVIRONMENT

Dear Madam,

As many 'locals' & visitors will have full view of this site, it is of paramount importance to have the Architecture in keeping with the 'Spirit' of Pittville.

The proposed density is much too high, we have been disturbed by offensive early morning rowdiness and some property damage.

Alcott Road can be very busy, at times becomes congested, so any more traffic will become an extra hazard.

Certain areas of Cheltenham, already suffer unannounced sudden power cuts. We must not let this happen here.

Our local convenience Store will suffer if there is provision for a special Retail outlet in the development.

There are several other aspects in this application which do not measure up.
Yours faithfully,

[Redacted Signature]

REF:- 14/01928/FUL
Mrs. L. White.

Page 363

Cleeve House
Albert Road,
Cheltenham,
Gloucestershire.
GL52 2QX

2/1/2015

Dear Madam,

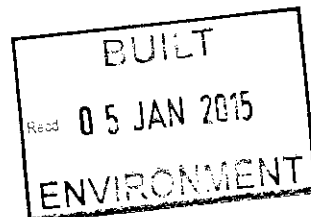
Pittville Campus Expansion, Albert Rd.

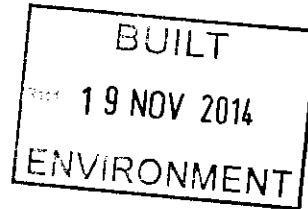
I am writing to object strongly to the revised Plans for the intensification of this Site in Albert Rd, as the proposal does nothing to enhance the style of this Area, and the development will increase existing student problems. It is also not fair to the Neighbourhood.

The increase in Service Traffic will also be unpleasant when included with Pittville School Housing Proposal.

Yours faithfully,

Planning Officer
Promenade GL50 1PP.





Cheltenham Borough Council
Planning Department
Municipal Offices
Promenade
Cheltenham GL 50 9 SA

5 Albert House
Albert Road
Cheltenham
GL 52 3 HZ

November 17th 2014

Attention Mrs. Lucy White

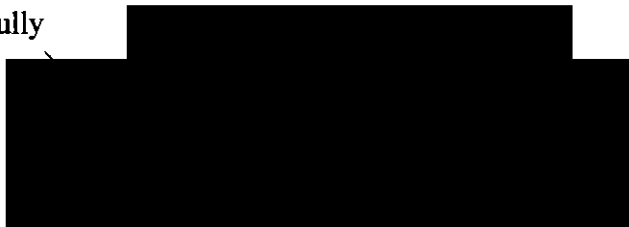
Dear Mrs. White

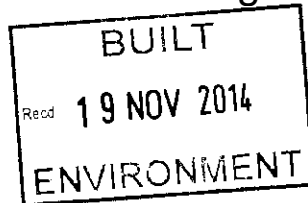
Planning Application 14/01928/FUL

I understand the need for development by the school and the intended use of the land released. However, I believe the following comments are most important to be borne in mind and which may influence you to reconsider parts of the application and / or impose a few conditions.

1. There will be nearly 800 young people living in the complex which, apparently, will have no or very limited teaching facility. Therefore there will be considerable movement of those students to other places in Cheltenham where instruction / lectures etc are to be given.
2. They will return late at night.
3. Already we have considerable noise from a small number of students returning to the existing accommodation - many times at 2.00 am or 3.00 am.
4. With 800 students, the noise and irritation to this residential part of Cheltenham, mainly inhabited by elderly people, will be multiplied.
5. It would seem reasonable to impose a curfew at, say, midnight. May be the students would study more successfully with more sleep!
6. LITTER Already the north end of Albert Road is frequently polluted with litter from the school children and existing university students. With an additional 600 students, the litter problem is bound to be very much worse.. Is there something you can do about this?
7. TRAFFIC Already the 30 mph limit is flouted everyday and frequently with near accidents when some cars squeeze past the traffic islands in the face of oncoming traffic. The 30 mph limit should be enforced vigorously immediately. Cameras? Albert Road is a main bus route: it has young school children, many old people and hundreds of students who will be using it. With speeding vehicles it would appear to be an accident waiting to happen.

Yours faithfully





44 Cleevemount Road
Cheltenham
Glos
GL52 3HG

19 November 2014

Mrs Lucy White
Planning Department
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

Dear Mrs White

Planning Application 14/01928FUL – Redevelopment of Pittville Campus

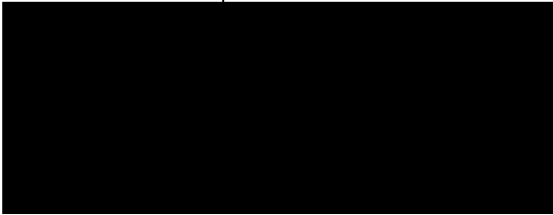
I wish to register my OBJECTION to the above proposal dated 27 October 2014 for the following reasons.

1. There is already problems of antisocial behaviour from the present number of students and to increase the number to 800 will make life insufferable for the surrounding Pittville residents. Uliving have given no answers on how they will be able to police this and have not been able to show any such large student accommodation they own in such a residential area.
2. The design of the buildings looks ugly and is out of keeping with the area. The height does not fit with the surrounding houses and the density is too much. This will not only affect the Pittville residents but will not be a pleasant place for students. Uliving only want to build this number to satisfy their profit motive and have no thought for students or residents.
3. The proposal for a shop on this site for students could mean local residents loose their community shop which is unacceptable
4. The number of journeys and people using this site when it was a teaching unit are flawed. I can remember when this site was operational and there is no way it could have accommodated such numbers. Plus any journeys undertaken were Monday to Friday between normal working hours and did not expand from early morning to late at night seven days a week.
5. The fact that students are not allowed to bring cars is a farce as they will abandon them on any nearby residential street and it will be very difficult to prove they do have cars. The accommodation for mature students will most definitely want to have cars. This is will cause untold misery to local residents.
6. The number of buses and taxis on Albert Road from this development will be excessive and does not take into account traffic from other developments, ie Pittville School 56 houses and sports hall, the conversion of Ellerslie House to flats in Albert Road and the Starvehall Farm plans for 380 homes and elderly care facilities.

The whole infrastructure will not support this excessive development and will only succeed in making Pittville a very unhappy place to live for all.

I must ask for the sake of Cheltenham that this monstrous development is refused.

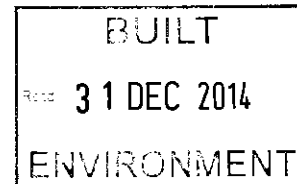
Yours sincerely



44 Cleevermount Road
Cheltenham
Glos
GL52 3HG

30 December 2014

Mrs Lucy White
Planning Department
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP



Dear Mrs White

Planning Application 14/01928FUL – Redevelopment of Pittville Campus

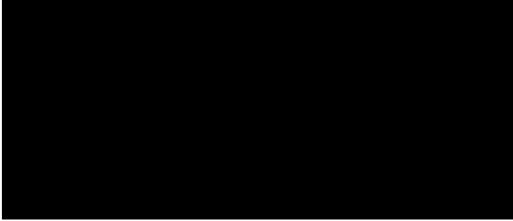
I would like to register my OBJECTION to the above revised proposal for the following reasons.

1. The number of 800 students has not been decreased. This is far too many for this site which is surrounded by a peaceful residential area. It will have a detrimental effect on those living in the vicinity. There has been an increase in antisocial behaviour by the present students and is not being handled by the University and Uliving will not be able to control this excessive amount of students. The only necessity for 800 students is profit for Uliving and totally disregards the impact on the local community
2. The design is not acceptable and is not supported by the the council Architects. The height is overpowering and it does not fit in with the surrounding houses.
3. The inclusion of a shop on the site and the impact on the local shop has not been addressed. Residents would most likely lose their very valued local shop.
4. The suggested number of journeys for this site with 800 students and those calculated previously when it was an educational unit is very flawed. I lived here when students used this facility and it in no way were there the number of journeys quoted. Plus these journeys were nine to five Monday to Friday and did not spread throughout the day and night seven days of the week. The times students travelled were when most residents were at work and did not impact on their lives however night time and weekend travel when fuelled by alcohol is an entirely different scenario.
5. The impact on Albert Road with the increased movement of buses and taxis will impact on local residents who bought their homes to relax in a beautiful and peaceful area they deserve more consideration.

This development has been rushed through with no interest in local residents, with the only consideration to be for the University to have a campus built at no cost to them and for Uliving to make maximum profit. It is pure greed at its most disgusting.

I must ask the this very undesirable planning application is refused.

Yours sincerely





Mrs Lucy White,

The Planning Department,
Cheltenham Borough Council,
PO Box 12,
Municipal Offices,
Promenade,
Cheltenham
GL50 1PP
2014

23rd November

Dear Mrs. White,

**Planning Application 14/01928/FUL
OBJECTION**

This development is far too large; it will dwarf the existing neighbourhood and drown the relatively small local population of mainly elderly residents with three times as many young students - a totally different demographic. I find it hard to recognise the description of this development as a "village". If approved, Cheltenham would get a ghetto in gestation. The application, in its present form, is madness. It is worse than what there is at the moment, and that's saying something. Apart from being offensive to Cheltenham as a whole, and to the local area in particular, it also appears not to comply with several planning guidelines and policies as published in the current national guidelines, the adopted plan for Cheltenham and the draft for the future. I have extracted and listed these in an appendix to aid reference.

Traffic and Transport

We surely don't believe that 800 students plus their overnight guests, plus 100 day staff plus parents and other visitors, service vehicles, buses, taxis and the like will cause less traffic congestion than was the case several years ago, before the site fell into its current state of disuse, when it was only in operation 8 hours a day, 5 days a week, with very few resident on site and only staff and a third of the students travelling to it daily (12 hours a week at place of study for each student, according to the vice chancellor). Or less busy than now, with only the 200 resident. This is the conclusion of the draft traffic analysis report based on favourable but erroneous assumptions fed into software. This is software that those in the traffic planning business, and the programme developers themselves, are fully aware is easily programmable to produce a result desired by those seeking planning permission. It is a well known ploy. The findings require independent validation as they are clearly wrong.

Nor do we need to have copies of bus timetables for non-subsidised buses on routes that students rarely use, for example, as "proving" that there are sufficient buses. The plain truth is that all these people and their servicing requirements will swamp the roads in this area and increase the road safety issues that already exist near the school. If we're serious about cutting reliance on the internal combustion engine for most of their journeys, the students don't actually need any special buses at all, like the rest of us. It is only a short walk to St Paul's and a bike ride to The Park. Buses could be stopped now, irrespective of this application. The university hasn't even tried for all these years and its platitudes and promises now are simply not credible. They are proposing to accommodate too many students and trying to raise a smokescreen to help us lose sight of that.

Architecture

Then there are the buildings. These are like something off the shelf at B&Q. They are far too dominating, very poorly “designed” and completely out of character with our Regency Cheltenham, and they will tower over a key route into town. To plan to park this pile of bricks on the crest of a hill – and opposite the Royal Box for that matter – and adjacent to some of the town's finest landscapes – is to insult the town and to send completely the wrong message to the town's visitors. The message would be that Cheltenham is prepared to allow the erosion of its regency heritage by rushing down the road to blandness, to become just another provincial town whilst ignoring the pleas of its own citizens and allowing dodgy developments from all corners. Is this really what we're prepared to accept as our generation's legacy to the next? Is this what is meant by “sustainability” when it would make the lives of local inhabitants so much worse? By any reasonable measure, this proposal is simply unsustainable. What a golden opportunity not to repeat the mistakes of the past – look at the site's existing Tower Block, for example - yet here we go again, headlong into it. Stop now, pause and think! They are proposing to accommodate far too many students in bad buildings which are bad for students and bad for Cheltenham.

Noise

This topic has been done to death in the other objections. Suffice to say that I agree wholeheartedly that the university has failed to control the noise and disturbance generated by its students and continues to fail to do so. There was yet another complaint to the university last night despite promises to do something about it only two weeks ago. More platitudes and promises in the desperation to get this proposal pushed through. Don't be taken in. They are proposing to accommodate too many students which means way too much noise and disturbance for residents and students alike.

Local Shop

The shop in New Barn lane is the only one in close walking distance for residents here. It is a valuable asset to the area and the community really needs it. It is used by permanent residents and students alike. If the university were to be allowed to follow through with its plans to open its own on-site retail outlet, for its own students, it would compete with Park Stores which would probably have to close quite soon afterwards. Park Stores needs the students' trade and employs 9 staff. The university claims to have made a business proposal to the owner but I am told by him that it was completely unworkable. Any plans for an on-site retail outlet, on a smaller development, should be restricted to allowing it to sell items not available at Park Stores or our shop will go. It's as simple as that. Is this sustainability? Sounds to me more like Uliving and the university trying to squeeze yet more profits out of their project.

The Application and Timetable

The mountain of paperwork which accompanies this application is poorly put together. It contains a very small amount of decent work – and I have read through most of it. The majority is made up of a great deal of irrelevant padding and some completely misleading reports. The “survey” is farcical, 20% of it filled-in by the university and its team, a key response omitted and a weighted scale of measurement used, designed to produce positive responses even from negative ones. No one could “strongly disagree” with anything since the scale didn't stretch that far back but we could “strongly agree”. Shame on whoever sought to try to hoodwink you in order to push this through. Even the drawings reveal the rush in which they were put together; even a layman like me can spot the most basic and serious of omissions. Contact me for details if you wish.

What is the point of presenting this application now? It hasn't been properly prepared, there are clear and major safety issues and it should be revisited properly before putting it before the town's representatives. If the drawings are amended following public comment and prior to the next meeting of the planning committee, I request that the public should have a further opportunity to comment prior to re-consideration.

This application is being driven through in an attempt to meet a timetable of the university's and ULiving's making in order to try to meet an intake of students in 2016. If they fail to make the deadline, they say that the project "won't work", which says everything about it. With respect to them both, that is not a matter which should concern the people of Cheltenham. It should not be a matter of seeking approval for rushed designs and submitting questionable assertions without validation in order to meet a self-imposed deadline, but a matter for careful planning and process against the town's strategic requirements and policies. It needs to fit in to the town's scheme of things, for the benefit of Cheltenham as a whole, not simply be a quick, shoddy, money-making scheme for another out-of-town developer to benefit from at the expense of the town's regency heritage. The university should be embarrassed by its support for this rubbish. "Could do Better", University of Gloucestershire. 3/10 ! (Like you got on your survey from most of the responders!).

Numbers

The bottom line here is that this development, while being poorly conceived and presented, is attracting so much anti-feeling because it smacks of such heartless greed. 800 students plus all the extras to well over 1000 is just too many. If the application was more measured for, say, a total of some 450 students in decently designed accommodation, I'm sure it would have a reasonable chance of succeeding and I, for one, would probably be able to support it. I am sure the university would like another 250 beds (singles!) and I'm sure they could fit them in here. They say they need beds so why not just go for that? Answer? Profits and greed!

Conclusion

We all have to play our part in taking Cheltenham forward, but this isn't the way. This site, and the neighbourhood in particular, is suitable for far fewer students than the applicants are trying to cram into it. It will be over-full to bursting, remarkably ugly and intrinsically noisy. If the numbers were reduced to half as many, all the other problems associated with it could be eased and resolved and everyone would be happy. It is, in the words of the vice chancellor himself at a meeting with residents, "in the wrong place and if it were to be built from scratch, we wouldn't build it here". So, I would ask the Planning Officer to recommend rejection of this application as the university would actually prefer it to be somewhere else, and to request the vice chancellor to return with a more finished and suitably proportioned proposal when time is not such a critical driver for him.

Yours Sincerely,



Appendix A: Policies and Guidelines in Apparent Conflict With This Application

Policies and Guidelines in Apparent Conflict With This Application

The application appears to fall short of compliance with several aspects of national and local policies. I believe it does not comply with the spirit or intention of the following:

On Sustainability:

From the Foreword to the National Planning Policy Framework: by the Rt Hon Greg Clark MP Minister for Planning. "Sustainable means ensuring that better lives for ourselves don't mean **worse lives for future generations.**"

From the current Adopted Plan:

Para 3.3 "a better quality of life for everyone, now and for generations to come, through social progress which recognises the needs of **everyone**".

Para 3.17 "Government objectives are to integrate planning and transport at the national, regional and local level to promote more sustainable transport choices and to **reduce** the need to travel"

Para 3.23 "The Government places emphasis on the promotion of **good design**, both for **individual buildings and urban design**, which it considers can **help promote sustainable development, improve the quality of the existing environment**, attract business and investment, **and reinforce civic pride and sense of place.**"

Para 3.32 "The aim of the framework is to strive towards: a fairer society with,

-the wise use of resources
- safeguarding and enhancing our **unique** natural and **built environment**
- valuing and protecting **cultural assets**
- economic development that meets **all people's needs** and respects the environment.

Para 3.46 "The Community Plan identified five priority areas for the five year period to March 2007: (extract....)

- to **protect and improve the environment of Cheltenham and make it a beautiful and sustainable town**
- to **improve sustainable travel and transport options.**

Adopted Policies:

I believe this application falls short of compliance with the following adopted planning policies:

Policy CP1 Sustainable Development, sub para..

(a) conserve or enhance natural resources and environmental assets;

Plus several of the elements cited in Table 2:

Effective protection of the environment

- **reducing the need to travel**, especially by car, by:
 - ensuring development is **in the right location** – This isn't. It is distant from where the students go to study.
 - promoting mixed use development - This isn't. If it were part learning facility and part accommodation it might.
 - making provision for parking that will not encourage use of the private car - This doesn't. One to three hundred visitors will park in the surrounding roads, just 4 times as many as those who do so regularly already.

Prudent use of natural resources

- utilising the highest density of development **consistent with high quality design, the amenity and character of the locality, and acceptable impact on adjoining development** - This doesn't and isn't
- using energy from renewable sources, including maximising solar gain. - Where are the roof-top solar panels?

Social progress which meets the needs of everyone

- **creating attractive environments** – This will be unattractive and will spoil the existing environment too.
- **ensuring** that specific groups of the population are not disadvantaged by development – Current residents would be very disadvantaged.
- **promoting and enhancing quality of life** – This doesn't; it would threaten it.

Policy CP3 Sustainable Environment sub paras a,b and c plus notes subsequent:

“Development will be permitted **only** where it would:

- (a) **not** harm the setting of Cheltenham (note 1), including views into or out of areas of acknowledged importance (note 2); and
- (b) **not** harm landscape character (note 3); and
- (c) **conserve or enhance** the best (note 4) of the built and natural environments;”

Policy CP4 Safe and Sustainable Living, sub paras (a), (b), and (d).plus Notes subsequent

“Development will be **permitted only** where it would:

- (a) **not** cause **unacceptable harm to the amenity of adjoining land users and the locality** (notes 1- 4);
- (b) **not** result in **levels of traffic to and from the site attaining an environmentally unacceptable level;**
- (d) **not**, by nature of its **size, location, layout or design**, give rise to crime or the significant fear of crime or endanger public safety;”

Policy CP5 Sustainable Transport,

- Development will be permitted **only** where it is located and designed so as to:
 - (a) **minimise the need to travel;**
- plus para 4.13.

Policy CP6 Mixed Use Development, in toto to para 4.17

- Mixed use development will be permitted and may be required on suitable sites:
 - (a) where the uses are **compatible** (note 2) with each other and adjoining land uses.
- Note 2 states:

“**Compatible means unlikely to cause harm to amenity by loss of privacy or disturbance from noise, glare from artificial lights, hours of operation or travel patterns.**”

Policy CP7 Design,

- Paras:
 - 4.15 (Good Design)
 - 4.16 (height, massing, materials)
 - 4.17 Applicant to demonstrate how good design requirement was taken into account
- Objective O2, especially
 - sub paras (a) (**high standard of architectural design**)
 - and (c) “**complements and respects neighbouring development and the character of the locality and/or landscape**”
 - and with close regard to:
 - note 4 “**The fact that a particular form or location of development is the most cost effective option is not justification for an exception to CP 7**”.
 - note 5 “In making decisions, advice will be sought from the Commission for Architecture and the Built Environment, English Heritage or other appropriate body

including the Architect's Panel and the Cheltenham Civic Society". **They don't like it either** – see their comments.

Policy CP 8 Provision of Necessary Infrastructure and Facilities: Table 4 on page 22 particularly in respect of:

- character
 - historical context
 - distinctive features of the locality (such as spatial quality, rhythms, density, scale, style and materials)
- scale
 - the **size of the building, its elements and its details in relation to its surroundings and the human form**
 - massing (the **arrangement, volume and shape** of a building)
 - height (its effect on **shading, views, skylines and street proportion**)
- appearance
 - materials (**high quality and suited to their location and purpose**)
 - detailing

Para 10.47 of the adopted plan.

- The Council generally supports the provision of more purpose-built student accommodation, although **proposals would need to be judged in the light of other relevant local plan policies.** This isn't carte blanche to plant 800 students here.

Policy HS2 Housing Density

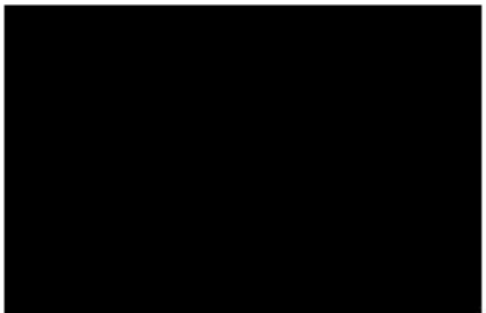
Although not strictly housing, if it becomes necessary to rent as housing for key workers, as proposed, it should be treated as housing now and "be required to demonstrate the efficient use of land between 30 and 50 dwellings per hectare, with a greater intensity of development at places with good transport accessibility except where (*extracted*):

- (a) it is clearly demonstrated that development at these densities would compromise the Principles of Urban Design (Table 3) and the creation of safe and sustainable neighbourhoods (note 1).....
-Note 1 Proposals should demonstrate design and layout which makes efficient use of land **without compromising local amenity, sustainable development objectives or the quality of the environment**

Cheltenham Plan (The one being considered for the future):

Draft Vision and Objectives December 2013, in particular:

- "What do we want our plan to deliver (our themes)?.....
 - 3. A place where the **quality and sustainability of our cultural assets** and **natural and built environment are valued and recognised locally, nationally and internationally...**"
 - Conserve and **enhance Cheltenham's architectural, townscape and landscape heritage**, particularly within the town's conservation areas
 - Support development of Cheltenham's**tourism** infrastructure to **ensure** that the borough maintains its reputation as a **cultural destination and continues to be an attractive place to visit**
 - Address the challenge of climate change, **ensuring** that development meets **high design and sustainability standards** and is built to be adaptable over the long term



2nd January 2015

Dear Mrs White,

**Pittville Student "Village" Application 14/01928/FUL
OBJECTION**

I wish to register my objection to this revised submission. The revised plans seem largely unchanged and the applicants' responses to your requests for clarification of statements made in their original Planning Statements fall well short of adequate as I'm sure you will have noticed. They address only the issues they see as of possible concern to themselves and disregard the impacts that their plans would have on the local community. The responses amount to little more than feeble attempts to shroud the facts with a smokescreen of inaccuracies, many untruths and lashings of platitudes once more. This remains a thoroughly dishonest submission. The responses pay no heed to the deep upset and upheaval that this proposal would inflict on local residents and bend the truth where it suits, which is often. I cite only a few examples below. There are many, many more which I trust you will have easily identified.

Park Stores:

To date the applicants have met the owner of Park Stores on one occasion, early in the discussion process in 2013, where they put forward an unacceptable proposal. There has been no contact since and the owner of Park Stores is still waiting. However, the applicants state that they "*continue to discuss product selection with all stakeholders and Park Stores*". This is untrue. Their further statement that "*The University of Gloucestershire and Uliving are keen to continue to discuss how the two shops can operate effectively together*" is also meaningless unless they mean that they talk amongst themselves..... They certainly don't include Park Stores in their discussions. Finally, they state that "*future management of the store is currently out at tender*". This contradicts all the hollow reassurances of their continued communication with the management of the shop and underlines their intention to press ahead regardless of local impacts.

Utilities:

You asked for a "brief written statement / report on the potential impact on public utilities". The applicants have responded by pointing to a survey undertaken by consultants in June 2011 when the university was considering disposing of the site. The survey had a completely different aim - "*to determine the location of the main gas, water and electrical site infrastructure*". It is described by its authors as "*an assessment of the work necessary to re-service the retained buildings and separate their mains services connections from the area of the site proposed for disposal*". There is no attempt to respond to your request for a *brief written statement on the potential impact on public utilities* nor mention, therefore, of the likely impacts on local residents. This report outdated and is, clearly, irrelevant to the current proposal and is another smokescreen.

Some Other Examples:

This is just the start. Their revised documentation remains riddled with inaccuracies, illogicalities unvalidated statements and plain untruths. Here are just some examples of how the figures being provided as justification are simply wrong or highly misleading - there are so many more which I trust you have spotted but I can pass them on if requested.

Planning Statement Addendum:

2.2 Quote "*Average occupancy levels across the university can drop as low as 33% across the week which is equivalent to 660 student workplaces occupied at Pittville campus. Staffing does not*

fluctuate significantly and would remain at about 200."

The applicants quote the minimum average weekly figures. This therefore provides the lowest figures for occupation and travel, not the average taken over the year which, by definition, would be higher. Notwithstanding this, the figures are not even based on Full Time Equivalents (FTEs) so do not allow direct comparison with their new planned figures. They are not based on the fact that the campus was only normally occupied during term times (35 weeks per year), daytimes (office hours), five days a week, with the 200 staff working for 44 weeks a year. Thus the figures are highly inaccurate and misleading to the point of irrelevance and the response calculated to mislead once more. Had they used FTEs, comparing historical figures with those proposed on a like-for-like basis, they would have arrived at figures of (historical) 146 FTEs per 24 hr period versus (proposed) 393 FTEs. They have quoted the figure 860 students and staff which, though accepted as a true representation of minimum weekly average during office hours in term time, ignores all other periods when the facilities would have been unoccupied. This is a shameful way to present these figures and is an obvious attempt to mislead and appears to be a deliberate tactic aimed at disguising the truth. They also forget to mention that noise and disturbance generally occur in the evenings and late into the night not during office hours. There was none of that when the site functioned during daytimes with their "1300 workstations". There is already a great deal of it with the current 200 student residents. This example is but one of so many in which they applicants seek to massage figures or mask the truth to satisfy their own greedy ends.

Revised Transport Plan:

I note that the applicants have moved on from trying to justify their figures using TRICS, which I can only surmise, they now accept produced highly flawed figures, but are now trying to prove their assertions by using some simple statistical tricks of their own.

Para 1.1.9 *"Student Number Planning by the University now suggest a scenario whereby a higher percentage of students may study at Park. It is understood that this is an estimate and may be subject to fluctuations in the future, depending on a number of factors. Nevertheless, we have updated the report to reflect the latest projections, with 30% of students to Park, 61% to FCH and 9% to Hardwick"*

If there are such fluctuations, future planning should, surely, take the peak fluctuation figure into account. These figures ignore that so are misleading. They do, however, mean that there more students will take the bus than will cycle or walk so pollution and congestion increase.

Para 1.1.10..... *"It is understood that this academic year, approximately 27% of all University lectures/seminars/tutorials started at 09:15 hours. This demonstrates that trips will not necessarily be concentrated at AM peak times."* No it doesn't. 27% of 794 students is 215 students making the journeys to arrive by 09.15. So these journeys would have to start at approximately 08.45 so do occur well inside peak times of traffic congestion. There are no figures provided as to when the remaining lectures/seminars/tutorials take place or as to when trips home occur. These figs are invalid.

Additional Info: Planning Statement Addendum:

Para 1.3 Quote *"This is at odds with many other universities in the country. For instance, Oxford Brooks and Bristol UWE both offer guaranteed accommodation for first year students".* This is simply not true. UofG offers precisely the same guarantees as do these two others. Just follow the links in their response to Q1 to find the statements from the other two universities:

<https://www.brookes.ac.uk/studying-at-brookes/accommodation/allocation-policy/>

<http://www1.uwe.ac.uk/students/accommodation/applyingforuweaccommodation/accommodationguarantee.aspx>

then compare them with UofG's, which boasts *"Guaranteed accommodation for undergraduate students"*

http://insight.glos.ac.uk/departments/ss/accommodation/Documents/6526_AccomGuide_Sep14.pdf

"First year undergraduates who apply before 30 April 2015 and accept the University of Gloucestershire as their first choice will be guaranteed a place in university halls or university managed accommodation." This is virtually identical to UWE's and Oxford Brookes positions.

Para 1.5 Quote: The University's 5 year Strategic Plan (2012 — 2017) has 5 key goals, one of which is to be *"A successful and sustainable organisation"*. Associated actions include *growth in student numbers and investment in its estate. The Pittville development supports this strategic goal*" This is classic special pleading. It was the university which decided to close its Art Studios in Pittville and the university which was then left with this un-thought-through problem which it now expects the town to bail it out from. Their 5 key goals are theirs, not anyone else's and this goal pays no heed as to its effects on others, on local residents' amenities nor on the sustainability of Pittville but, instead, directly threatens it.

The university is still prepared to submit this application which still threatens to impact the area with far too dense a population, bringing an unsuitable mix of demographics, coupled with really poor architecture, dense, massive, imposing, ugly bland, blocks, rejected by the Architects' Panel, all delivered with breathtaking indifference to the real reduction in the quality of life and sustainable facilities for everyone else which would result. They still show no regard for the town; they plan to pollute this quiet and leafy neighbourhood with contrastingly shoddy, gritty architecture with cheap "functional" finishes. They make light of the traffic congestion which would submerge Albert Road and the daily trek of hundreds of migrating students to and fro' across town to places of study then again, later and deep into the night, as the same students, on the university's sponsored "clubbers private night bus", are transported vocally to and from the town's night clubs with little respect for the sleep patterns of permanent residents. This is the way of students and it always has been. Like every university, this university has not discovered any magic solution for controlling them; there simply is none and it is naïve of the university, or downright disingenuous of them, to imagine otherwise. However, this has not stopped them from professing to be able to do so affectively. Rubbish! Common sense, please, planners!

To back up their case, the applicants quote in desperation and coldly from the National Planning Guidance **para 3-038-20140306**: *"All student accommodation, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market"*. As if this makes any difference to sound common sense and cogent planning.

The applicants are desperately dangling the last limp carrot left in the larder and expect the planning department to accept this very simple and seemingly tempting getout - to set the 800 against the housing targets - whilst conveniently ignoring the consequences of doing so. Such a decision would condemn the local area for ever to a legacy of poor amenities and social decline on the back of mere "guidance". Please note, this is not a Regulation and, as such, has no force in law. It is to be applied with common sense. Such a decision would also lay heavily on the consciences of those proposing it. I trust the planning officers, in making their recommendations to the Planning Committee, will prefer to be guided by that common sense and refer instead to **para 3-019-20140306** of the same national guidance which offers the following, more germane, guidance for this case: *"The following factors should be considered to assess a site's suitability for development now or in the future: physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination; potential impacts including heritage conservation; environmental / amenity impacts experienced by would-be occupiers and neighbouring areas."*

This might provide a reasonable steer forwards towards a more equitable number, perhaps as high as 450?

Still a nice offset with something to be gained by the council without the human and amenity costs being inflicted on the resident population of Cheltenham. Evolution not revolution perhaps?

At this point, it might be useful to consider for a moment a comparative impression of the scale and density of this proposal. If Leckhampton's 16 hectares of White Land in Kidnappers Lane were to be developed at the same density as this proposal, the resident population would be joined in 18 months time by another 4500 residents (allowing for 3 persons per dwelling). If Cheltenham's 46.6 sq km were developed at this rate, Cheltenham would welcome a preposterous 1.3 million people. This is how this proposal feels locally. It is stifling. If this density wouldn't be right for Cheltenham or Leckhampton, it isn't right for Pittville. It isn't right on any scale. The same principle applies to this vulnerable part of town as to the town itself.

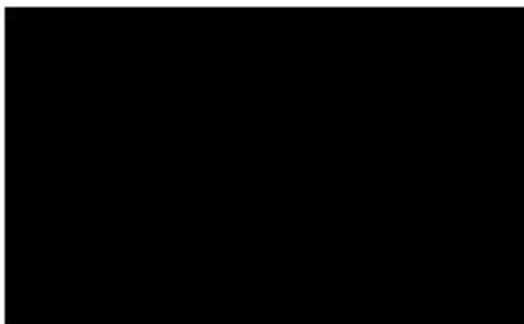
Conclusion:

To propose making a local exception on shaky, self-seeking grounds to solve a problem of its own making is just an example of the applicants' poor or non-existent strategic planning skills. This application is barely an outline of what is proposed, relies on much biased conjecture, is immoral and thoroughly unethical. It is, at best, disingenuous but largely dishonest. It pays no heed to the effect of these plans on the local residents but seeks to justify things by offering platitudes and the reassurance that their plans can be achieved with little untoward effect. Their responses to planners' requests for greater clarity show little respect for their purpose or for the planners, no empathy with the town but much with money. It is clear that the developers' sights are set on a quick profits and damn the consequences for others.

Planners should have no hesitation in recommending outright rejection of this proposal and censuring the applicants for wasting precious time with fabrications, half truths and a half-baked scheme. In doing so, the planners would have the support of 99% of the population of Pittville and Prestbury – see all other objections.

The Bottom Line:

This application proposes a development of the wrong size, wrong density, wrong look and it is in completely the wrong place. It seeks to solve a problem for the university which is of its own making. It is just plain wrong! There is only one moral course. Reject this application.



73, New Barn Lane,
Cheltenham,
GL52 3LB

Dear Mrs White

Planning Application 14/01928/FUL - Objection

I commented on this earlier and would like to add this Addendum as a summary in the form of these two maps showing the degree of impact this development will have on Cheltenham's amenities and roads by putting it in the wrong place and by building it the wrong size. The university created this problem by closing its Art School and moving it to another of its sites. They should be told to go away and think again – relocate students close to their places of study and perhaps extend the main faculty buildings to Pittville once more. This plan as it stands is madness.

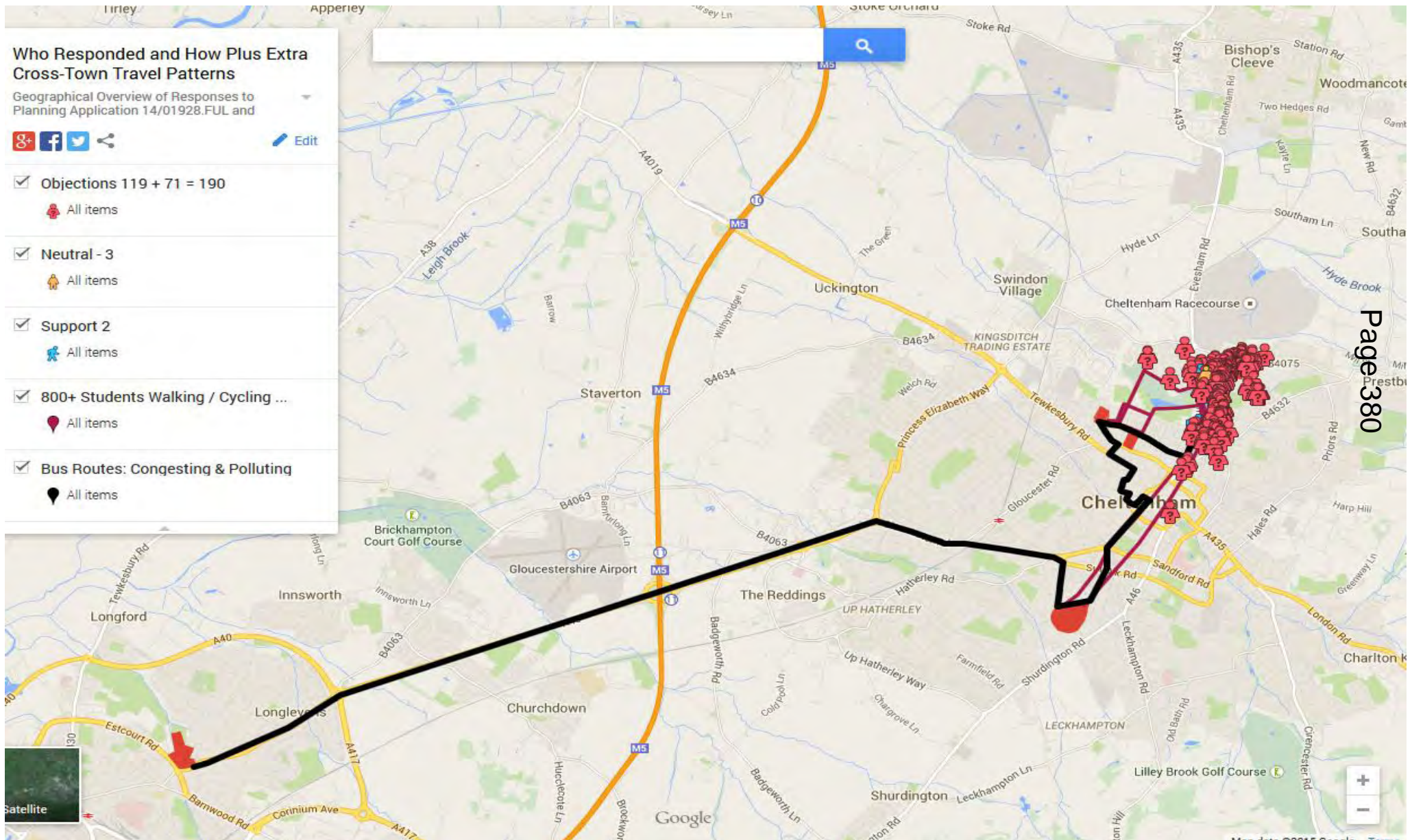
Yours sincerely,

Addendum

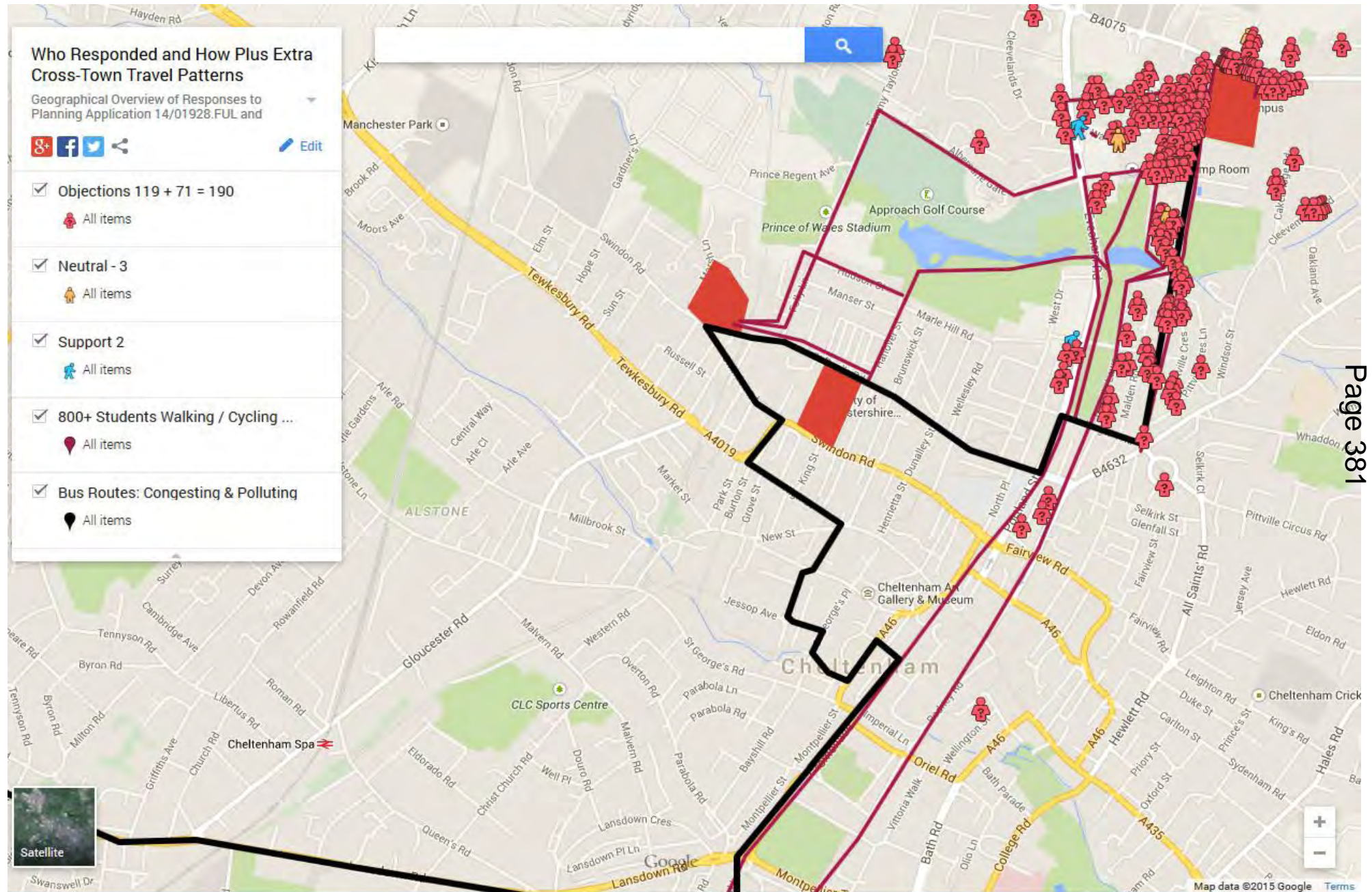
Map 1

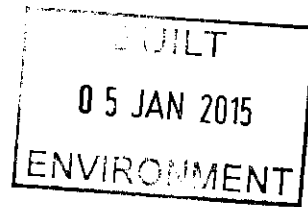
Map 2

Map 1: This map shows how the proposed development is in the wrong place, is the wrong size (99.9% oppose) and is plainly wrong. Common Sense!



Map 2: 800 ISN'T FAIR AND IT ISN'T FUNNY. 800 IS PLAINLY FAR TOO MANY





The Gate House
60 Albert Road
Cheltenham
GL52 2QX

Att; Mrs White

Cheltenham District Council

Planning Application 14/01928/FUL- Pittville Student Accommodation Blocks.

OBJECTION

Dear Mrs White

As a resident in Albert Road I object to the volume of students and staff resulting from the proposed new development at Pittville campus. The density of students will be enormous in the small area, along with all the inevitable extra traffic that it will bring.

Why does all the UNI bus traffic have to go via Albert Road?

Pittville will have extra accommodation in Albert Road at the Elerslie apartment block bringing extra traffic and people.

Across the year there are thousands of people visiting the race course, which I understand is also being extended.

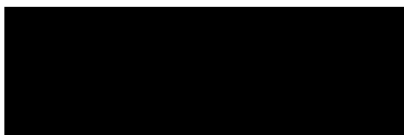
How many more people can you squeeze into such a small area? Many of my neighbours are elderly and I am concerned about the amount of noise and possible vandalism the development of the site would bring.

I came to one of your meetings and was upset by the design of the complex. No one seems to remember that we are in the beautiful town of Cheltenham. Any new buildings here are NEVER attractive or in keeping with the town.

How will the present infrastructure for services cope with all the extra people?

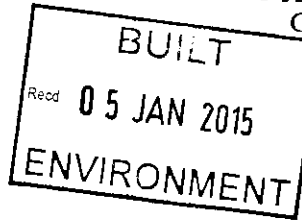
I think it is time for a complete re think on the whole project.

Yours sincerely



PS — This is a copy of the email I sent on Nov 26th
which apart from asking for my address has been ignored!

'Purbrook'
8 Pittville Crescent
Cheltenham
Glos. GL52 2QZ



Mrs. L. White.
Planning Dept.
CBC, Box 12.
Municipal Offices GL50 1PP.

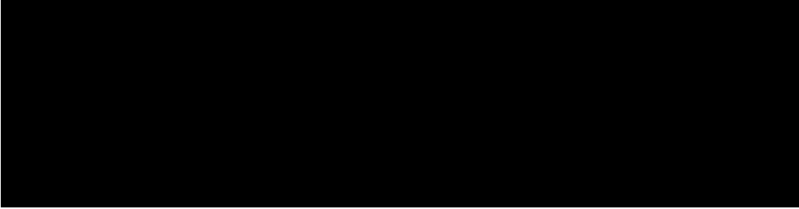
Objection to Planning application
14/01928FUL Pittville Student Village.

Dear Mrs. White.

This is a letter of objection
to the planning of the Student Village at
the former Art College in Albert Road,
Pittville.

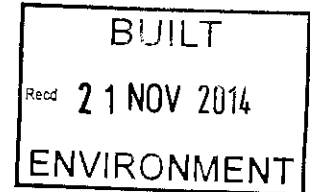
The development for
accommodation block for 800 student in
such a residential area will have drastic
effect of over crowding and antisocial
behaviour which is already experienced
in St. Pauls which will run out to other
streets in the area.

I hope the college may need to expand but please let it be done symptomatically and not spoil the beauty of Pittville with such a overpowering building block.



[REDACTED]
Parkgate, West Approach Drive, Cheltenham GL523AD

Mrs Lucy White
Planning Dept
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP
18/11/14



Dear Mrs White

Objection to Planning Application Pittville Campus

I would support the University in redeveloping Pittville Campus which is at present of no architectural merit but I do not support their present plans and would like to raise a number of objections.

Firstly the development is **far too high density** for the area.

I understand the plan is for 800 beds many of which are double (presumably for guests) so potentially a thousand or more students may be resident in a small area of Pittville. This is nearly 1% of the population of the whole town in one small spot.

I believe that this is inappropriate for a regency part of Cheltenham which has a low population density.

The design in my opinion is also not in keeping with the area.

Secondly we currently have problems with students parking cars and blocking gateways in West Approach Drive where I live and this could magnify the problem many times. There is already antisocial behavior in the Park due to students playing very loud music from the bandstand and Pump Room Colonnades at 3 or 4 am on some nights keeping me and my family awake; with a very high density of students as planned this will surely get much worse.

Thirdly employees at the University; students and other use East/West Approach Drives and the Pump room car park as a rat run between Albermarle Gate and Albert Rd with cars traversing this at quite high speed every 20 seconds in the mornings and afternoons.

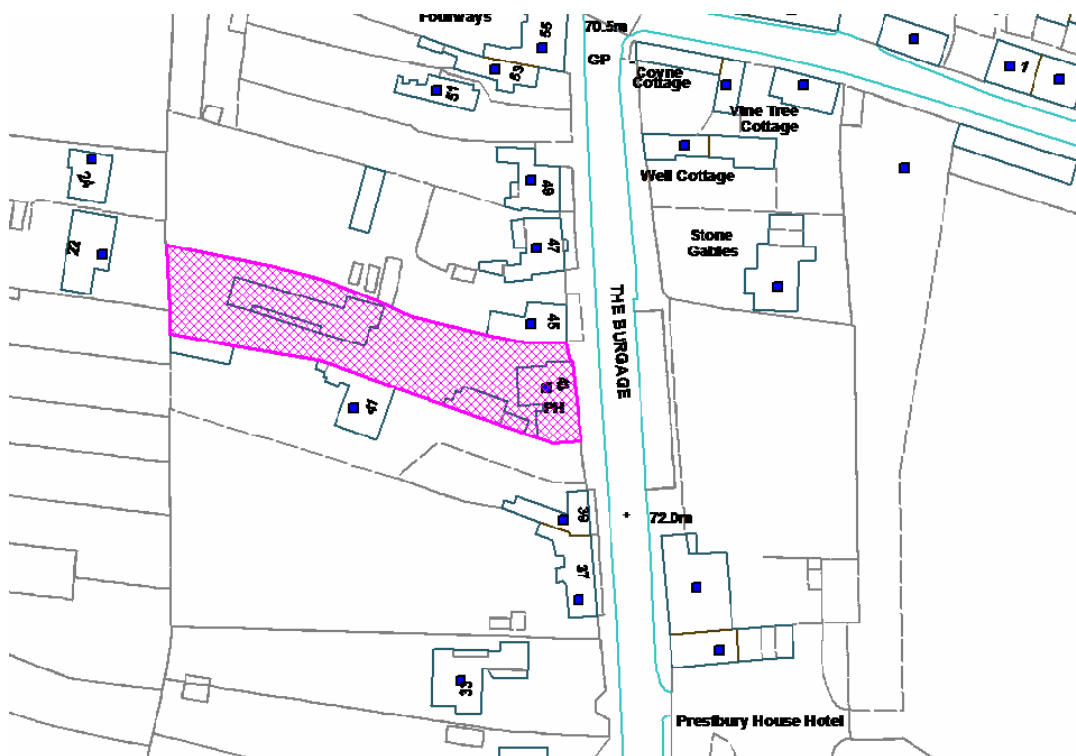
In summary a very high density residential development of this type would not be appropriate for the area, the local infrastructure and traffic problems would increase and we are already suffering from antisocial behavior by students in the Park.

Yours faithfully
[REDACTED]

This page is intentionally left blank

APPLICATION NO: 14/01468/FUL and 14/01468/LBC		OFFICER: Mr Ian Crohill
DATE REGISTERED: 14th August 2014		DATE OF EXPIRY: 9th October 2014
WARD: Prestbury		PARISH: Prestbury
APPLICANT:	Mr Simon Davis	
AGENT:	CH Building Design Consultancy	
LOCATION:	The Royal Oak, 43 The Burgage, Prestbury	
PROPOSAL:	Erection of front entrance porch, replacement and enlargement of window to rear elevation, demolition of some internal walls, formation of kitchen and installation of extraction system and extension over proposed kitchen.	

RECOMMENDATION: Permit and Grant Listed Building Consent



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The applicant is seeking both planning permission and listed building consent to construct a front entrance porch, demolish internal walls to create an enlarged dining room, replace and enlarge a window currently serving the kitchen but would in future serve the extended dining room, along with rear extensions to create a replacement kitchen and the installation of an extraction system.
- 1.2 The Royal Oak Public House is a Grade II Listed Building located within Prestbury Conservation Area. The principal (front) building is of Cotswold stone dating from the early 18th century with a 19th century stone faced, brick extension adjoining and 20th century extensions to the rear.
- 1.3 The application has been brought to Committee for determination following the receipt of and objection from the Prestbury Parish Council. Their objection relates to the addition of a front porch which they consider is inappropriate and obtrusive.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Listed Buildings Grade 2

Relevant Planning History:

78/00862/PF 30th March 1978 PER

Extension to existing skittle alley to provide a toilet block, food preparation room and store.

81/00802/PF 14th July 1981 PER

Alterations and extension to existing Public House to provide a covered way and additional kitchen

81/00803/PF 14th July 1981 PER

Extension to existing public house to provide an additional kitchen

90/01392/AI 12th February 1990 WDN

Display of externally illuminated signs as per submitted plans.

96/00817/PF 17th October 1996 REF

Proposed Extensions And Internal Alterations (In Accordance With Revised Plans Received 08 Oct 96)

96/00823/LA 17th October 1996 REF

Demolition Of Existing Toilets, New Extensions And Internal Alterations (In Accordance With Revised Plans Received 08 Oct 96)

97/00455/LA 31st July 1997 PER

Internal Alterations To Front Bar Area

98/00726/LA 15th October 1998 PER

Internal Alterations

01/01003/ADV 30th January 2004 REF

New sign to be erected on existing gateposts to alleyway

01/01046/LBC 30th January 2004 REF

New sign to be erected on existing gateposts to existing alley way

04/00786/FUL 6th July 2004 PER

Installation of 2 air conditioning units, involving internal and external alterations

04/00787/LBC 6th July 2004 GRANT

Installation of 2 air conditioning units, involving internal and external alterations

06/01488/FUL 17th November 2006 PER

Improvements to skittle alley including provision of a disabled WC, demolition of redundant toilet, reconstruction of service building, restoration of small stone barn and garden works

06/01489/LBC 17th November 2006 GRANT

Improvements to skittle alley including provision of a disabled WC, demolition of redundant toilet, reconstruction of service building, restoration of small stone barn and various garden works and paving works

13/00233/CACN 20th March 2013 NOOBJ

Cypress at rear end of the garden adjacent to The Pavillion room – fell

14/01468/LBC PDE

Erection of front entrance porch, replacement and enlargement of window to rear elevation, demolition of some internal walls, formation of kitchen and installation of extraction system and extension over proposed kitchen.

14/01531/CACN 30th September 2014 NOOBJ

T1 - Multi stemmed Cypress tree in rear garden - Fell

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development

CP 4 Safe and sustainable living

CP 7 Design

BE 9 Alteration of listed buildings

BE 10 Boundary enclosures to listed buildings

RC 1 Existing community facilities

Supplementary Planning Guidance/Documents

Prestbury conservation area character appraisals and management plan (June 2009)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Prestbury Parish Council

26 August 2014

The Parish Council object to the porch part of the application as it marks a significant alteration to the appearance of the façade of this historic building. By coming forward of the historic building line it will look more obtrusive than its physical size would suggest.

There are no objections to other parts of the proposal.

Heritage and Conservation

7 October 2014

Proposal: Front entrance porch, replacement and enlargement of window to rear, demolition of internal walls, formation of kitchen and installation of extraction system.

Further to: Application and site visit.

Analysis of Site: prominent building, in historic use as an inn. Cotswold stone early 18thC principal building with 19thC stone faced, brick extension adjoining with 20th C extensions to the rear. The building is part coursed, squared and dressed stone to the front elevation with the older part of the building clearly evident from the smaller stone size and dormer windows and hood detail. Informally attached stone, two storey building to the rear in current use as kitchen and stores.

Comments:

1. The key issues are the impact of the proposals on the listed building, the setting of the listed building and the wider conservation area.
2. A porch is a very prominent feature on a building and needs to be well-designed and detailed to respect the local vernacular style of the host building.
3. There are several porches on The Burgage of different materials and forms reflecting the range of architectural styles evident, none of which are suitable models for The Royal Oak.
4. However, in the wider geographic area of the Cotswolds, porches are part of the local vernacular and the Royal Oak, in terms of architectural character, is part of that tradition.
5. Therefore the principle of adding a porch to the front elevation is acceptable subject to an appropriate design.
6. The proposed form of the porch is compatible with the character and scale of the existing building but the design lacks the level of detail expected on an addition to a building of this quality in such a prominent position, location and usage.
7. For example the oak framing timber posts should be stop chamfered.
8. The side plinths of the porch are proposed to be rendered which would be an alien material on the front elevation of this historic building – despite the presence of a poor quality cement repair the building is principally dressed Cotswold stone and this is the material that the plinths should be built in to complement what is existing.
9. Thin natural slate is an appropriate roofing material for the porch and will match existing.
10. The stone outbuilding which is in use as kitchens and stores with an upstairs office accessed across the roof of the single storey attached building is curtilaged listed.
11. It appears on the 1884 OS Map without any additions and was in ancillary use to the principal listed building at the time of listing (1960) and has remained in the same ownership.
12. It is constructed in squared and coursed Cotswold stone and could date from the early 18th C like the principal listed building but further research is required to verify this.
13. The stone quoins indicate that some care was taken in the construction of this building.
14. There is evidence of significant rebuilding, insertion of new openings, the addition of modern windows and vents and inappropriate repairs, however the upper section of the end gable wall appears to be unaltered.
15. The proposal is to remove the modern single storey extension, currently used as a laundry/store and replace with a two storey extension with a timber covered deck area attached.
16. The removal of the modern extension would be welcomed but there are serious concerns regarding what is planned to replace it.
17. Access to the extension would be through the end gable wall, which would be removed including the chimney breast which would result in the unacceptable loss of historic

fabric, an increase in its mass, alter the plan form of the building and adversely impact its character.

18. The proposed extension will overwhelm the simple two storey stone outbuilding and consequently materially detract from the character of the building and the setting of the principal listed building.
19. With regard to the wider conservation area the extension would not be visible from the road due to tree coverage, however, this might be reduced to enable development in this location therefore its impact on the conservation area is of importance.
20. There may be scope to extend the building at ground floor level with a replacement single storey extension or consideration could be given to adding a storey to the current store/chiller room at the other end of the building to provide better access to the upper floor of the stone building and to provide additional space as required.
21. It is unlikely that a proposal to remove the chimney breast would be supported at an officer level therefore it is considered that the creation of a large uninterrupted kitchen space is beyond the scope of this building but the areas could be linked by openings, subject to an appropriate design, either side of the chimney breast.
22. The proposal to replace the modern top opening window in the modern extension is acceptable.
23. However the enlarged picture window proposed will not, in my opinion, enhance the building: two vertical openings rather than a single horizontal opening, subject to detailed designs, would be an aesthetic improvement whilst still meeting the needs of the applicant.
24. The removal and insertion of divisions in the less sensitive part of the building is not of particular concern and will create a dining room of comparatively better proportions.

Summary:

Please request revised drawings from the applicant that address my concerns or refuse.

Revised Comments following receipt of revised plans

17 December 2014

1. Revised designs have been submitted that reflect discussions held with the applicant and agent that sought to address previous concerns.
2. The single storey extension with single pitched roof running along the boundary is a significant improvement on the previous scheme: the barn can still be read and the openings on the elevations facing the gardens provide visual relief.
3. The proposed tri-part replacement window is better suited to the proportions and form of the building and is now acceptable.
4. The form of the porch is simple and the use of traditional design details and materials will allow it to sit well within the historic built environment.

Summary:

The revised designs fully address my concerns and the scheme is considered to offer aesthetic improvements to the somewhat compromised rear elevations of the public house. Approve subject to conditions.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 A total of 6 letters were sent out notifying near neighbours of the receipt of the applications and the applications were advertised on site and in the press in accordance with normal Conservation Area/Listed Building practice. No representations have been received to date following that publicity.
- 5.2 An email has, however, been received from Councillor John Payne supporting the application as originally submitted. He states:

"I am writing in support of this application, and my concerns regarding the remarks by the Conservation Officer that may jeopardise the complete redevelopment, particularly the objection to the removal of the chimney breast. I fully appreciate that the Conservation Officer has an important role, but in this instance I believe that there is a need to consider the wider implications than simply preserving a chimney breast, a feature that hardly anyone sees.

Simon Dawes the owner of the Royal Oak has over the past years invested considerable sums of money developing the public house to a point where it is to the only pub in Cheltenham to be in the Good Pub Guide. I fully support his intention to invest another £100k in upgrading the kitchen and restaurant facilities to cope with the increasing demand. Should the application not be permitted I fear for the future of the pub. As I am sure you are aware the pub trade is exceptionally competitive, and landlords are having to new and innovative ways to attract customers. Food at the Royal Oak is exceptional but there is limited capacity which is obviously a significant issue which Simon is attempting to address.

Times change and we have to move with the times, and if that means we have to lose a small amount of 'historic fabric' in the process so be it. Conservation is also about preserving what we have and the Royal Oak is an essential component of village life supporting as it does a large number of charity events and a wide range of pub entertainment. Put simply Prestbury cannot afford to lose The Royal Oak.

As one of the Ward Councillors for Prestbury and Chair of the Parish Council I would request that you permit this development to proceed unhindered by the restrictions placed on it by the Conservation Officer."

- 5.3** Further to the above, the receipt of revised plans on 15 December has been advertised in the press and on site.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.1.1** The main determining issues to consider in connection with this application is firstly the impact the proposals are going to have on the Listed Building and the Conservation area in general and secondly the impact the proposals will have on neighbouring amenity.

6.2 Impact on the Listed Building and Conservation Area

- 6.2.1** The Conservation Officer expressed serious reservations with regard to the scheme as initially proposed by the applicant. Whilst she had no objection to the principle of adding a stylistically suitable porch to the front of the building, she found the two storey rear extension, resulting in substantial loss of historic fabric and an inappropriate alteration to the plan form, unacceptable as it would adversely harm the character, appearance and setting of the listed building.
- 6.2.2** The Local Member, however, clearly expressed support for the scheme despite the strong objections of the Conservation Officer.
- 6.2.3** However, a compromise solution was found. Following negotiations with the applicant and his agent the rear extension has been radically changed to a single storey adopting a different form. The Conservation Officer now comments that *"the single storey extension with single pitched roof running along the boundary is a*

significant improvement on the previous scheme: the barn can still be read and the openings on the elevations facing the gardens provide visual relief.”

6.2.4 The revised proposal would give the applicant an enlarged kitchen, enlarged dining room and front storm porch; in fact all the changes he is seeking to help promote his business. The revisions, it is argued, have addressed all the issues raised by the applicant, the Conservation Officer and the Local Member to their mutual satisfaction.

6.2.5 The concerns raised by the Parish Council are understood, but in light of the clear advice provided by the Heritage and Conservation team, this is considered to be an entirely acceptable aspect of the proposal, subject to the conditions suggested below.

6.3 Impact on neighbouring property

6.3.1 The proposals should have no impact on neighbouring residents. Indeed it should be noted that no representations were received following the first round of publicity and it is not anticipated that the revised scheme will give rise to objection. Members are advised that at the time of writing this report, the consultation exercise in relation to the revised scheme had not yet finished. This expires on 13 January and should any comments be received, members will be updated.

7. CONCLUSION AND RECOMMENDATION

7.1 Following the receipt of revised plans, it is recommended that both planning permission and listed building consent should be granted. As advised above, should any comments be received in relation to the consultation exercise on the revised scheme, members will be updated accordingly.

8. CONDITIONS / INFORMATIVES for both 14/01468/FUL and 14/1468/LBC

- 1 The works hereby granted consent shall be begun before the expiration of five years from the date of this consent.
Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with drawing numbers R.O.1/A; R.O.2/A; R.O.3/A; R.O.4/A and R.O.5/A received 15 December 2014.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 Prior to the commencement of development, the detailed design including materials and finishes of the windows (replacement and new; to include the reveals, furniture and mouldings) and doors (to include the reveals) shall be submitted to and approved in writing by the Local Planning Authority:
The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections, where mouldings are used. The works shall thereafter be implemented strictly in accordance with the agreed details.
Reason: To ensure that the design of the details listed are appropriate to the character of the building, which is listed as being of architectural or historic interest, thereby preserving the special architectural or historic interest which it possesses in accordance

with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out within the National Planning Policy Framework and the Historic Environment Planning Practice Guide. These are important details which need to be constructed in a manner which ensures that they serve to preserve the special interest of the building.

- 4 All new and disturbed surfaces shall be made good at the time of development using materials of matching composition, form and finish to those of the listed building.
Reason: To ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out within the National Planning Policy Framework and the Historic Environment Planning Practice Guide.
- 5 The new render work shall match the existing facing render work on the principal listed building in colour and texture and shall be maintained as such thereafter.
Reason: To ensure that the new render work is sympathetic to the existing facing render work on the principal listed building and to ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out within the National Planning Policy Framework and the Historic Environment Planning Practice Guide.
- 6 Prior to the commencement of development, a sample panel of new facing render of at least one square metre shall be constructed on site to illustrate the proposed render mix and colour. The sample panel shall be approved in writing by the Local Planning Authority and thereafter retained on site until the completion of the development to provide consistency.
Reason: To ensure that the new facing render is sympathetic to the existing facing render on the principal listed building to ensure that the character, appearance and integrity of the building is not prejudiced, thereby preserving the special architectural or historic interest which it possesses in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out within the National Planning Policy Framework and the Historic Environment Planning Practice Guide.

INFORMATIVE:

In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

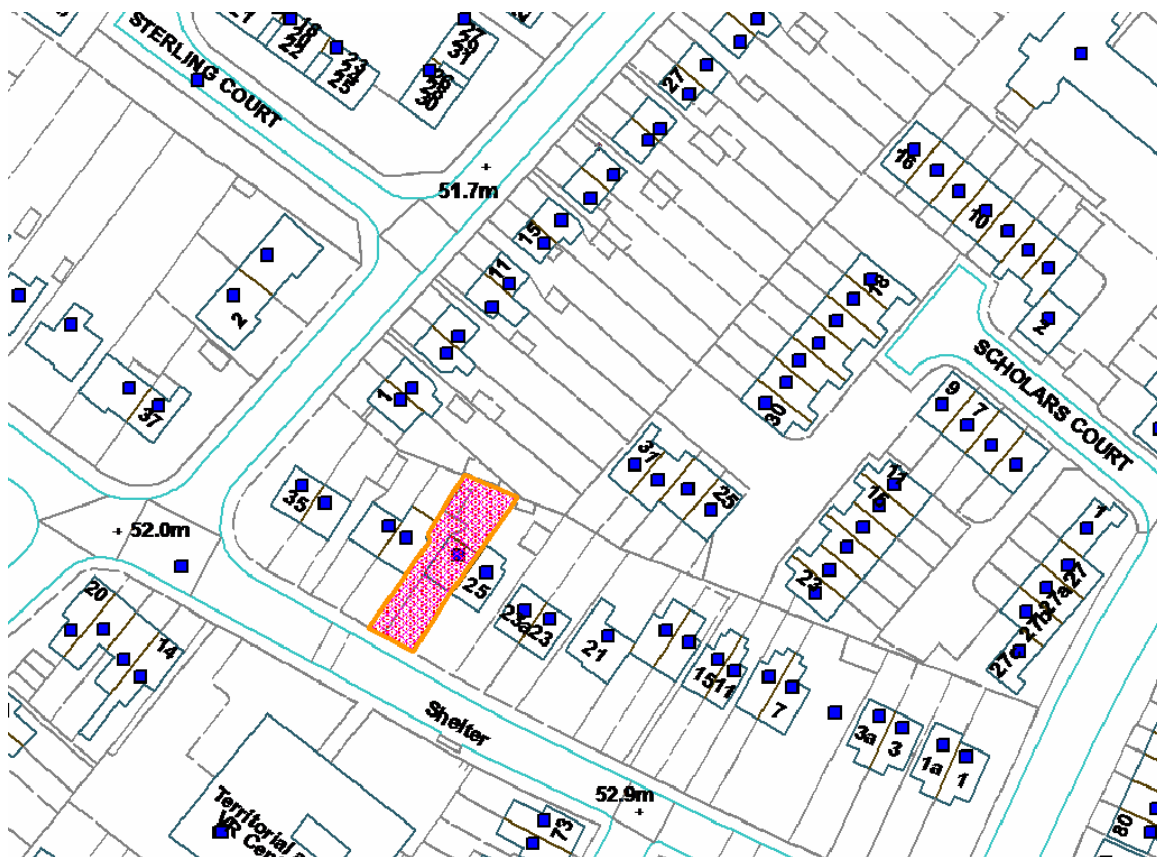
In this instance, the authority entered into discussions with the applicant in an attempt to secure a scheme that did not have an adverse impact on the character and appearance of the Listed Building and yet at the same time provided the applicant with the extensions he desired in order to promote/improve his business.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.

This page is intentionally left blank

APPLICATION NO: 14/02238/FUL	OFFICER: Mrs Victoria Harris
DATE REGISTERED: 17th December 2014	DATE OF EXPIRY: 11th February 2015
WARD: St Peters	PARISH: None
APPLICANT:	Ms Vicki Townsend
AGENT:	Butler Silcock
LOCATION:	27 Arle Road, Cheltenham
PROPOSAL:	Erection of two storey rear extension

RECOMMENDATION: Refuse



This site map is for reference purposes only. OS Crown Copyright. All rights reserved Cheltenham Borough Council 100024384 2007

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application proposes the erection of a two-storey rear extension.
- 1.2 The application is an identical submission to that originally submitted for application ref: 14/01763/FUL. This application was withdrawn following advice from officers to revise the plans to achieve a more subservient proposal.
- 1.3 The application is brought to Planning Committee at the request of Cllr Rawson to allow the committee to consider the design merits of the proposal. Members will visit the site on planning view

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Relevant Planning History:

14/01763/FUL 21st November 2014 WDN
Erection of two storey rear extension

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 3 Sustainable environment
CP 4 Safe and sustainable living
CP 7 Design

Supplementary Planning Guidance/Documents

Residential Alterations and Extensions (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Building Control - no comment at this time

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	7
Total comments received	1
Number of objections	1
Number of supporting	0
General comment	0

- 5.1 7 letters were sent out to notify neighbouring properties of this application.
- 5.2 In response to this publicity, one objection letter has been received, in relation to extension does not comply with policies CP4 and CP7.
- 5.3 As part of the submitted application, the agent included 5 letters of support.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2 The key considerations in relation to this application are the design of the proposal and the impact that it will have on the existing building, and the potential impact on neighbouring amenity.

6.3 The site and its context

- 6.4 The application site is a semi detached, hipped roof, rendered property located within St Peters Ward. A number of neighbouring properties have been extended including the adjoining property and the adjacent neighbour at 29 Arle Road.

6.5 Design

- 6.6 Local plan policy CP7 requires development to be of a high standard of architectural design and to complement and respect neighbouring development and the character of the locality. Paragraph 4.18 of the Cheltenham Borough Local Plan advises that *'extensions to existing buildings need to be carefully designed to respect the character and scale of the existing building...The most important consideration is that an extension should not detract from the original'*.
- 6.7 Expanding upon local plan policy CP7, this Authority has adopted design guidance relating to householder extensions. It is stated within the introduction to the guide that its purpose is *"to ensure that the character of each of the residential areas within the Borough is not eroded through un-neighbourly, poorly-designed extensions and alterations to residential properties"*. One of the five basic design principles set out within this Supplementary Planning Document 'Residential Alterations and Extensions' is subservience. The document advises that an *"extension should not dominate or detract from the original building, but play a 'supporting role'"*. It goes on to state that extensions to the rear *"should be subservient to the original building in height and width"*. In this instance the extension does not achieve these requirements, with the result that it detracts from the original building resulting in an addition that is out of keeping with the scale and design of the dwelling and is harmful to its original character and appearance.
- 6.8 Although the extension has been shown to be marginally set in on both sides of the rear elevation, it clearly fails to achieve the desired level of subservience to the parent dwelling. The extension's excessive width combined with the height and mass of the hipped roof would dominate the property to an unacceptable level and would fail to retain the character of the original building. The proposal would essentially mask the original form of the building, thereby failing to play the supporting role desired by our adopted SPD.
- 6.9 It is recognised that there are similar extensions as that proposed which have been constructed in the immediate vicinity however these have not been granted under current planning policies which emphasise the importance of good design. For example, the two storey extension at 29 Arle Road (CB21169) was approved in 1994; before the SPD which was adopted in 2008.
- 6.10 Members are advised that a very similar to proposal to that which before them was submitted for 33 Arle Road (11/00003/FUL). This application was refused and subsequently dismissed at appeal in 2011. Within that decision the Inspector made the following comments which are of note; *"There is a rear extension at No 29 which is broadly similar to the proposal, but it appears to pre-date the SPD and its lack of subservience reinforces the value of the guidance in my opinion."*

6.11 It is felt that the principle of a two-storey rear extension in this location is acceptable but if planning permission is to be granted, the proposal needs to be a well designed subservient addition; by this officers mean an extension that is half the width of the existing building at first floor level, thereby not overwhelming the existing building. The proposal fails to do this and therefore is contrary to the provisions of policy CP7 and the relevant SPD.

6.12 Impact on neighbouring property

6.13 Local Plan Policy CP4 requires development to protect the existing amenity of neighbouring land users and the locality.

6.14 It is not considered that the proposed extension will compromise neighbouring amenity.

6.15 The adjoining neighbour has a single storey rear extension similar in depth to the proposed extension and has not objected to the proposal.

6.16 The proposal passes the 45° daylight test as referred to within Local Plan Policy CP4, which suggests that the neighbouring property would not lose daylight to there windows. No windows are proposed in locations which would result in adverse overlooking of neighbouring properties and due to the scale of the development with a projection of no more than 3.0m the proposal will not be overbearing. As such the proposal is considered to be in accordance with policy CP4 of the Local Plan.

6.17 Other considerations

6.18 Officers are aware that support letters have been submitted by the agent from neighbouring properties and officers have taken these comments into account whilst assessing the application.

6.19 Having reflected on their comments, it is considered that the fundamental policy objection outweighs the comments provided from the neighbours.

7. CONCLUSION AND RECOMMENDATION

7.1 To conclude, officers are firmly of the view that the proposed extension fails to comply with local plan policy CP7 and the advice contained within the supplementary planning document titled 'Residential alterations and extensions'.

7.2 The principle of extending the house is not being disputed but the proposal fails to achieve the desired level of subservience to the parent dwelling.

7.3 It is recommended that members resolve to refuse planning permission based on the analysis set out within this report, and for the reason set out below.

8. REFUSAL REASONS

- 1 The proposed extension is considered unacceptable by virtue of its scale, mass and overall bulk. It is harmful to the appearance of the existing building as it fails to achieve subservience to the parent dwelling, thereby overwhelming and obscuring the rear of the building. The proposal spans nearly the whole width of the original building resulting in an extension that would dominate the property to an unacceptable level and thereby fail to achieve the desired level of subservience set out within the Council's adopted Supplementary Planning Document: Residential Alterations and Extensions (February 2008).

As such the proposal is contrary to policy CP7 of the Local Plan, advice contained within the Residential Alterations and Extensions Supplementary Planning Document and advice within Chapter 7 of the NPPF.

This page is intentionally left blank

APPLICATION NO: 14/02238/FUL		OFFICER: Mrs Victoria Harris
DATE REGISTERED: 17th December 2014		DATE OF EXPIRY : 11th February 2015
WARD: St Peters		PARISH: NONE
APPLICANT:	Ms Vicki Townsend	
LOCATION:	27 Arle Road, Cheltenham	
PROPOSAL:	Erection of two storey rear extension	

REPRESENTATIONS

Number of contributors	1
Number of objections	1
Number of representations	0
Number of supporting	0

28 Arle Road
Cheltenham
Gloucestershire
GL51 8JX

Comments: 6th January 2015

Having seen the plans, there are many house in the same area and street that have applied for planning for similar if not the same style as this proposal, all have been rejected due to the following:

Saved Local Plan Policies CP4 and CP7 stress the importance of respecting and complementing the amenity of adjoining land users and neighbouring development. They are reinforced by a Supplementary Planning Document (SPD) which was adopted within the LDF framework and encourages subservience of rear extensions to the host dwelling in height and width.

If this does get approved, I would like a full understanding of why, and why wasn't the CP4 and CP7 policy wasn't taken into consideration.

Considering I personally had to compromise and build a half-width first floor extension to comply with the policy.

This page is intentionally left blank