



Notice of a meeting of Planning Committee

**Thursday, 19 November 2015
6.00 pm**

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

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 7 - 20)
6. **PLANNING/LISTED BUILDING/CONSERVATION AREA
CONSENT/ADVERTISEMENT APPLICATIONS,
APPLICATIONS FOR LAWFUL DEVELOPMENT
CERTIFICATE AND TREE RELATED APPLICATIONS –
SEE MAIN SCHEDULE**
 - a) **15/01171/FUL Ladies College Swimming Pool,
Malvern Road** (Pages 21 - 168)
 - b) **15/00681/FUL Land south of 205 Leckhampton
Road** (Pages 169 - 206)
 - c) **15/01048/OUT Land to rear of Nuffield Hospital,
Hatherley Lane - DEFERRED**

PLEASE NOTE: this item has been DEFERRED and will NOT be considered at the November meeting.

- d) **15/01441/OUT Land off Harp Hill** (Pages 207 - 320)
- e) **15/01604/LBC Cenotaph, Promenade** (Pages 321 - 330)
- f) **15/01953/CONF Walnut Cottage, Tatchley Lane** (Pages 331 - 342)

7. ANY OTHER ITEMS THE CHAIRMAN DETERMINES URGENT AND REQUIRES A DECISION

Contact Officer: Judith Baker, Planning Committee Co-ordinator,
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Planning Committee

22nd October 2015

Present:

Members (15)

Councillors Barnes, Chair (GB); Fletcher, Vice-Chair (JF); Baker (PB); Chard (AC); Fisher (BF); Colin Hay (CH); McCloskey (HM); McKinlay (AM); Savage (LS); Seacome (DS); Stennett (MS); Thornton (PT); Wheeler (SW).

Substitutes: Councillor Walklett (JW)
Councillor Payne (JP)

Present as an observer: Councillor Babbage.

Officers

Tracey Crews, Head of Planning (TC)
Martin Chandler, Team Leader, Development Management (MC)
Ed Baker, Senior Planning Officer (EB)
Michelle Payne, Senior Planning Officer (MP)
Cheryl Lester, Legal Officer (CL)

1. Apologies

Councillors Lillywhite and Sudbury.

2. Declarations of interest

15/01319/FUL & LBC Compass House, Lypiatt Road

Councillor Chard – lives in Southwood Lane. Not prejudicial.

Councillor Barnes – knows one of the objectors and serves on a committee with him. Not prejudicial.

3. Declarations of independent site visits

- i. Councillor Fletcher: 60 Cleevelands Avenue
- ii. Councillor Chard: Compass House; 282 London Road
- iii. Councillor Fisher: Former Barrington Lodge Nursing Home; 282 London Road; Land adjacent to Gray House, Harp Hill
- iv. Councillor Savage: 282 London Road; Land adjacent to Gray House; (Ladies College Swimming Pool)
- v. Councillor Walklett: 282 London Road; Former Barrington Lodge Nursing Home

4. Public Questions

There were none.

5. Minutes of last meeting

Resolved, that the minutes of the meeting held on 17th September 2015 be approved and signed as a correct record *without* corrections.

6. Planning applications

Application Number: **15/01171/FUL**
Location: **Ladies College Swimming Pool, Malvern Road**

DEFERRED

Application Number: **15/00676/FUL**
Location: **60 Cleevelands Avenue, Cheltenham**
Proposal: **Construction of new detached dwelling**
View: **Yes**
Officer Recommendation: **Permit**
Committee Decision: **Permit**
Letters of Rep: **7** Update Report: **None**

MJC introduced this application for a single storey dwelling on land to the rear of 60 Cleevelands Avenue, with access via Tilney Road. It is at Planning Committee because of outstanding reservations on the scheme from the Architects Panel. Officers have worked with the applicant to lift the scheme – it is now unrecognisable compared with the original submission. The application site has been enlarged, and the building now sits comfortably within the site. The recommendation is to permit.

Public Speaking:

None.

Member debate:

None.

Vote on officer recommendation to permit

15 in support – unanimous

PERMIT

Application Number: **15/00681/FUL**
Location: **Land adjacent to 205 Leckhampton Road**

DEFERRED

Application Number:	15/00958/FUL
Location:	Former Barrington Lodge Nursing Home, 138 Cirencester Road, Charlton Kings
Proposal:	Erection of four detached dwellings with garages (revised scheme)
View:	Yes
Officer Recommendation:	Permit
Committee Decision:	Permit
Letters of Rep:	9
Update Report:	None

EB introduced the proposal as above, for four dwellings . The original application was permitted in January 2015, with a revised scheme approved in May. Houses 2, 3 and 4 are largely complete; this application is for four units, with Plot 1 enlarged. The changes are detailed in the report. The officer recommendation is to permit.

Public Speaking:

Mr Richard Basnett, planning agent on behalf of neighbours, in objection

Is speaking on behalf of the residents of 46 Bafford Lane, situated to the north-west corner of the site. Has followed the planning application from its conception; it has been complex. The four houses are now near completion, and the scheme has been significantly amended in the current application. The siting and proximity of Plot 2 adjacent to the boundary with No. 46 Bafford Lane will be overbearing. The owners of No. 46 welcomed and supported the original application, subject to the correct levels being used for the drawings, but the permission was granted with misstated levels, to the detriment of No. 46. Plot 2 has been constructed with a large basement, contrary to the plans, as is the originally approved Plot 1 which is 56% larger than originally approved and thus more harmful to No. 46. The cumulative effect of all the adjustments are detrimental to No. 46. If the height of the approved scheme could be reduced, this would be welcomed as it would be less overbearing. Similarly, a condition relating to no additional windows and doors would also be welcome and the proposed condition for a wall along the boundary. Currently there is a very large fence in place, urges this condition is enforced and not changed to a fence.

Mr Robert Deacon, applicant, in support

Plot 2 has been amended to lift the kitchen floor to allow disabled access, not to create a basement – although a basement has been created in the process as Barrington Lodge already had a basement. **This** should have been at design stage, was rectified on site and amended plans approved. Of the seven properties affected by the development, 46 Bafford Lane is the least affected; measurements from the first floor are as follows: 15m to Brizen Cottage; 20m to 4 Bafford Lane; 22m to 6 Bafford Lane; 17.5m to 8 Bafford Lane; 15m to 4 Lawson Glade to the nearest corner; 21m to 46 Bafford Lane. The windows on the back of Plot 1 look across the garden of No. 46 but not into it; the windows face the rear garden of No. 4 Lawson Glade but officers do not consider this to be unacceptable . To confirm, No. 46 is the property least affected by development.

Member debate:

PB: this application has been discussed a few times before, and has been concerned about the number of changes submitted. It is really difficult for local residents and lay people to understand what is going on with the proposal. On Planning View, realised he would be very hard-pressed not to support the officer recommendation. Takes the neighbour's concerns on board, but does not consider these significant enough to refuse the proposal. Would question the officer on the comment regarding the boundary wall – it was more effective and aesthetically pleasing, and should be retained. It is a good scheme; likes the contemporary style and design, and appreciates that the developer could have

built more houses on the site. Agrees that there have been too many changes along the way, but will support the scheme as it now is.

HM: finds the report difficult to follow, as a number of statutory consultees talk about five dwellings – the original application – with no comments about the four-dwelling scheme. From highways point of view, this makes no difference, but would like officer assurances that the Civic Society, Architects Panel and parish council have all looked at the enlarged Plot 1 – would like to know what their comments are.

MS: on Planning View, saw the changes being proposed, and questioned if the site was built exactly as planned and this proposal came in as a subsequent amendment, would we vote for it? Concluded that we would, and cannot see that the change will significantly alter Plot 2.

EB, in response:

- to PB, Condition 8 requires details of a 2m high wall as officers felt appropriate as well– as discussed with the agent – to be submitted prior to occupation, so there is no breach at the moment;
- to HM, regarding reconsultation on the four-dwelling scheme, actually received very few responses from consultees. The parish council came back, maintaining its original concerns.

BF: the officer referred to Condition 8 requiring the design details of the wall prior to occupation; shouldn't this be the completion of the wall?

AC: agrees. What if the applicant doesn't build it?

EB, in response:

- the condition requires details for approval and the wall to be built in accordance with the details before occupation.

GB: enforcement action will be taken if it isn't.

Vote on officer recommendation to permit

12 in support

1 in objection

2 abstentions

PERMIT

Application Number:	15/01165/FUL
Location:	Land adjacent to Gray House, Harp Hill
Proposal:	Erection of two dwellings and associate works
View:	Yes
Officer Recommendation:	Delegated Permit, subject to resolution of the issue of site size and the application of policy HS4
Committee Decision:	Delegated Permit, subject to resolution of the issue of site size and the application of policy HS4
Letters of Rep:	7
Update Report:	None

EB introduced the application as above, with officer recommendation in the report to permit. One late issue concerns the size of the application site and whether an affordable housing contribution is required. According to the application, the site measures 0.44h, and Policy HS4 in the Local Plan

requires affordable housing contribution for schemes of more than 15 dwellings or sites larger than 0.5ha. Officers have noted a small parcel of land to the rear of the site, and it is not clear whether or not this is owned by the applicant, or to be included as part of the garden. This needs to be explored. If it is to be included in the site, the size of the plot will be more than 0.5ha, triggering Policy HS4, which requires a 40% contribution. If Policy HS4 is implemented, the council should explore whether to seek a commuted sum from the applicant. A revised recommendation, therefore, is to permit, with the final decision delegated back to officers, subject to resolution of the issue. If the site is over 0.5ha, action will be taken on HS4.

Public Speaking:

Mr James Griffin, Hunter Page Planning, in support

Is grateful for officers' work on this site, and commends the report and conclusion that the development is suitable for the site. The scheme is a high-quality development in Cheltenham's urban area, which has been revised to address concerns of officers and neighbours, which concerned planting, plot detail for Plot 1, and screening for Plot 2. A neighbour objection has been withdrawn in light of these revisions. The scheme is supported by the Architects Panel, which considers it well designed and interesting, and the Civic Society, which echoes these comments, liking the modern design and good use of topography. The Parish Council, Battledown Trustees, and Gloucestershire Highways have not raised any objection. Regarding the ownership of the land mentioned by the officer, only the land within the red boundary is in the applicant's control; anything beyond is not. This proposal meets the high standards required by the Local Plan. Hopes therefore that Members can permit, in line with the officer recommendation.

Member debate:

MS: looking at the block plan, notes that the red line embraces the road/track that serves The Bredons and the property at the back. Is that correct? If so the owners of the two new properties will own the access road, and the use of the track by the other houses of the track could become compromised?

PB: the scheme will not contribute much to Cheltenham's affordable housing situation, but the views are magnificent and the applicant should be congratulated on an imaginative and contemporary scheme. Would very much like to see it when finished, as part of a future Completed Schemes tour. Is happy to support the revised recommendation, it would be good if officers can negotiate a contribution to affordable housing.

JP: agrees with PB. – the site is spectacular and the view splendid. We are increasingly seeing more and more innovative designs, which bodes well for Cheltenham. Supports the scheme; the architect should be congratulated.

LS: also echoes PB's comments, but with a small degree of anxiety. Although the site is technically in the urban area as defined by the Cheltenham Local Plan, there is a rural feel to Harp Hill and residents are concerned that the contemporary design won't sit well on the edge of the AONB.

EB, in response:

- access will be via a shared access track, serving Kings' Welcome, The Bredons, and the two new dwellings.

DS: is the road therefore owned by the four properties? This may lead to ownership disputes in the future.

EB, in response:

- planning only deals with land use, not rights of way and ownership. The four parties will have to come to an agreement regarding the access track.

HM: confirms that; if existing residents can demonstrate that track has been used as their access for a certain number of years, there will be no problem – it is a civil matter.

Vote on officer recommendation for a delegated permit, subject to the resolution of the issue of site size and the application of policy HS4

15 in support – unanimous

DELEGATED PERMIT

Application Number: **15/01319/FUL & LBC**

Location: **Compass House, Lypiatt Road**

Proposal: **Extension to Compass House creating two storeys of additional office space at ground and first floor with car parking at lower ground floor, and replacement windows to existing modern rear extension (excluding penthouse) – revised scheme following withdrawal of application refs 15/00518/FUL & LBC)**

View: **Yes**

Officer Recommendation: **Permit/Grant**

Committee Decision: **Permit/Grant**

Letters of Rep: **6** Update Report: **None**

MP introduced the application as above – a contemporary extension to a Grade II listed building, providing an additional 430 square metres of office space, with parking on the lower ground floor. It is at Planning Committee at the request of Councillor Harman, in view of concerns from local residents. The recommendation is to permit/grant.

Public Speaking:

Mr Ian Brothwood, applicant, in support

Is partner of the international law firm Charles Russell Speechlys, which is based at Compass House but requires additional space to accommodate existing staff and future growth. The firm has been based in Cheltenham for 30 years, and provides advice to major corporate companies, privately-owned businesses and individuals. The Cheltenham office provides an important centre for specialist advice on key focus areas, and for serving the local market between Birmingham, Bristol and Oxford. Since moving to Compass House in 2001, staff numbers have increased by 34%, now having just under 90 members of staff, and the firm is looking to expand and grow with Compass House now at capacity, while remaining in Cheltenham. Additional space from the proposed extension will provide space for a further 30 staff. The firm has been looking for alternative accommodation in Cheltenham for two years, but there is nothing suitable. Staff and clients are committed to the central location of Compass House, and the decision to seek permission to extend was unanimous among staff and welcomed by clients. 75% of the staff live in or close to Cheltenham and 50% of clients in Gloucestershire, creating clear economic benefits for Cheltenham. In addition, a conservative estimate of the firm's business contribution to the local economy is £3million. Through discussions with CBC planning and conservation officers, have tried to reach a balance, bearing in mind neighbouring amenity, design, and heritage and planning concerns, with the original proposal withdrawn and revised, and the proposal now comes well within the daylight standards in respect of neighbouring properties, as required by the council. An open evening for neighbours was also held.

Hopes that Members agree a balance has been achieved and can support the proposal, in keeping with NPPF guidance to encourage and support economic growth, the need to reverse the decline in Cheltenham's office space, and CBC's objective to attract and retain high-value employment.

Councillor Harman, in objection

Thanked Planning Committee for allowing him to speak – this is the first time he has done so, which indicates the strength of feeling among residents of Southwood Lane, several of whom are in the public gallery tonight. Could put forward a range of issues which might be very persuasive for Members, but realises he must focus on planning reasons, and believes there are grounds for refusal, if Members choose to do so. The Heritage and Conservation Officer has acknowledged that the height, mass and positioning of the proposed extension will have an 'overbearing and intimidating presence', and that the loss of glimpses of Southwood Lane from Lypiatt Road will be unfortunate. It will have considerable impact on the residents of 15,17 and 19 Southwood Lane and Carrick House. In conclusion, the Heritage and Conservation Officer states that some aspects of the scheme are supported but not the overbearing presence on Southwood Lane of the North East elevation, and that a revised scheme to address this concern with additional landscaping on the Lypiatt Road elevation may be supported. As ward councillor, met with residents on their doorsteps and at two meetings, when the decision to permit was finely balanced. It's clear that this is a special area, and the building is one of Cheltenham's architectural gems. As such, heritage and conservation advice is particularly relevant, and Members have every reason to refuse the proposal if they wish to do so. A walk down Southwood Lane confirms its open perspective, and the canyon-like effect of this proposal, if constructed, may technically be within limits but will change the aspect for residents completely, as well result in a degree of overlooking. There are other issues which could be raised but will stop there.

Member debate:

PB: we talk a lot at Council about the need to protect employment land and business and to encourage economic growth; there is currently huge emphasis on this from government and the local authority. Cheltenham is already losing business, because the town can't accommodate growing requirements. This application is made by an important local employer, long-established in the town and looking to grow. Its contribution to the local economy is astronomical, but the firm will have to move from the town if it can't grow – it will have no option. Therefore strongly supports the officer recommendation. It is important that as a planning authority, we support local business. The applicant withdrew the first scheme after consultation with officers. The current proposal is a mix of contemporary and traditional – it is important that an important building such as this works well. Supports the scheme from a design perspective, and from an economic point of view not against it. Realises it will have some impact on Southwood Lane, but this is a wide lane, and there will be no significant loss of light – officers have taken this concern on board when assessing the proposal. Urges Members, if they are concerned about economic growth in the town, to support the application.

JF: agrees with PB – it is very important that we keep employment land. The Heritage and Conservation officer has talked about a balancing act – that is what this is – but growth of business, economic growth, and increased employment are all very important to the town.

JP: agrees with the previous two speakers, and considers the applicant courageous in wanting to develop this site. It is an important site, but the proposed development sits comfortably and the exterior is pleasing. Has some concerns about the proposed green wall, but PB is right that we need to support companies' proposals such as this, and granting permission tonight will encourage other companies to seek similar permissions.

MS: agrees with all that has been said, and welcomes the undercroft parking in particular.

HM: on Planning View, a number of Members were concerned about the adjacent brick-built building which will be close to the proposed extension and could suffer from loss of light. Officers have said these are secondary windows and have been no objections from the occupants of the building. Planning Committee should look at all things irrespective of objections or support, and consider planning policies. The original proposal to move the edge of the extension further back from adjacent buildings would result in an increase in height which would be more overbearing for residents. Therefore, reluctantly supports the application.

Vote on officer recommendation to permit/grant

12 in support

2 in objection

1 abstention

PERMIT/GRANT

Application Number: **15/01450/FUL**

Location: **282 London Road, Charlton Kings, Cheltenham**

Proposal: **Demolition of existing vacant dwelling house. Landscaping works to remove existing trees/hedges, plant new trees and erect new retaining wall. Erection of 2 no. 5 bedroom detached dwelling houses and separate garage block with parking courtyard and private rear gardens.**

View: **Yes**

Officer Recommendation: **Refuse**

Committee Decision: **Refuse, with loss of the hedge added to the reason for refusal**

Letters of Rep: **5** Update Report: **Letter from applicant**

EB told Members that this application relates to 282 London Road, in a prominent location at Six Ways, and proposes demolition of the existing house and the erection of two 3-storey detached dwellings. The recommendation is to refuse, for reasons set out in detail in the report: the proposed dwellings are too tall in relation to the two dwellings next door; the large rooves are inappropriate, and with artificial slate the proposed material; and the size and position of the garage, with gable end to the road, is not considered acceptable.

Public Speaking:

Mr Ian Allerston, Daniel Hurd Associates, agent in support

Number 282 London Road is currently a run-down house surrounded by large trees. Two previous proposals on this site have been permitted at appeal, where the Inspector stated that the vegetation to the front of 282 London Road makes a positive contribution to the conservation area and screens the site from view, making it less prominent. These new proposals are more traditional than previous ones, with room in the roof for accommodation and a landscape buffer between the street and the houses. The eaves height matches the existing building; the roof height is slightly higher, but okay in context. The trees on the site are approximately 16m high, the proposed dwellings approximately 9.5m - so they will not be visible from the highway. The proposed materials – brick, locally-sourced stone etc – are inspired by Sixways Hall, and can be seen elsewhere in Charlton Kings and throughout the borough; they are robust and familiar, appropriate to the context, and will stand the test of time. Regarding impact, these proposals will make little difference to the area, confirmed by the Trees Officer and the neighbours, who prefer the more traditional approach to what has previously been submitted. Charlton Kings Parish Council has praised the proposal. To sum up, this proposal has more architectural sympathy to the site and context, and no greater impact than those schemes already approved. Urges Members to support it.

Member debate:

MS: agrees with what the speaker has said. Likes the traditional style. Heritage and Conservation comments are noted, but if the hedges are retained, especially along Ryeworth Road, the proposal will sit quite comfortably in the site. The neighbours are happy with it. Will support the application.

LS: agrees with MS. This is a derelict brownfield site, and we should be encouraging sustainable development. The location is shielded from both London and Ryeworth Roads by existing vegetation. There are letters from four neighbours, all in support - is aware that derelict land can sometimes cause problems for local communities.

SW: remembers Members being horrified by the original application at this site – and this proposal is not a million miles away from it. Actually quite likes the design overall, although it has problems – doesn't approve of the roofing material but it doesn't make that much difference; doesn't like the end gable of the garage but no-one will be able to see it because of the hedge. Would like to see the hedge on Ryeworth Road retained rather than replaced, but is quite happy otherwise.

HM: looked at the appeal decisions on the previous two applications. It has been said that this proposal is a similar height to the previous, but it is in fact greater, and in proximity to No. 284, it will be overbearing and incongruous. It's true that there are other 3-storey houses along London Road, but much further along. The Inspector talked about the high quality of the previous design, but officers do not consider the current proposal to be high quality, and the materials are not what they would expect. The Inspector also asked for the hedges to be retained, but the applicant is proposing removal and replacement with a 'ready hedge'. If the hedge is to be replaced, it should be with semi-mature landscaping of similar species. The hedge on the Ryeworth Road side is loved by local residents, the first piece of real greenery going away from town, and enjoyed by people at Six Ways. Regarding design, cannot understand why the proposal should emulate Six Ways Hall – it wasn't residential when first built, and the two properties cannot be seen at the same time. Will vote against the scheme.

AM: if looking at this proposal in isolation, there's a good possibility that he would agree with the officers. But an application has already been approved here; the appeal Inspector didn't agree with the officers or Members. The question now is, do we prefer what we turned down previously but the Inspector liked, or turn down this? With that choice, would have to vote for the current proposal. It's a crude basis on which to consider the scheme, but will support the proposal accordingly.

PB: a case of the lesser of two evils? The design is okay, though supports the officers' comments regarding scale and height. This is a very prominent location - possibly the busiest junction in Cheltenham. A major concern is the fantastic hedge on the Ryeworth Road side – it is very impressive, mixed, and habitat to a variety of wildlife. Whatever happens, we must ensure the amenity value of this hedge is protected.

BF: this isn't a great design, and as is situated in the conservation area, it should be of the highest architectural standard. The applicant already has two approved schemes, preferable to this. Does this scheme comply with policy thinking? No – it is bland, to put it kindly. Some of the designs considered tonight have been really good, but not this – it isn't suitably high quality, and neither are the materials. Regarding the retention of the hedge, is it part of the approval itself or a condition? There is a difference. Hedges can be cut down or die or be altered. The applicant has an approved scheme, and this new proposal is being submitted purely for commercial gain. Will not vote for this appalling design.

GB: agrees with what PB and HM have said – is very concerned about the hedge. It's possible to tell how old a hedge is by the number of plant varieties it contains. This hedge sustains a lot of wildlife, and it would be an abomination if it were to be removed. Agrees with officers regarding the height and the roofing materials – these are not appropriate to the site.

EB, in response:

- a note on the landscaping drawing shows the hedge on Ryeworth Road replaced by a 1.8m hedge, and also states that the existing hedge is in poor condition, with no long-term future. There is, however, no evidence to justify this comment;
- it is possible to condition the retention of the existing hedge;
- the height is officers' biggest criticism of the design and the relationship of the proposed dwellings with the houses next door. The difference is substantial: 2m higher at ridge height, with eaves 0.4m higher;
- of the three previous applications, two were approved at appeal, one at committee. They represent three very different architectural approaches: the first bold and most contemporary, but of a relevant height; the second of similar scale and also contemporary, but higher on the far side; the third a safer option, with hipped roofs. All three are of scale and height very similar to the neighbouring properties.

JP: has real problems with this. Has looked at the three previous schemes: does not like the first two, but considers the third one better than the scheme being considered today. On the face of it, and in isolation, it seems an interesting design, but what we're getting isn't what we're seeing. The materials are not good quality; the finish is not good quality. It seems the applicant's ambition is just to squeeze as many rooms into the smallest space, compromising the design in the process, the front is actually completely flat. The height is overpowering; the wood cladding at the back of the proposed dwellings is not in keeping with this type of house. If the proposal wasn't in this location, might be able to support it, but in this location, cannot support it.

HM: the NPPF tells us to look for solutions not problems; there are already three approved schemes on this site.

PB: is annoyed that the hedge has been referred to by the applicant as having no future and no value. It is clear that it has huge significance. Would appreciate officer help with refusal reasons regarding this - so it is clear that the refusal includes concerns over the hedge.

AC: thanks to the officers for showing the previous three schemes on the screen. Is also concerned about the hedge, would prefer either of the two previous designs – at least they were different – and considers the garages unspeakable.

AM: having now been reminded of the previously approved schemes, considers the current scheme a greater not a lesser evil.

PT: the hedge needs a little TLC and gentle work to help it thicken up and make it a more friendly habitat for local wildlife. Is concerned should this application be approved that there is a condition to ensure that the existing hedge is retained.. Is there a similar condition attached to the previous three approvals, depending on which one may end up being used? It would be a great shame if there isn't, and the applicant gets rid of the hedge.

CH: tried to resist making any comments about the design, but considers that at least the two previous applications look like two separate properties. These detached dwellings look like two big semi-detached properties split in two. Dislikes this, often done because of the kudos of detached properties, even when they are right up against each other, like these. If the same design was used

for semi-detached houses, at least the proportions would be better. These don't look like detached properties. The previous designs did.

EB, in response:

- the approved schemes do not include any reference to the hedge being retained. If Members are minded to refuse the application tonight, the unjustified loss of the hedge could be added as an extra refusal reason.

PB: not just the unjustified loss of the hedge, but also the loss of the amenity value of the hedge. Would like to add this if appropriate.

CL, in response:

- understood that the officer is suggesting that, if Members want to, they can add an amendment regarding the hedge, but that officers themselves are not proposing to amend the recommendation to include this.

PB: formally moves to amend the refusal recommendation to include this

BF: seconded.

JW: has no issue with the height or design of the proposal, but does have reservations about the hedge. In view of the strong feelings expressed, would vote for permission on the basis that the hedge is retained.

MS: Agrees if the proposal is permitted, a condition should be added to ensure that the hedge is retained.

CL, in response:

- the officer recommendation is to refuse, with no reference to the hedge. PB has moved to add reference to the loss of the hedge to the refusal reason. Members now need to vote to see if they wish to add this to the refusal reason. If so, loss of the hedge will become part of the substantive refusal reason upon which a vote will then be taken. If that is then lost we will then look for an alternative motion.

BF: would remind Members that all conditions are appealable. If the applicant wants the hedge gone, they will appeal to remove the condition.

Vote on PB's motion to add the loss of the hedge to the substantive refusal reason

14 in support

0 in objection

1 abstention

Motion carried

Vote on officer recommendation to refuse, with added refusal reason regarding loss of hedge

11 in support

4 in objection

REFUSE

MJC introduced the next four application in one presentation – they are basically the same application for four different sites. The proposed work is endorsed by Cheltenham Borough Homes, and the applications are at Planning Committee because Cheltenham Borough Council is the applicant.

PT: in view of the parlous state of local government finances, it seems rather expensive to change doors for the sake of it if there is no real need. It's nice to have heritage doors, but if they weren't there originally, why are they needed now?

GB: that isn't a planning issue.

CH: most of the time, CBH looks to improve buildings in the area. This proposal is nice to see.

BF: endorses CH's comments – these doors will look so much better, and CBH try hard to make the town look good – as long as the letter boxes aren't rat-traps!

GB: votes on the four applications will be taken one at a time.

Application Number:	15/01377/LBC
Location:	Flat 1, 38 London Road, Cheltenham
Proposal:	Replacement of existing internal flat entrance doors (38,40,42, & 46 London Road - Flats 1-3)
View:	No
Officer Recommendation:	Grant
Committee Decision:	Grant
Letters of Rep:	1
Update Report:	None

Public Speaking:

None.

Member debate:

None.

Vote on officer recommendation to permit

14 in support

1 abstention

GRANT

Application Number:	15/01659/LBC
Location:	2 Montpellier Spa Road, Cheltenham
Proposal:	Replacement of existing internal flat entrance doors (2 Montpellier Spa Road Flats 1,2,3 and 4 Montpellier Spa Road Flats 1,2,3)
View:	No
Officer Recommendation:	Grant
Committee Decision:	Grant
Letters of Rep:	0
Update Report:	None

Public Speaking:

None.

Member debate:

None.

Vote on officer recommendation to permit

14 in support

1 abstention

GRANT

Application Number:	15/01660/LBC
Location:	Tyndale, Clarence Square, Cheltenham
Proposal:	Replacement of existing internal flat entrance doors (Flats 2,3,4)
View:	No
Officer Recommendation:	Grant
Committee Decision:	Grant
Letters of Rep:	0
Update Report:	None

Public Speaking:

None.

Member debate:

None.

Vote on officer recommendation to permit

14 in support

1 abstention

GRANT

Application Number:	15/01662/LBC
Location:	105 Winchcombe Street, Cheltenham
Proposal:	Replacement of existing internal flat entrance doors (105 Winchcombe Street Flats B,C,D and 107 Winchcombe Street Flats B,C,D)
View:	No
Officer Recommendation:	Grant
Committee Decision:	Grant
Letters of Rep:	0
Update Report:	None

Public Speaking:

None.

Member debate:

None.

Vote on officer recommendation to permit

14 in support

1 abstention

GRANT

GB: as this is EB's last Planning Committee, would like to thank him for his excellent work and dedication to Cheltenham's street scene. He has been an excellent planning officer, always easy to speak to, and Members have benefited from his planning expertise. On behalf of Planning Committee, wishes him good luck.

The meeting ended at 7.30pm.

APPLICATION NO: 15/01171/FUL		OFFICER: Mr Martin Chandler	
DATE REGISTERED: 14th July 2015		DATE OF EXPIRY : 13th October 2015	
WARD: Lansdown		PARISH:	
APPLICANT:	Cheltenham Ladies' College		
LOCATION:	Ladies College Swimming Pool, Malvern Road, Cheltenham		
PROPOSAL:	Erection of new sports hall building to provide multi use sport hall, replacement squash courts and ancillary facilities. Erection of floodlighting of external hockey pitch. Demolition of existing squash court building and partial demolition of single storey structure attached to Glenlee House. Alterations to piers to side of access onto Malvern Road.		

Update to Officer Report

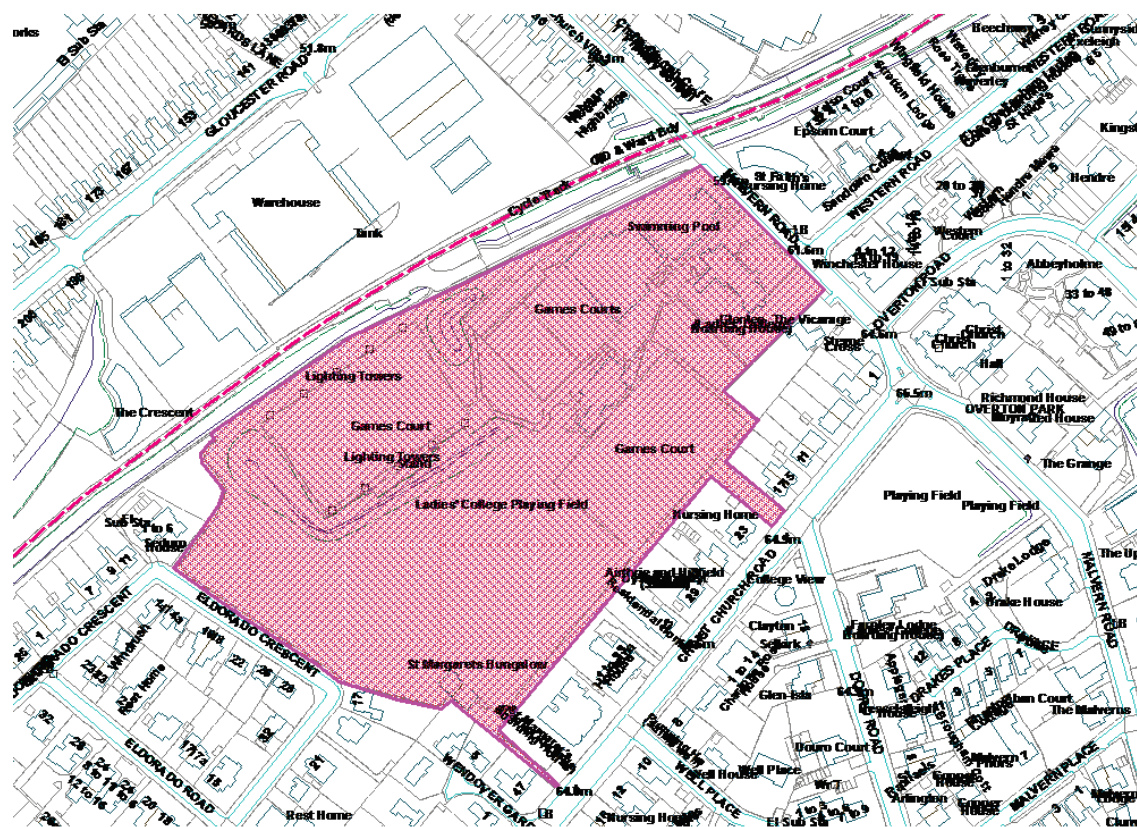
1. OFFICER COMMENTS

- 1.1. Members will recall that this application was deferred from October's meeting at the request of the applicant. This was essentially to enable the applicant, Cheltenham Ladies College, to consider the content of a late representation which challenged the analysis which supported the proposed floodlighting scheme.
- 1.2. Appended to this update is the representation that was received in the week of planning committee and the applicant's responses to this representation (one from their lighting consultant, one from their planning consultant and one from the College themselves). The original officer report is also provided for ease of reference.
- 1.3. Given the complexity of the issue at stake and the fact that two lighting consultants appear to have quite different views on the merits of the applications, officers felt it prudent to commission an independent review of the scheme that is before members. This work has been commissioned but at the time of writing this report, the findings have not yet been received.
- 1.4. The floodlighting and its impact on neighbouring amenity is clearly fundamental to the success of the application and members will be fully updated when the independent review of the scheme has been received.

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APPLICATION NO: 15/01171/FUL		OFFICER: Mr Ed Baker
DATE REGISTERED: 14th July 2015		DATE OF EXPIRY: 13th October 2015
WARD: Lansdown		PARISH:
APPLICANT:	Cheltenham Ladies' College	
AGENT:	Evans Jones Ltd	
LOCATION:	Ladies College Swimming Pool Malvern Road Cheltenham	
PROPOSAL:	Erection of new sports hall building to provide multi use sport hall, replacement squash courts and ancillary facilities. Erection of floodlighting of external hockey pitch. Demolition of existing squash court building and partial demolition of single storey structure attached to Glenlee House. Alterations to piers to side of access onto Malvern Road.	

RECOMMENDATION: Permit



1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application relates to Cheltenham Ladies College's playing fields and sports grounds adjacent Malvern Road and Christ Church Road.
- 1.2 The grounds comprise a swimming pool and sports hall facilities, squash courts, outdoor games courts, two synthetic hockey pitches and three grassed sports pitches. Also connected with the College are boarding houses on Malvern Road and Christ Church Road. No academic teaching takes place at the site.
- 1.3 The application relates to the eastern part of the playing fields and sports grounds. The application site includes the swimming pool, existing sports hall, outdoor games courts, squash courts and the most easterly hockey pitch closest to Christ Church Road (referred to in the application as "the old astro turf pitch").
- 1.4 The wider sports and boarding house campus extends to some 6.7 hectares. The grounds are relatively flat but lower than Christ Church Road to the south east. The application site is bounded by Malvern Road on its east side and Christ Church Road on its south east side. On Malvern Road there is a mixture of residential and non-residential buildings. Glenlee – which is one of the College's boarding houses – is located next to the swimming pool on the frontage with Malvern Road. To the south east on Christ Church Road is a mixture of private housing, an elderly persons' home and a prep school's boarding house (not part of the College). Also on Christ Church Road are two more of the College's boarding houses: Roderic House and St. Margaret's.
- 1.5 To the north of the sports grounds is the Honeybourne cycle track beyond which are employment uses with planning permission for 107 new homes (13/00106/FUL permitted July 2015). To the west of the site are the College's playing fields including the newer hockey pitch and grassed sports pitches. Further to the west beyond these pitches are houses on Eldorado Crescent.
- 1.6 The site is located within the Central Conservation Area.
- 1.7 The original swimming pool and Glenlee boarding house are buildings of local importance.
- 1.8 Christ Church, situated to the east on the junction of Malvern Road and Overton Road is Grade II* Listed.
- 1.9 The application seeks full planning permission for the following:
 - **Erection of new multi-use sports hall**
 - Provision of new outdoor courts
 - Demolition of the existing squash courts building
 - Partial demolition of single storey laundry next to Glenlee House
 - Alterations to the access and gate piers onto Malvern Road
 - Reconfiguration of car park and external landscaping
 - **Installation of floodlighting to the old hockey pitch (next to Christ Church Road)**
 - Erection of six number 15 metre lighting columns (retractable to 4.5 metres)
- 1.10 The new sports hall will be a multi-use games facility ("MUGA") that includes the following facilities:
 - Principal indoor play space that can be configured for the following uses:
 - 6 x badminton courts
 - 1 x hockey pitch
 - 1 x netball court
 - 1 x handball court
 - 3 x volleyball courts

- 1 x lacrosse pitch (reduced size)
- 1 x tennis court (optional)
- 1 x basketball court
- 5 x squash courts/multi-purpose areas
- Dance studio and storage
- Activity studio/function room
- 2 x multi-purpose studios
- 58-station fitness gym
- Martial arts and spin area
- Changing rooms
- Examination office
- Kitchen

1.11 The application follows pre-application discussions with officers.

1.12 It is supported by the following documentation:

- Design & Access Statement
- Planning Statement
- Justification Statement
- Lighting Impact Study
- Transport Statement
- Heritage Statement
- Energy & Sustainability Statement
- Arboricultural Reports
- Habitat Survey
- Response to public representations up to 10.9.15

1.13 The application is referred to the planning committee because of the nature and scale of the proposals, and at the request of Councillor Mason.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Honeybourne Line
Local Listing
Residents Associations
Smoke Control Order

Relevant Planning History:

11/01125/FUL 31st October 2011 PER

Erection of new sports hall building to provide three indoor tennis courts and ancillary facilities, revised parking and replacement squash

11/01126/CAC 31st October 2011 PER

Demolition of squash court building

97/00942/PF 15th January 1998 PER

Erection Of 3 Court Tennis Hall Adjacent To Existing Sports Hall With 3 Outdoor Courts On The Site Of The Existing 6 Tennis Courts

97/00941/PF 15th January 1998 PER

New All-Weather Hockey Pitch At The South West Part Of The Site

96/00158/PF 21st March 1996 REF

Provision Of Floodlighting To The Existing All Weather Sports Pitch

95/00342/PF 24th June 1996 REF APPEAL

To Provide Floodlighting To The Existing All Weather Sports Pitch

95/00812/PF 14th December 1995 PER

Extension To Existing Car Park

95/00275/PF 25th May 1995 PER

Revised Access To Public Highway, Provision Of Demarked Car Parking Spaces And Landscaping

92/01020/CD 17th December 1992 PER

Demolition Of Part Of An Existing Swimming Pool hall Retaining The Entrance Facing Malvern Road(Hall To Be Replaced With A New Pool hall)

92/01017/PF 17th December 1992 PER

Swimming Pool Hall

90/00979/PF 25th October 1990 PER

Link Between New Sports Hall, Changing Room And The Existing Swimming Pool

89/00591/PF 29th June 1989 PER

New Sports Hall, Changing And Ancillary Areas To Be Linked In The Future To The Existing Swimming Pool

88/00312/PF 31st March 1988 REF

Floodlighting To Redgra Pitch

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

BE 1 Open space in conservation areas

BE 3 Demolition in conservation areas

BE 4 Timing of demolition in conservation areas

BE 11 Buildings of local importance

GE 2 Private green space

GE 3 Development within extensive grounds

GE 5 Protection and replacement of trees

GE 6 Trees and development

CO 1 Landscape character

NE 1 Habitats of legally protected species

NE 3 Biodiversity and geodiversity of local importance

RC 3 Outdoor playing facilities in educational use

RC 9 Honeybourne line footpath/cycleway

UI 2 Development and flooding

UI 3 Sustainable Drainage Systems

TP 1 Development and highway safety

TP 2 Highway Standards

TP 6 Parking provision in development

Supplementary Planning Guidance/Documents

Central conservation area: Eldorado Character Area and Management Plan (July 2008)

Central conservation area: Lansdown Character Area and Management Plan (July 2008)

National Guidance

National Planning Policy Framework

National Planning Policy Guidance

4. CONSULTATIONS

Heritage and Conservation

20th August 2015

Further to: pre-application site visit, and application information.

Analysis of Site:

The site is not especially prominent from the nearby public highways but can be seen from the rear of near-by houses.

Comments:

1. I made very full and detailed comments at pre-application stage (15/00582/PREAPP).
2. There is an extant planning permission (11/01125/FUL) for a new sports hall on this site which was granted on 27th October 2011, and the current proposals are approximately of a similar size and site location to the previously approved scheme. Therefore the principle of these proposals is acceptable subject to the detailed design also being acceptable. Indeed the case for this school of international significance remaining at the forefront of girls' is of course welcomed.
3. There are two adjacent buildings which are on the Index of Locally Listed buildings and these are Glenlee (CLC boarding house) and the front section (i.e. 1930s entrance) of the swimming pool.
4. The existing swimming pool relates well to the retain 1930s entrance building and the setting of this 1930 entrance is enhanced by the current landscaping at the front of the site. The architectural form, design and materials of the existing swimming pool building are good. However the design of the existing sports hall is less successful and the existing entrance link is particularly poor and has been poorly detailed, with materials badly weathering.
5. The existing squash courts are modern and their loss is acceptable, and indeed is welcomed.
6. The proposed demolition of the laundry building which is an extension of Glenlee is of more concern. I raised this issue at pre-application stage as needing an historic assessment of its age and type of construction is required. Unfortunately the applicant's Heritage Statement is weak on the assessment of this area of the Locally Indexed building proposed for removal. From looking at the historic map of 1903, it appears that this area of the building currently proposed for removal was part of the original building. Its removal would not clarify the original floor plan as suggested in the Heritage Statement, if as appears from the historic map it was actually part of the original building.

7. GENERAL COMMENTS

- a. The existing site plan which includes the red line area, appears to have failed to include the area of the site which is the existing laundry (i.e. the part of the Glenlee building) within the red line area, so that needs correcting.
- b. I note that I made comments at pre-application stage to the lack of ground levels and internal floor levels being marked on the drawings. This information remains outstanding and is needed in order to fully assess the impact of the new building, the ramp, and the proposed changes to the existing ground levels. I suggest the level information is needed at that stage now and should not be left for a condition. This ground level information is such important critical information has an impact throughout the whole scheme, including the impact on the setting of the adjacent Locally Indexed buildings.
- c. The principle of the demolition of the squash courts is acceptable although the loss of the laundry is of concern (see below) and a more thorough and accurate assessed is required.
- d. I also suggested at pre-application stage that the site plan should show the proposed scheme and all future ambitions such as 'possible future boarding house extension' and 'possible extended tennis courts and extended parking' should be removed from the submitted drawings. The current proposed drawings for the site (i.e. proposed site plan dwrg. No. 7554/SK010G and proposed site landscape strategy dwrg no 7554/SK029) still are annotated with these notes. This needs correcting now and revised drawing must be submitted. These submitted site plan drawings in this form should not be accepted.
- e. The submitted lower ground plan (dwrg 7554/SK023C) shows the new laundry being located to the west of the new building. However the drawing has not completed. The extent of the laundry is not complete and does not correspond with the roof plan. In addition none of the uses for the rooms have been noted on the drawing. This needs correcting now.
- f. The Heritage Statement -
 - i. Is lacking and has some omissions in some respects. I have already commented on the proposed work to Glenlee (see above).
 - ii. In addition the list of relevant saved policies included in the Heritage Statement has omitted to include policies CP7, BE7 and GE3.

8. KEY ISSUES FOR THE PROPOSED SITE LAYOUT SOME OF WHICH WERE PREVIOUSLY RAISED AT PRE-APPLICATION STAGE (these comments remain valid and relevant)

- a. Car parking areas and vehicle movements -
 - i. This application has not proposing any extra car parking spaces to the west side of the site. However the cars which are proposed to be located to the west side of the new netball court are not proposed to be screen by landscaping between the netball court and the cars. This lack of landscaping is a disappointment and a lost opportunity.
 - ii. However of major concern is the relocation of the access road to the west car park. It appears that this road is shown to be moving from its current position, to the west by approximately 8m. However the area of land for the new access road is at a significantly lower level than the current road. This lower area of land is immediately adjacent to two very important trees. The impact of the new road in its proposed location and the impact of those new ground levels on the existing

trees cannot be adequately considered without the proposed external ground levels being shown on the proposed site plan and on the internal floor levels. This lack of information in this particular area is also compounded by the incomplete lower ground floor plan drawing. The height of the laundry vehicles in close proximity to the nearby tree canopy is also of concern.

- iii. Also of major concern is the redesign of the car area located between the existing swimming pool and Glenlee. There is an apparent increase in hard landscaped area (i.e. the ramp) alongside the east side of the swimming pool and the general lack of soft landscaping to the west side of Glenlee, with the consequential erosion of the setting of this building. Again the lack of levels makes the impact of the new ramp difficult to assess. For example will the ramp have to be long to allow for the emergency exit door from the existing swimming pool? Indeed the elevation drawings showing the length of the ramp are not consistent with the plan drawings.
- b. The relocation of the refuse bin storage area to the front of the 1930s swimming pool is completely unacceptable. Indeed this area is currently rather neglected and should be improved and enhanced not visually harmed by bins. This proposal will harm the setting of the Locally Indexed building and the conservation area.
- c. Alterations to the entrance gates - the proposed widening of the west gate is acceptable in principle subject to the detailed design. The proposed removal of the section of boundary wall which currently screens the bin store area is unacceptable in principle without the bin store issue being satisfactorily resolved.
- d. However the removal of the visually dominating existing ramp into the first floor entrance to the existing sports hall and swimming pool is welcomed and the simplification of the existing access arrangements is welcomed.
- e. The impact of the flood lights to the hockey pitch cannot be assessed without more detailed information on these lights being submitted.
- 9. PROPOSED ARCHITECTURE
 - a. The excellent quality of the existing buildings relies on the clear architectural form and clear detailing of the swimming pool building. However the existing sports hall and the link between the swimming pool and sports hall is less than successful and in some respects quite poor. Therefore the proposals to create a new entrance which partially obscures the existing sports hall building are welcomed. In order to create architectural harmony and avoid the ad-hoc appearance of this group of buildings; I suggest that the new entrance screen wall is extended north-eastward slightly to the junction with the swimming pool building.
 - b. I fully support the barrel vault form of the new roof over the sports hall. However there are long views of this new building especially its new roof. Therefore the lack of relationship of the 'wrap-around' buildings (ie function/multi-purpose hall and kitchen and studio) and the strong roof form beyond is disappointing. The resulting south-east elevation is poor and gives the appearance of extension on extension.
 - c. The proposed roof ventilators and rooflights on the new sports hall building, detract from the strong roof form, and make this roof look fussy and are unacceptable. Please ask for the ventilation to be resolved by some other method. Could some ventilation be provided via the end gables?

10. MATERIALS

- a. The proposed materials have now been confirmed and I remain unconvinced at the proposed aggregate facing blockwork.

11. SUMMARY

The principle of the proposals are acceptable, however there a number of significant concerns about the detailed proposals. The most important of these concerns being the resultant rather ad-hoc architectural form of the whole group of buildings (ie existing building and new building), with the end result looking somewhat disjointed and random.

CONSERVATION AND HERITAGE SUMMARY:

Please ask for revised drawings to address the above comments. Without significant revisions these proposals will harm the setting of the adjacent Locally Indexed buildings and harm the conservation area and should be refused.

2nd October 2015

Further to: pre-application information, application information and revised information.

Comments:

1. Most of the concerns I had previously appear to have been addressed in the revised information and/or the revised information had been more fully explained and justified.
2. I would like to see the narrow strip of landscaped area parallel to the new main entrance ramp to be as strong as possible and this strength will rely on a good planting scheme, which can be conditioned.
3. I have concerns about the height of the floodlights and their impact will rely on a suitable time related/use related condition.

CONSERVATION AND HERITAGE SUMMARY:

I do not object to the proposals provided the conditions suggested above can be attached.

Landscape Architect

12th August 2015

With respect to landscape issues, the proposal to demolish the existing squash court building is welcome. However, the proposal to erect a new multi-use sports hall building presents problems which would have to be resolved before the application could be supported.

The problems centre on the negative impact of the proposed building on the character and visual amenity of the local area.

Character Areas

The proposal site lies within Cheltenham's Central conservation area, which is divided into 19 character areas.

The Character Areas affected by the proposals are:

- Eldorado
- Lansdown

Character area appraisals and management plans for these areas were adopted by Cheltenham Borough Council as supplementary planning documents (SPD) in July 2008.

Eldorado Character Area

The proposal site lies within this character area.

The view of the Malvern Hills, seen across the Ladies College playing fields from the street next to the Christ Church Road entrance, is identified as a key view and vista in Fig 1 - Townscape Analysis Map of Eldorado Character Area.

Long distance views of Cleeve Hill, seen through spaces between buildings, form a rural backdrop for landmark buildings such as Christ Church.

The management plan requires that development proposals demonstrate how the setting and long distance views into and from the character area have been taken into account. (See page 26).

Lansdown Character Area

The Lansdown Character Area appraisal identifies long distance views of the surrounding countryside - the Cotswold escarpment, Leckhampton Hill, the Malvern Hills, as an essential characteristic of the locality, providing a visual connection to its landscape setting.

The Ladies College playing field, although private land, is an important green space, contributing spaciousness and affording long distance views.

Para 4.8 of the character area appraisal refers to views of the Malvern Hills being particularly visible across the low-lying Ladies College playing field. A photograph of this view is included (Fig 13). This view is identified as a key view and vista in Fig 1 - Townscape Analysis Map of Lansdown Character Area.

It is noted that in the Design & Access Statement submitted with the application the photographs of this view appear to have been taken on hazy days and the photomontages 'white-out' distant views and sky. On recent site visits, however, the view of the Malverns has been clear and vivid and it was easy to understand why the character area appraisal had identified it as a key view and vista.

The management plan requires that development proposals demonstrate how the setting and long distance views into and from the character area have been taken into account. (See page 35).

Local Plan Policies

Policy BE1 Open Space in Conservation Areas

Due to its height (12.1m) the proposed new multi-use sports hall would block the view of the Malvern Hills obtained from the street at the Christ Church Road entrance to the Ladies College playing fields. Views of the surrounding countryside are an essential part of Cheltenham's overall character, providing a visual connection between the town and the surrounding landscape. Para 5.18 of the Cheltenham Borough Local Plan (Second Review, Adopted July 2006) specifically refers to the importance in conservation areas of views and vistas afforded by open and green spaces. Para 5.19 refers to the cumulative impact of even small reductions in open space. The proposal, as currently submitted, would therefore not be in accordance with Policy BE1 Open Space in Conservation Areas, because it would block a key view identified in the Lansdown and Eldorado Character Area appraisals.

Policy GE2 Private Green Space

In addition to policies relating to conservation areas, the Local Plan also highlights the role of private green spaces, such as the Ladies College playing fields, in the urban green environment. Along with public green space they contribute a sense of spaciousness to the town and provide opportunities for 'views and vistas which create relationships between the built environment and the landscape'. (See Para 6.12). Blocking the view of the

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Malvern Hills would undermine this relationship and have a negative impact on the visual amenity of the local area. See Note (e) of Policy GE2.

In order to comply with Policies BE1 and GE2 and the management plans of the Eldorado and Lansdown character areas, the height of the proposed multi-use sports hall should be reduced such that clear views of the Malvern Hills are maintained.

Consider the following:

- setting the proposed building deeper into the ground
- reviewing the sports offered in the existing and proposed sports halls such that those requiring greatest height, such as tennis, would be located in the existing hall.

A combination of the above should allow for sufficient reduction in height of the proposed buildings to maintain clear long-distance views and preserve the character and visual amenity of the area.

Other Issues

Building Materials

A characteristic of the Eldorado and Lansdown areas is their leafiness.

The materials of the external building fabric of the new building have been selected to be in keeping with the existing sports hall and are generally visually recessive. However, the combination of new and existing buildings will result in the background leafiness of boundary trees being replaced with stone aggregate blocks. Green wall panels, climbing plants or other mixed landscaping next to the building could be considered to soften the built form.

In order to emphasise the main entrance it is proposed to use aqua-blue copper cladding in this area. It may be that this will be too visually intrusive in this conservation area and that a more natural option, such as green wall panels or signature landscaping, could be considered.

External Landscaping

- More details of the landscape embankment planting are required.
- It is not clear from Drawing No. 7554/SK010 H where the proposed 2.4m high security fence terminates. It starts at the boundary and the D&A says it links with the existing hockey pitch fencing - but this is not indicated on the drawing. Please could the line of the new security fence be clearly shown on the drawing.

Lighting

There are issues of amenity associated with the proposal to install floodlights around the existing hockey pitch nearest to residences along Christ Church Road. This is a matter for environmental health officers to comment on.

In terms of the effect on the landscape, it is important to guard against 'visual clutter'. When looking from the Christ Church Road entrance it may be that the viewer would be presented with: hockey pitch fencing, floodlight columns, security fencing, embankment leading up to the new building - all of which, unless carefully planned, would result in a cluttering of a key view in this conservation area.

Conditions Required

Should planning permission be granted, please could the following conditions be applied:

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- LAN02B Landscaping scheme (short version)
- LAN03B Landscaping - first planting season
- A long-term maintenance plan for the landscaped areas should be supplied.

6th October 2015

Comments

Having reviewed the revised drawings, the principal landscape concern with the scheme remains i.e. the blocking of the view of the Malvern Hills, especially from the Christchurch Road entrance to the Ladies College. Therefore my previous comments still stand.

To summarise my previous comments:

- The view of the Malvern Hills is identified as a key view and vista in both the Eldorado and Lansdown Character Area Appraisals, and should be preserved.
- Policy BE1 *Open Space in Conservation Areas* and Policy GE2 *Private Green Space of the Cheltenham Borough Local Plan (Second Review, Adopted July 2006)* are relevant to this application.
- In order to comply with Policies BE1 and GE2 and the management plans of the Eldorado and Lansdown character areas, the height of the proposed multi-use sports hall should be reduced such that clear views of the Malvern Hills are maintained.
- In order to achieve a sufficient reduction in height of the proposed buildings consider the following:
 - setting the proposed building deeper into the ground
 - reviewing the sports offered in the existing and proposed sports halls, such that those requiring greatest height, such as tennis, would be located in the existing hall

In addition to the above, some further comments:

Bin Storage

The Proposed Site Plan (*Drawing No. 7554/SK0101 Rev 28.08.2015*) shows the existing redundant bike store to be used as a bin store. However, the Proposed Boundary Wall – Plans and Elevations (Dwg No. 7554 SK049) shows bin storage behind the proposed railings. Please could this be clarified. Storage of bins behind railings is not acceptable as it would have an adverse effect on the street scene.

If the bins are to be stored in the redundant bike store, gates to the store will need to be installed in order to screen the bins which might otherwise be seen through the railings and adversely affect the street scene. Please could details of the enclosure be supplied.

Planting

Consider planting in front of the new 2.4m high security fence and in the area between the maintenance path and the path to the netball court in order to screen parked cars when viewed from within the playing fields.

Environmental Protection Officer

24th September 2015

In relation to application 15/01171/FUL for Cheltenham Ladies College, Malvern Road, Cheltenham, Gloucestershire please see below for my conditions to be put forward, if you'd like me to add or change parts please do let me know.

Condition 1:

None of the flood lights hereby approved shall be illuminated outside the following hours:

Monday to Friday – till 19:00 hours

Saturday – till 18:00 hours

The flood lights shall not be illuminated on Sundays or on Bank Holidays.

Reason: to reduce the impact on nearby residential properties.

Condition 2:

As the proposed floodlight columns are retractable, the columns holding the floodlighting are to be fully retracted when the floodlights are not to be used on any day.

Reason: to reduce the impact of visual amenity on neighbouring residential properties.

Condition 3:

The lights shall be retracted by 19:00 hours at the latest Monday – Friday and by 18:00 on a Saturday.

Reason: to reduce the impact of visual amenity on neighbouring residential properties.

Condition 4:

In order to reduce the noise impact from balls hitting the edges of the pitch the applicant has put forward that a buffer could be installed around the sides. This buffer should be of an appropriate material to mitigate the impact and noise from the activities on the pitch, it must be installed according to the manufacturer's specification and maintained as required to keep it in good condition.

Reason: to aim to reduce some of the noise impact from the use of the pitch on residential properties.

Condition 5:

There will be 6 fixed floodlighting columns only on the pitch.

Reason: to reduce the impact on nearby residential properties

Condition 6:

For the pitch to be used by Cheltenham Ladies College only and there shall be no external hire of the pitch to any outside team.

Condition 7:

The vertical illuminance shall not exceed 5 lux as measured on a vertical wall of the property which faces the pitch at the nearby residential properties.

Reason: to reduce the impact of the new lighting on residential properties.

7th October 2015

The conditions recommended by this team have been made from an internal consultee perspective as a Senior Environmental Health Officer in the Environmental Protection Team. In order to make these conditions I have been involved in the process from the beginning by reviewing the pre-application information which was submitted by the applicant and providing feedback via the Planning Officer in the team.

As a result of concerns made, a site visit was undertaken by myself and a colleague, also a Senior EHO in the team, along with Ed Baker (Planning Officer), a lighting engineer and the applicant. This visit was conducted on 8th July and was useful for all to review the proximity of the homes in the vicinity as well as the proposed placement of the lighting columns in relation to fencing and vegetation which is already in situ at the site. At this meeting our concerns at the pre-application stage were discussed and the applicant took these on board to consider prior to submitting the full application.

Once the application was submitted, the information was passed to me as an internal consultee of the planning team here at CBC and all associated documents, reports and plans were reviewed again at this stage. At this time all comments on the public consultation section of application were also reviewed. As a result of this, contact was made with the lighting engineer for this project to discuss with him the potential impact on the levels of lighting at the nearest residential properties if the weather was to be foggy or if it was raining to various degrees. These concerns were addressed by him when the applicant provided responses to the objections raised (on the spreadsheet submitted by them) regarding the proposed scheme. All of these have also been reviewed in conjunction with putting forward these conditions from this team.

In order to finalise these comments and conditions from this team, all of the above have been reviewed as well as having regard for the relevant documentation on the lighting levels required for the sports the pitch will be used for, predominantly hockey. Further information was also reviewed from the Institute of Lighting Professionals (ILP) – “Guidance notes for the reduction of obtrusive light”, which provides lighting levels for various environmental zones. This has been reflected in condition 7 where a set lux level has been set for light at nearby residential properties. Other conditions have been compiled from the information provided in the application i.e. times of use, retracting the columns when not in use, number of columns to be installed. Other conditions have been placed on the proposals as a result of the joint visit to the site i.e. the buffer to be installed around the pitch.

Tree Officer

4th August 2015

The Tree Section does not object in principle to this application on the basis that the following information is submitted and agreed prior to determination of this application:

Tree Survey to BS 5837:2012 to include:

- Tree Protection Plan

2nd October 2015

The Tree Section has no objections with this application. In the current proposed site landscape strategy there is no tree planting, the Tree Section would like to see some tree planting as there is a large number of mature trees on the site. If permission is granted please use the following condition:

Tree Protection

Tree protection shall be installed in accordance with the specifications set out within the Arboricultural Report reference Cheltenham Ladies College Sports Centre and the Tree Protection Plan Drawing Number 12974/49433 dated July 2015. The tree protection shall be erected/installed, 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.

GCC Highways Planning Liaison Officer

29th July 2015

I refer to the above application plans and documents received on the 15th July for a new sports hall and facilities and alterations to access onto Malvern Road to which I have the following comments.

Site Location and Characteristics

The site is located within Cheltenham east of the town centre with pedestrian and vehicle accesses from Malvern Road a class 4 residential road within a 20mph speed limit zone with an additional vehicular access onto Christchurch Road subject to a 30mph speed limit. The site is within walking distance of some local amenities and services within this suburban area, regular bus services, rail services and Cheltenham Town Centre. Therefore the site is considered to be sustainably located providing alternatives to private vehicle use to access the site.

However despite the sustainable alternatives as illustrated in the transport statement interview surveys carried out illustrated that the predominant mode of travel is driving by private car.

Highway Safety

There has been only one report collision in the past 5 years nearby on a Western Road close to the site which was unrelated to the site access.

Trip Generation & Parking

The transport statement mentions that the primary use of the facilities will be for College pupils and private members, but does not preclude use by members of the public. The design and access statement states that members of the public can book facilities, which would restrict use. The statement mentions the majority of the use of the facilities by CLC (Cheltenham Ladies College) pupils and the vehicular traffic arising will be unaffected by the proposal, as the vast majority of pupils at CLC are boarders (79 percent) and walk and cycle the short distances from boarding houses. This is accepted and given the proposal would not affect pupil numbers trip patterns would remain largely unchanged. Therefore surveys of trips have focused on private members surveys.

The transport statement includes a worst case and realistic peak trip forecasts based on numbers of users expected and anticipated to use the proposed sports facilities at any one time. The worst case suggests a maximum of 128 people using the facilities at any one time and a lower realistic forecast of 98 additional people based variability of demand, availability of staff and changing room capacity. The statement based on a survey between 18:30 and 21:00 Thursday 25th June of private members mentions 45% of those surveyed were private car drivers.

Therefore based on this survey and maximum number of people using proposed facilities it is stated this would give rise to a demand for an additional 58 car parking spaces.

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The application proposes a reduction in on-site parking from 85 to 81 parking spaces. The transport statement concludes that this is sufficient based on a parking survey of the surrounding streets and on-site parking spaces available showing between 70 and 138 on street parking spaces available and between 11 and 68 on site spaces available following parking surveys carried out. These surveys were carried out at identified peak on-site and off-site demand periods on a weekday and weekend.

Therefore on this basis and given the relatively sustainable location of the site it is accepted sufficient on and off site parking provision exists for the additional potential parking demand generated by the increase in trips to the proposed facilities.

The application site plan includes a new cycle store providing 22 spaces (11 stands), replacing previous cycle store with 15 spaces for the existing sports facilities. This is below the local plan standard for floor space of the new extended sports facility and it is noted that the cycle parking surveys are based on just that of private members and not for students. Therefore it is considered that increased cycle parking provision should be provided to meet Local Plan standards for the proposed building equating to 60 spaces of 30 Sheffield stands. These stands should be covered.

The application includes 5 disabled parking spaces which is compliant with the local plan disabled parking standards for the proposed and existing sports facilities.

Site Access

The site includes four existing vehicle accesses which will be retained for the proposed site uses as well as the existing site uses. These include three site accesses onto Malvern Road and one onto Christchurch Road. The transport statement in provides visibility splay drawings in Appendix B, drawings SK01 to SK04 of the existing accesses stating sufficient visibility splays are available for posted speed limits. However it is unclear on drawings SK01, SK02 and SK03 of visibility splays provided due to the red line on the plans not clearly showing the existing boundary gateways and walls.

It is accepted that the accesses are existing and have operated without any related reported collisions. The proposals will likely increase traffic generation and pedestrian and vehicle visibility may be slightly obstructed by the existing site walls and gateways, however with the proposed alterations to widen the eastern access and replace a wall adjacent to the secondary access with a railing to improve existing inter-visibility and accessibility the site accesses are considered suitable.

I refer to the above planning application received on 25th June 2015. I recommend that no highway objection be raised subject to the following condition(s) being attached to any permission granted:-

1. The development hereby permitted shall not be occupied until details of secure and covered cycle storage facilities for a minimum of 60 bicycles has been made available in accordance with details to be submitted to and approved in writing by the LPA.
Reason:- To ensure that adequate cycle parking is provided, to promote cycle use and to ensure that the opportunities for sustainable transport modes have been taken up in accordance with paragraph 32 of the National Planning Policy Framework.
2. The building(s) hereby permitted shall not be occupied until the vehicular parking and turning and loading/unloading facilities have been provided in accordance with the submitted plan 7554/ SK010 H, and those facilities shall be maintained available for those purposes thereafter.

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Reason:- To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework.

11th August 2015

I will amend my response to reflect the provision of 40 [bicycle] spaces (20 Sheffield stands) in reference to the amended plan when received or otherwise will revise my previous comment cycle condition for the provision of 40 spaces (20 Sheffield stands).

Environment Agency

15th July 2015

Thank you for your letter consulting us on the above planning application. I note whilst you include a copy of our consultation checklist (filter), you have not identified a 'reason for consultation'.

Notwithstanding the above, this appears to be a lower risk planning consultation which does not appear to require direct consultation with us; it does not fall within our 'consultation filter'.

The proposed development appears to fall within Flood Zone 1 based on our 'indicative' Flood Map for Planning (Rivers and Sea). On this basis, we would recommend you refer to our area Flood Risk Standing Advice - for 'Operational Development (+1ha) within Flood Zone 1' and consult with the Lead Local Flood Authority (LLFA) i.e. the Gloucestershire Flood Risk Management team.

INFORMATIVES

1. For contaminated land matters, you are advised to seek the comments of your Environmental Health Officer or Contaminated Land Officer, with reference to our 'Developer Guidance' sheet.
2. For foul drainage matters, you are advised to seek the completion of the 'Foul Drainage Assessment Form' for your consideration.
3. For Pollution Prevention and any consent requirements (separate to planning) you are advised to refer to our 'Developer Guidance' sheet which includes Pollution Prevention Guidance Notes (PPG's) targeted at specific activities.

GCC Local Flood Authority (LLFA)

21st July 2015

I refer to the above application received by the Lead Local Flood Authority (LLFA) on 15th July 2015, for comment on the management of surface water. It is understood that the development is in flood zone 1 but there is not any definite drainage strategy mentioned in the application for LLFA to assess. It is a mandatory requirement to provide sufficient information relating to the proposed surface water drainage strategy and consideration must be given to the provision of a sustainable drainage system.

On the basis of the documentation supplied to Local Planning Authority (LPA) it has not been possible to successfully review this application for the purpose of assessing the adequacy of the surface water drainage system. Insufficient detail has been provided in the applicant's submission and therefore the LLFA objects to the current proposal. We need further information, including the following:

1. Existing drainage survey information, details of diameter of existing pipes and their capacities and discharge points.

2. Please clarify total site area and developable area and topography of the site.
3. As it is a brownfield site LLFA (statutory consultee) recommends flow rate off site should be reduced by 40%.
4. LLFA requires further detail of the proposed outfall from site. It is recommended to conduct Soil Condition Test results BRE 365 /evidence to demonstrate that site is suitable for infiltration to cope with additional runoff due to climate change.
5. Any consideration to flow controls and pollution control devices? How are rates being restricted?
6. Further explanation to show how exceeding events will be adequately catered for and the flow routes on map.
7. Evidences to show if any test done to check the contamination at site and what measures have been taken to counteract this problem.
8. Explanation to show that the SUDS hierarchy has been given consideration.
9. General site levels and finished floor levels of the proposed dwellings.

The LLFA does have standing advice, Flood Risk Assessment Guidance and a SuDS Design and Maintenance Guidance document which can still be applicable in principle for this development. They can be accessed on the following website: <http://www.gloucestershire.gov.uk/extra/sudsplanning>

23rd September 2015

I refer to the above planning application, which the Lead Local Flood Authority previously objected to due to insufficient detail provided in the FRA and Drainage Strategy. Following further correspondence with the applicant and their subsequent resubmission of revised FRA it is now confirmed that the revised proposal meets the requirements of a major application for which the LLFA is a statutory consultee.

The LLFA have no further objections to this application based upon the surface water management proposals for the site. Section 5.6 states that during detail design stage drainage strategy could be modified so LLFA would recommend the following condition is given to any approval for the development:

Condition:

Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, sufficient information on how exceeding event will be dealt with and have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

Condition:

Prior to the commencement of development details of surface water attenuation/storage works shall be submitted to and approved in writing by the Local Planning Authority. The volume balance requirements should be reviewed to reflect actual development proposal, agreed discharge rate and the extent of impermeable areas and runoff to be generated. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To prevent the increased risk of flooding, It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

Foul Water

Please note that proposed foul water is a matter that will be dealt by local sewerage authority and is not therefore considered by Lead local flood authority in this response.

Management and Maintenance Please note that the proposed future management and maintenance of the sustainable drainage system is a matter that will be dealt with by the Local Planning Authority and is not therefore been considered by the Lead Local Flood Authority in this response.

Land Drainage Officer

4th August 2015

I note the comments made by the Lead Local Flood Authority dated 21st July 2015 and would add the following:

The existing surface water drainage from the site, discharges into a ditch running parallel to the southern edge of the Malvern Road access to the Honeybourne Line (pedestrian and cycle way). This poorly maintained ditch itself discharges into a pipe network, the route and condition of which is unknown. During periods of heavy rain, the ditch and pipe network are often seen to be deficient in their current condition with surface water flowing overland and onto the Honeybourne Line. The Honeybourne Line is susceptible to standing water in this vicinity and therefore, if as proposed, surface water from the new development similarly discharges to the afore mentioned ditch and pipe network, measures should be taken to determine and establish their adequacy.

Sport England

15th July 2015

Thank you for consulting Sport England on the above application. I can confirm the consultation is statutory and that the consultation was accepted on 14 July 2015

In accordance with paragraph 42 of Circular 08/2005 (Guidance on Changes to the Development Control System), Sport England will respond to this consultation within 21 days of the date of receipt.

However, if insufficient information is received in order to allow us to make a substantive response to the consultation, Sport England will contact you to request further information. The 21 day deadline will not commence until receipt of the additional information.

25th August 2015 - Thank you for consulting Sport England on the additional information provided by the applicant.

As you may recall, Sport England asked for information relating to three matters in its letter, they were:

- Which community clubs or users currently use the tennis/ netball courts
- When are the tennis/ netball courts used?
- How will the needs of these clubs or users continue to be met on or offsite?

The first two of the above has been addressed in the submitted letter provided by the School. The third point remains outstanding.

Sport England notes the planning history of the site (and planning precedents establish by past consents) but is simply keen to understand they extent to which netball and tennis activity will continue on the site as a result of the proposed development and how it will be reduced. The internal layout plans for the sports hall indicate that neither tennis nor netball

would be provided in the same quantity as existing, but perhaps the applicant can clarify this.

On receipt of this information, I would be happy to provide swift further comment thereafter.

3rd August 2015

Thank you for consulting Sport England on the above named application.

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184).

Sport England is therefore a statutory consultee and has assessed the application in the context of its policy to protect playing fields, 'A Sporting Future for the Playing Fields of England' which accords with paragraph 74 of the National Planning Policy Framework. Essentially, Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or part of a playing field, unless one of five exceptions applies.

A copy of 'A Sporting Future for the Playing Fields of England' which includes the five exceptions can be found at: <http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>

The application proposes the erection of new sports hall building with new multi-use sport hall and squash courts and ancillary facilities, and also the erection of floodlighting of external hockey pitch. Six tennis/netball courts will be lost as a result of the development. One of these will be replaced indoors, and a single new court will be provided externally.

The proposed floodlighting accords with the following Sport England policy exception:

E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

The new sports hall building has scope to accord with the following Sport England policy exception:

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

However, before Sport England can be fully satisfied that the proposed development meets E5 above, it seeks clarity/ information on the impact of the loss of the tennis/netball courts.

Specifically, Sport England seeks to know:

- Which community clubs or users currently use the tennis/ netball courts?
- When are the tennis/ netball courts used?
- How will the needs of these clubs or users continue to be met on or offsite?

Upon submission of the above information by the applicant to the local planning authority, Sport England would like to be further consulted and would like to comment further.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We

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would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

2nd October 2015

Thank you for consulting Sport England on additional information and revised plans submitted as part of the above application for planning permission.

The additional information and revised plans comprise:

- Justification Statement - Health and Fitness Centre, by the Principal, dated September 2015
- Site Location Plan - Existing Site Layout (drawing numbered 7554 SK005 Rev C)
- Proposed Site Plan (drawing numbered 7554 SK010I)
- Proposed Lower Ground Floor Plan (drawing numbered 7554 SK011H Rev H)
- Proposed Upper Ground Floor Plan (drawing numbered 7554 SK012H Rev H)

In its first response to consultation on the application, Sport England advised that the proposed floodlighting would fulfil the circumstances described in exception E2 of its Planning Policy Statement. That is to say:

'The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.'

It added that the new sports hall had the potential to fulfil the circumstances described in exception E5 of the same Statement. That is to say:

'The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.'

However, in order to determine whether or not that was the case, clarification was sought over the impact of the development on the loss of existing tennis/netball courts.

From a letter dated 6 August 2015, by the College's Finance Director, it is understood that the needs of current community users of the courts that would be lost would continue to be met at Well Place.

Sport England has considered the additional information and revised plans and is satisfied that the proposal fulfils the circumstances described in exception E5 of its Planning Policy Statement and the third bullet point in paragraph 74 of the National Planning Policy Framework. This being the case, Sport England does not wish to raise an objection to this application.

The absence of an objection to this application in the context of the Town and Country Planning Act, does not in any way commit Sport England or any National Governing Body of Sport to support any related application for grant funding.

Sport England would appreciate being notified of the outcome of the application in due course by way of a copy of the decision notice.

If you would like any further information or advice please contact the undersigned at the address below

Wales and West Utilities

31st July 2015

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned pipes may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales & West Utilities, its agents or servants for any error or omission.

Wales & West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works.

Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

You must not build over any of our plant or enclose our apparatus.

Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.

Gloucestershire Centre for Environmental Records

23rd July 2015

Available to view online

Cheltenham Civic Society

14th August 2015

This will have minimal impact on Malvern Road or the Honeybourne Line. It represents appropriate provision of the comprehensive facilities they need.

Architects Panel

3rd June 2015

Comments received in connection with the pre-application:

This proposal for a new sports hall and associated accommodation for pupils and private members has been subject to consents in both 1998 and 2011. The current scheme represents a reduction in footprint over the 2011 approval but is slightly higher. The architect demonstrated that height had been reduced as part of the design process and it was generally felt that given the relatively hidden nature of the site, height was not necessarily an issue and that the scheme sat well within the context of the existing buildings and landscape.

A number of public consultations have been held and feedback was generally positive although comments were received regarding the proposed wind-catchers. The panel did not share these concerns and suggested that it might be interesting to make even more of

a feature of the wind catchers, perhaps echoing architectural features on the existing buildings such as the dome.

Aesthetically, the least successful elevation was the gable facing the sports pitch; however, it was noted that this would be fairly well screened by the ancillary accommodation and not subject to public views. The main longitudinal elevation was well composed and worked well with its context.

Overall, the panel felt that this was a well-considered scheme and an improvement over the previous approval and would therefore support an application on this basis.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	6
Total comments received	7
Number of objections	6
Number of supporting	0
General comment	1

5.1 The Council has received a number of very detailed representations and objections to the application. The issues raised are summarised below and a full copy of the representations is appended to this report.

- The new sports hall is too high and will spoil views of the Malvern Hills and countryside.
- The building is unnecessarily bulky. The height of the sports hall is unjustified.
- Resulting harm to the Conservation Area. The proposal conflicts with the Lansdown Character Area Appraisal.
- The proposed floodlighting is too close to neighbouring properties. Harmful impact on neighbours' enjoyment of their properties. Noise disturbance. Loss of privacy. Detrimental to mental health.
- The lighting calculations do not take account of bad weather, rain, mist and reflection from the pitch. Questions the accuracy of the lighting calculations.
- Questions the suitability of the lighting levels for hockey.
- Insufficient information has been provided on the specification of the lighting.
- Lighting detrimental to wildlife.
- Conflict with neighbours' human rights.
- There is no need to floodlight the old astro turf pitch because there is an existing floodlit pitch which is not used regularly.
- Inaccuracies with the plans.
- Inaccuracies in the Heritage Statement.
- Noise disturbance from activities going on after dark. Noise from coaches on Christ Church Road.
- Additional traffic. Insufficient parking.
- The hockey pitch is prone to flooding.
- The proposals are in conflict with the NPPF, draft Joint Core Strategy and draft Cheltenham Plan.

6. OFFICER COMMENTS

6.1 Determining Issues

- 6.2** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions are made in accordance with the Development Plan, unless materials considerations indicate otherwise.
- 6.3** The Development Plan for the area is the Cheltenham Borough Local Plan (adopted 2006).
- 6.4** The National Planning Policy Framework ("NPPF") is the Government's national planning policy. The NPPF sets the weight to be attached to existing Local Plan policies. Paragraphs 214 and 215 state that where a Local Plan has not been adopted in accordance with the Planning and Compulsory Act 2004 – as is the case for the Cheltenham Borough Local Plan – weight should be afforded to Local Plan policies in proportion to the degree of consistency with the NPPF.
- 6.5** The Cheltenham Local Plan was adopted in accordance with pre-2004 legislation and therefore only policies which accord with the NPPF carry significant weight. Where the Local Plan is not in accordance, or is silent, then the NPPF prevails.
- 6.6** The main issues relevant to the consideration of the planning application are:
- (i) The need for the development
 - (ii) The effect of the proposal upon local heritage assets
 - (iii) Impact on trees
 - (iv) Impact on neighbouring property
 - (v) Access and transportation
 - (vi) Drainage
 - (vii) Ecology
 - (viii) Other matters

6.7 The need for the development

- 6.8** The application is supported by a justification statement prepared by the College. The statement is summarised as follows.

Background

- 6.9** Cheltenham Ladies College was founded in the 1850s. It currently enrolls 850 girls who are taught at a 9 hectare site in a central position within the town. There are over 600 boarders and around 200 day pupils (an 80:20 split).
- 6.10** The playing fields and sports complex is a minimum 10 minute walk from the teaching campus. The girls are required to change at their boarding houses *en route* as there are no mass centralised changing facilities available.

Economic context

- 6.11** The College currently employs over 600 people. It directly contributes around £17 million to the local economy each year.
- 6.12** The College is renowned as one of the world's leading schools. Nationally, there has been an upward trend in the number of pupils attending independent schools over the past 30 years. However, there has been a substantial fall in the number of boarders over the same period. The College needs to invest in its facilities in order to remain competitive.

Social factors

6.13 The College is passionately committed to promoting the health and wellbeing of its pupils, and to encourage a life-long commitment to healthy exercise. The College wants to provide for all, whatever their sporting abilities. The College emphasises flexibility and versatility, and is aiming to improve the following areas:

- Enhancing dry, lit facilities by extension of space
- Providing additional floodlighting on the outside all weather surfaces
- Providing a long-term base for rowing

6.14 As well as sport and leisure, the brief for the new facilities also includes:

- Disaster recovery facilities away from the teaching site
- A second server room for IT
- Improvement to the College laundry facilities (house-based laundry is unviable)
- Potential for public exams
- Improved systems for segregating college and member use

6.15 The College surveyed its pupils in 2014, the results of which demonstrated support for improved sporting and leisure facilities. 76% of girls aged 11-14 stated that fitness was important to them. This increased to 87% for the 15-18 age group. There is a growing trend for fitness/relaxation/wellbeing/activities alongside more traditional sports.

6.16 The proposals will significantly improve the accessibility and quality of sporting and leisure facilities at the College.

Current problems/challenges

6.17 The proposals will ensure that all lessons can continue as per the normal timetable without disruption by the weather or when ground is frozen. This will lead to better teaching and wider range of activities.

6.18 Matches will not have to be rescheduled or cancelled. Other sports clubs will also not have to be displaced during bad weather conditions.

6.19 There will be an extended and improved fitness suite which will remove the need for queuing. Increased space will improve facilities. Provision of a bespoke fitness studio, which currently does not exist.

6.20 The existing squash courts leak and are in poor condition. There is also currently a shortage of courts.

6.21 Existing spectator facilities are below standard. The new function room will provide an impressive space for hosting mid-week teas, receiving staff and parents, as well as transforming the spectator experience.

Environmental

6.22 Significant commitment to noise abatement and acoustic dampening to meet the needs of exam use.

6.23 Some green energy capture. Low carbon footprint with girls walking to facilities. Improved cycle parking facilities.

Need for flood lighting

- 6.24** The College cites significant benefits to tennis, netball, badminton, trampolining, volleyball, basketball, hockey, lacrosse, football, cross-country training and training for competitive fixtures.
- 6.25** Previous applications for floodlighting the tennis and netball courts at the College's nearby Wells Place site were refused. The after school tennis coaching programme currently has to stop during winter months. With the new flood lighting, the tennis coaching programme could take place all year around. Netball also currently has to take place indoors during winter months. There is currently only one court and four teams often have to share it.
- 6.26** Badminton is currently displaced completely during dark months. This is also the case for trampolining, volleyball and basketball.
- 6.27** During dark months, there can be serious health and safety issues for playing hockey, lacrosse and other hard ball games even after 3pm in poor weather conditions. Lessons are sometimes cut short and have to become theory based instead.
- 6.28** Some team sports currently have to share a pitch which means that training is not carried out on full-size pitches and does not recreate match conditions.
- 6.29** Cross country and running exercise can also better and more safely take place under floodlighting during dark months.
- 6.30** Unusually, the College runs all three team sports (hockey, netball and lacrosse) during the winter. This is necessary because of the large size of the college. Many schools only operate one team sport for a given winter period – this works for them because they are either smaller or co-ed with a smaller pool of girls. If the College did not operate three winter team sports at once then many girls would lose out on competitive sports.
- 6.31** Typically, around 300 of 850 girls represent the College in competitive teams each week. They need to train as a team if they are to be competitive, which places extra demand on facilities. Currently, many squads have to share pitches. The floodlighting of the second hockey pitch would therefore have invaluable benefit in terms of better re-creating match day conditions and providing a greater number of girls with competitive team opportunities. The current situation is that hockey and lacrosse training continue outside in the wet and cold conditions, unless extreme conditions prevail. Netball courts become slippery and dangerous sooner, and lacrosse only comes indoors when the groundsman decrees the pitch as very waterlogged. Therefore, light tends to be the dominant factor more than rain and cold.

Timing

- 6.32** The project has an 18 month timeline. Construction needs to start in March (Easter) so that only one winter cycle is affected by construction (the summer months are lighter and the weather better which allows greater flexibility in providing sporting activities).
- 6.33** A March commencement also means that the facilities could be open in time for September 2017 and the start of the academic year. A later autumn commencement could potentially disrupt three or four winter teams which would have a significant impact.

"Do nothing" scenario

- 6.34** The proposals are required to maintain the College's reputation as a leading world school. It is not possible to relocate or split the facilities. It is not a viable option for the College to do nothing and not proceed with the proposals.

6.35 The consequences of a “do nothing” approach are as follows:

- Increased competition in the private education sector would make the College a less attractive option for parents
- Other schools in the sector have or are improving their health and fitness facilities
- The project is a long identified priority for the College. It is a more versatile, holistic and future-proof option than the elite-tennis proposals previously approved
- There is no reason why health, fitness, sport and wellbeing offerings should be at a lower level than the College’s competitors; and
- Failure to address the operational needs of the College now will, in time, diminish the standing of the school on the world stage. This would negatively impact on pupil numbers and the financial security and viability of the school.

6.36 Officer conclusions on need

6.37 It is clear that there is a very real need for the new sports hall and floodlighting by the College. The significant investment in the project should alone demonstrate the marked need for the proposals.

6.38 The applicant’s Design & Access Statement states that the ‘...*existing indoor facilities have insufficient capacity to meet current and projected future requirements for pupils to participate*’. (par. 1.1) The proposals seek to redress this deficiency.

6.39 The project is very important to the quality of teaching, the fitness and wellbeing of the pupils and the competitiveness of the College in the market place. In turn, there are economic and social wellbeing benefits to the town. These are very important material considerations in support of the proposals.

6.40 The proposals would consolidate and enhance existing sports and leisure facilities on the existing sports campus. There are no in principle objections to the nature of what is proposed, or conflict with strategic planning policy. The acceptability of the proposals should therefore turn on consideration of the planning issues discussed below, whilst balancing the need and benefits of the proposals as set out above.

6.41 **The effect of the proposal upon local heritage assets**

The character and appearance of the Conservation Area

6.42 The site is located within the Central Conservation Area. The statutory test is that proposals should either preserve or enhance the character and appearance of the Conservation Area.

6.43 From a design impact point of view, there are four main aspects to the proposal. Firstly, the new sports hall. Secondly, the landscaping changes around the sports hall/swimming pool buildings, including the alterations to the access onto Malvern Road. Thirdly, the removal of the laundry building attached to Glenlee boarding house. Fourthly, the installation of the new floodlighting.

i) New sports hall

6.44 The Council has already accepted the principle of a new sports hall in this location through the granting of the previous planning permission, 11/01125/FUL. That permission remains extant until October 2016 and in terms of assessing the impact of the current proposals, is a fall-back.

- 6.45** The existing permission is for a building designed for elite tennis. It is slightly lower than the sports hall currently proposed but wider. It has a barrel vaulted roof spanning east-west rather than north-south and has a different architectural design.
- 6.46** The existing buildings are set within spacious sports grounds. The site of the new sports hall is on the whole generally well self-contained. It is largely screened on its north side by a line of mature trees and hedgerow alongside the Honeybourne line, which shield the proposed sports hall from this direction. To the east from Malvern Road the new building would be masked by the existing sports hall and swimming pool buildings, located in between. To the west there is significant separation to the houses on Eldorado Crescent with some 220 metres or more of playing fields between the new sports hall and housing. To the south, there are medium distance views of the site from Christ Church Road although these are largely limited to within gaps between buildings.
- 6.47** The design of the new sports hall is largely influenced by function. It generally follows the linear form of the existing sports buildings and would physically link with the existing sports hall. Its barrel-vaulted roof has the same orientation as the swimming pool building to provide continuity. The new building is slightly lower than the existing sports hall. Its roof is quite utilitarian in appearance, metal clad and would have wind catchers to provide natural ventilation. The roof has been lowered in height during the pre-application consultation process and the number of wind catchers reduced – both these design changes are welcomed.
- 6.48** The building is to be faced in grey coated steel cladding with stone aggregate blockwork for the lower sections. It would have a pre-weathered aluminium standing seam roof. Windows would be powder coated aluminium. The architects say that there is a commitment to good quality materials throughout. A schedule of materials has been provided and it will be important to ensure that appropriate roof and facing materials are used. Samples can be secured by condition.
- 6.49** The massing of the building is broken up by a wrap-around lower section to the side of the building, which would be clad in the stone aggregate blockwork. This would help to give the building a more human scale and reduce its overall impact. It also provides visual connectivity with the existing sports hall with the wrap-around section extending in front of the existing sports hall. The visual cladding of the flank of the existing building is welcomed as this is currently not particularly attractive. The proposals would much improve the entrance to the new/existing sports hall buildings.
- 6.50** Aesthetically, the proposed building is not considered to be quite as attractive as the previous approved scheme. That scheme appeared lower and more streamlined with perhaps a more contemporary feel overall. The massing of the roof was not as great by reason of being lower but also because of its roof spanning east-west, thereby lessening its impact when viewed from Christ Church Road.
- 6.51** Nevertheless, the current proposal is considered to demonstrate good architectural design. Its increased height and mass and slightly more functional form are a result of the need to accommodate a range of different sports and leisure uses, rather than just tennis, which the previous building was tailored for. It is noteworthy that the new design has the support of the Architects Panel.
- 6.52** The key issue in terms of the impact on the Conservation Area is considered to be the impact on views from Christ Church Road to the south east. A number of local residents are particularly concerned about the massing and height of the building and the impact that it would have on the Conservation Area and long distance views of the Malvern Hills to the north. The Council's Landscape Architect shares some of these concerns. However, it is of note that the Conservation Officer is much less concerned and does not believe this to be a critical issue in terms of impact on the Conservation Area.

- 6.53** The Central Conservation Area is divided into a number of character areas. The site is within and adjacent the Eldorado and Lansdown character areas. The Eldorado Character Area Appraisal identifies a key view/vista across the site from Christ Church Road, near to the junction with Douro Road. This is through a small gap between buildings where the College's car park is located. Paragraph 5.27 states:

'The Ladies' College playing field occupies a large plot of land to the north of the Eldorado character area. The private playing field creates a sense of space, although it is generally well concealed from public views. Attractive long distance views of the countryside are permitted across the field through gaps between buildings and trees on Christ Church Road (in Lansdown character area) and Eldorado Crescent.'

- 6.54** "Action EL7" of the associated management plan confirms that the setting of the Eldorado character area is very important. Development should respect the important views within, into and from the character area. The Council will ensure that these are protected from inappropriate development and that due regard is paid to these views when public realm works are planned.
- 6.55** A similar key view/vista is shown in Lansdown Character Area Appraisal. Paragraph 2.7 notes that views of the Malvern Hills '*...presented from open gaps between buildings create a rural connection between the countryside and urban area. These long distant views of the far away hills in turn reinforce and enhance the spacious character of the area, and provide a rural backdrop for some of the set pieces of architecture such as the spire of Christ Church.*'
- 6.56** "Action LD7" of the documents management plans also refers to the importance of the setting of the Lansdown character area. Development should respect the important views within, into and from the Lansdown character area. The Council will protect these from inappropriate forms of development.
- 6.57** The proposed sports hall will have some impact on views of the Malvern Hills and wider countryside from the Conservation Area. This impact will be confined to a section of Christ Church Road of approximately 140 metres in length, broadly between Nos. 7 to 33 Christ Church Road.
- 6.58** Importantly, such views would largely be impacted by the sports hall already granted in 2011 were it to be built. The Council accepted then that such visual impact would be acceptable. The proposed sports hall would be 12 metres in height – around 2.3 metres taller than the previously approved scheme. The new sports hall would have a greater visual impact on long distant views – in some cases eliminating views of the Malvern Hills when it might have been possible to see glimpses of the top of them with the approved scheme. In other views, the building would reduce the level of visibility of the surrounding hills. The north-south orientation of the barrel vaulted roof would also have a greater visual impact than the approved scheme.
- 6.59** However, given the comparative large scale of the building and its significant distance from Christ Church Road at around 145 metres, the overall impact of the proposed building is unlikely to be substantially different than the approved scheme. Moreover, views from Church Road of the Malvern Hills and distant countryside tend only to be fleeting. No major public vistas would be affected. The impact of the proposed sports hall on the Conservation Area over and above the approved building would therefore be limited.
- 6.60** The proposals involve the removal of the 1970s squash court building, which is unattractive, dated and said to be in poor condition. The removal of this building is welcomed as it is currently seen in the foreground of the sports hall buildings when viewed

from Christ Church Road. The existing squash courts detract from views across the sports complex from Christ Church Road and in this regard the proposals would bring about a moderate improvement to the character and appearance of the Conservation Area.

- 6.61** Returning to the new sports hall, it is concluded that this would have a slight negative effect on the character and appearance of the Conservation Area by reason of interference with some limited long distant views of the Malvern Hills and surrounding countryside. This impact has to be weighed against the positive benefits that the sports hall would have for the College as set out previously.
- 6.62** When balancing these competing issues, it is considered that greater weight should be afforded to the marked benefits of the scheme to the College given the limited extent to which the building would impact overall on the Conservation Area.
- 6.63** It should be noted that during discussions, the applicant was asked to consider reducing the height of the building or lowering into the ground to address the long distance landscape concerns. However, the applicant says that they have reduced the height of the building as far as practicable. The height has already been reduced following concerns raised by local people at the pre-application stage. The applicant has ruled out lowering the building into the ground due to prohibitive costs and because it would significantly compromise the internal floor levels and disabled access.
- 6.64** The height of the sports hall is largely dictated by the requirement for minimum clearance of 9.0 metres above the net for tennis. This level of clearance is recommended by the British Lawn Tennis Association (10.67 metres is the standard for international tennis). The applicant confirms that the desire for an attractive building was also motivation for the height. If the requirement for tennis was removed then the building could theoretically be lowered and given a flat roof. However, the applicant wished to avoid a flat roofed industrial “shed” like building. They believe that the proposed design is aesthetically a much better solution.

ii) Landscaping changes

- 6.65** The proposed landscaping changes around the sports buildings will in the main not be visible from the public realm. The most publicly visible changes would be to the car park and widening of the entrance gate piers next to Malvern Road. The Conservation Officer is satisfied that the revised plans address their initial concerns about the prominence of bin storage by relocating bin storage to the existing bicycle storage building. In respect of these aspects of the proposals, the character and appearance of the Conservation Area would be preserved.

iii) Removal of laundry building

- 6.66** The existing laundry building is a later and unsympathetic addition to Glenlee. Its removal would be a heritage gain, improving the setting of Glenlee. It is important that exterior facing is made good following removal and this can be secured by condition. The character and appearance of the Conservation Area would be modestly enhanced.

iv) Floodlighting

- 6.67** The proposed floodlighting of the hockey pitch would have two principal impacts. Firstly, the physical impact of the lighting columns themselves. Secondly, the impact of actual illumination.
- 6.68** The proposed floodlighting comprises six lighting columns. These would be regularly spaced, three each side of the hockey pitch at the corners and centre. The columns would

be 15 metres high when operational and would have an automated lowering mechanism that would reduce them to 4.5 metres in height when not in use.

6.69 The College is proposing to operate the lighting during the following hours only:

Monday to Friday	15:00	to	1900	hours
Saturday	15:00	to	18:00	hours

The floodlights will not be illuminated on Sundays or Bank/Public Holidays

6.70 Outside these hours, as well as when the floodlighting is not in use, the columns would be retracted to 4.5 metres. In practice, the floodlighting is likely to be mainly used between October and March.

6.71 When retracted, the impact of the columns on the Conservation Area will largely be limited. The lowered columns will be visible from within the College grounds and several adjacent properties on Christ Church Road. There may also be limited views of the columns from Christ Church Road between properties. When fully erected to 15 metres, the columns will be significantly more visible. Section drawings provided with the application show the columns to be taller than the adjacent dwellings, Nos. 15 and 17 Christ Church Road, which are themselves substantial townhouses.

6.72 This impact has to be set against the fact that the columns would be viewed in the context of the wider playing fields. In 1996, there was an appeal against the decision of the Council to refuse planning permission for floodlighting of the same hockey pitch including 8 no. retractable 12 metre columns (95/00342/PF). The Inspector raised no concerns on grounds of impact on the character and appearance of the Conservation Area. The Inspector stated: *'Having regard to the established use of the character of the college sports field, the character of surrounding land uses, the proposed positions of the floodlights and their height when extended and retracted, it is my opinion that the proposal is acceptable in terms of the character of the Conservation Area.'* Although the scheme physically differs from the appeal proposal by proposing 6 no. 15 metre columns (instead of 8 no. 12 metre columns), the Inspectors conclusions remain important.

6.73 As the Inspector pointed out, it would not be out of character to see floodlight in playing fields or school grounds. The columns will be fully erected for only part of the time – up to 4 hours on a weekday and three hours on a Saturday. The floodlighting will only be required during darker months, most likely between October and March.

6.74 The second issue is the impact of the illumination on the character and appearance of the Conservation Area. Again, having regard to the Inspector's conclusions, it would not be out of character for a sports field to be illuminated. The principle of illumination is not therefore considered to be a critical point. Instead, the key issue is the extent to which the illumination will affect the character or appearance of the Conservation Area. The College, with advice from its lighting consultants, has sought to limit the visual impact of the lighting insofar as possible. This point is considered in particular depth in the next section of this report. The technical information provided with the application, as accepted by the Council's Environmental Protection Officer, suggests that the visual impact would be contained within the sports ground and would not have a significant wider impact. The Inspector did not object to the appeal proposal on grounds of impact of the illumination on the Conservation Area and that was for a scheme with a larger number of floodlights.

6.75 It is again necessary to balance the competing issues. The lighting columns when fully erected and illuminated would have a negative impact on the character and appearance of the Conservation Area. The floodlighting would therefore fail to preserve or enhance the character and appearance of the Conservation Area. However, it is considered that the level of harm would not be significant and would be time limited. The impact would be

outweighed by the greater benefits of the floodlighting to the College. The effect of the floodlighting on the Conservation Area is therefore considered acceptable.

Setting of Christ Church and buildings of local importance

- 6.76** The proposed lighting columns, when fully erected, would impact on the setting of Christ Church, the impressive Grade II* Listed Church located to the east on the junction of Malvern Road with Overton Road. The columns would be seen in front of the Church in longer distance views from Eldorado Crescent.
- 6.77** However, these views of Christ Church are in the main restricted by a tall hedge on the boundary of Eldorado Crescent and College grounds. Therefore, it is considered that the impact of the extended lighting columns on public views of the Grade II* Listed Building would be limited. The benefits of the floodlighting are considered to outweigh the limited impact that the lighting would have on the setting of the Listed Building.
- 6.78** The rationalisation of bin storage at the frontage of the site with Malvern Road is welcomed and the removal of the modern laundry building would be an enhancement to the setting of Glenlee. In these respects, the proposals would have a positive effect on these buildings of local importance.

6.79 Impact on trees

- 6.80** The Tree Officer offers no objection. The Tree Officer has recommended a condition requiring tree protection measures during construction and a condition is recommended in the event that planning permission is granted.

6.81 Impact on neighbouring property

New sports hall and landscaping proposals

- 6.82** The proposed sports hall and landscape changes around the swimming pool/sports hall will not adversely affect the living conditions of adjacent buildings and property. The sports hall would be too far away from neighbours at around 100 metres from the nearest residential houses on Christ Church Road. The proposed landscape alterations are by their nature relatively low impact.

6.83 Installation of floodlighting

- 6.84** The main issue with regard to impact on neighbouring property is the effect of the new floodlighting. There are three main issues to consider in this regard. Firstly, the impact of the lighting columns themselves on the amenities of local people – both when fully erected and retracted. Secondly, the impact of the illumination. Thirdly, the noise associated with the increased use of the hockey pitch during winter months as enabled by the new floodlighting.

Impact of the columns

- 6.85** As previously mentioned, the lighting columns will be 4.5 metres high when retracted and 15 metres when fully extended. There will be six lighting columns in total; four to each corner of the hockey pitch and two to either side of the centre of the pitch.
- 6.86** The hockey pitch is situated at the rear of a number of properties on Christ Church Road, located to the immediate south east. Those properties are on higher ground than the hockey pitch – the ground falls in a north westerly direction from Christ Church Road towards the site. The hockey pitch is then sunken slightly into the ground. The bottom of the columns will be set at the level of the pitch. The changes in levels and relationship

between Nos. 15/17, 23 and 29 Christ Church Road and the hockey pitch are shown in section form in drawing numbers 7554/SK065 and 7554/SK066.

- 6.87** The closest columns to the neighbouring properties will be the three columns on the south east side of the hockey pitch. The most north easterly column will be situated adjacent the end of the rear garden of No. 15 Christ Church Road, a private house. The central column on this same side of the pitch would be adjacent the rear of No. 23 Christ Church Road ("Roderic"), a College boarding house. The most south westerly column would be positioned next to the rear of No. 29 Christ Church Road, which is understood to be a preparatory boarding house (separate to the College).
- 6.88** Dealing with the columns retracted to 4.5 metres first. The impact of the retracted columns on Nos. 23 and No. 29 is not likely to be significant given their quasi residential/educational use. In the case of No. 29, there is a tall hedgerow/mature trees providing additional screening. No. 25, which is understood to comprise private flats, is off-set from the south western and central columns. The impact on No. 25 would also unlikely be significant.
- 6.89** The greatest impact would be on Nos. 15 and 17, a pair of semi-detached houses. These properties are situated closest to the north eastern column and, in the case of No. 17, the rear of the property would have a direct outlook towards this column. Objections have been received from both these neighbours. This column is likely to be an annoyance to these neighbours being only 5 metres from the boundary. Lighting columns are by their nature not attractive and collectively the columns would add a sense of visual clutter to the area. That being said, as previously been mentioned it would not be out of character for lighting columns and other such paraphernalia to be found at playing fields and sports pitches. Whilst it would certainly be preferable from an amenity point of view for the lighting columns not to be there, it is considered that the columns when retracted would not seriously affect the overall living conditions of these neighbours.
- 6.90** Drawing number 7554/SK065 shows the lighting columns when fully extended to 15 metres and the relationship with Nos. 15/17, 23 and 29. There is no doubt then when fully erected the height of the lighting columns will be substantial. The section drawings show that the columns would be higher than all of these buildings, including Nos. 15/17 which are the tallest of these adjacent buildings.
- 6.91** The extended columns would be visually unpleasant to the residential neighbours, Nos. 15 and 17. They would dominate the outlook from their rear gardens in very close proximity. The distance from the column to the end of the rear garden of No. 17 would be 5 metres. There would only be a 1.8 metre hedge/wall between the two. The distance to the rear of the house would be 25 metres.
- 6.92** This nearest column would have a significant impact on the amenity and outlook of Nos. 15 and 17. However, regard is had to the fact that the columns would not be permanently extended. The columns would only be permitted to be extended to full height between 15:00 and 19:00 hours during weekdays, until 18:00 hours on Saturdays and at no time on Sundays or Bank/Public Holidays. Even then the columns will only be extended and used during darker months, most likely between October and March.
- 6.93** Given that the amount of time that the columns would be extended would be limited, and bearing in mind the significant benefits that the lighting would bring to the College, it is considered that the benefits of the lighting would outweigh the temporary harm that the extended columns would have.

Impact of the illumination

- 6.94** The second issue relates to the effect of the actual illumination on the amenities of neighbouring property. It is considered that the properties most susceptible to impact are Nos. 9, 11, 15, 17 and 25 Christ Church Road.
- 6.95** As mentioned, planning permission was refused at appeal for floodlighting of the same hockey pitch in 1996. Some of the objections specifically refer to this appeal.
- 6.96** The 1990s scheme differed from the current proposal in proposing illumination up to 20:30 on weekdays, 20:00 on Saturdays and 19:00 on Sundays. Eight lighting columns were proposed at a height of 12 metres (instead of six columns at 15 metres proposed by the current application).
- 6.97** In dismissing the appeal, the Inspector noted that: *'Whilst I accept that the intervening trees and rear boundary hedge would likely reduce the effect of light spillage, it is my opinion, however, that even with an average of 4.5 lux in close proximity to the dwellings, the rear gardens and rear elevations of the nearest properties in Christ Church Road would be subject to a noticeable increase in the level of illumination when compared with the present levels in the rear elevations, including bedrooms on upper floor, the 8 floodlights around the hockey pitch would create an illumined background of considerable length and height, despite the trees and hedges near the pitch. Accordingly, I consider that the living conditions at present enjoyed by the occupiers of these properties in Christ Church Road would be significantly and adversely affected.'* (par. 11, Inspectors decision).
- 6.98** The Inspector was also concerned about noise: *'Furthermore, this increase in the hockey playing period, of the order of 33 hours, would extend into the hours of darkness on winter evenings. As pointed out by the Council, training and competitive matches generate a high level of verbal noise, with spectators, coaches and other players watching the match in progress, in addition to noise generated by the teams using the pitch. I consider, therefore, that the increase in the playing field hours on the hockey pitch which would be permitted by the proposed floodlights on winter evenings would result in significant disturbance due to noise for residents in properties in Christ Church Road adjoining the college sports field, particularly in those properties near to the hockey pitch.'*
- 6.99** The current application is supported by a Lighting Impact Study, prepared by a specialist lighting consultant on behalf of the College. The Study takes a precautionary approach, categorising the site as Zone E2rural, despite its urban environment. This is because of the relatively low current level of illuminance of the area.
- 6.100** The proposed lights are designed to reduce upward waste light and overspill. Additional spill screening is to be provided to control rear scatter. The lighting contours indicate the maximum vertical illuminance projected towards the nearest residential property is below 5 Lux. The Study concludes that the lighting will fully comply with the Institute of Lighting Professional's recommendations for a rural environmental Zone E2 for both maximum vertical illuminance and source intensity.
- 6.101** The Council's Environmental Protection team has considered the proposals and offers no objection to the application. It raises no concerns about the conclusions of the Lighting Impact Study. When comparing the current proposal with the 1990s scheme, it is important that the operating hours of the floodlighting have been reduced. The new cut-off period is 19:00 hours on weekdays (and 18:00 hours on Saturdays) with no floodlighting on Sundays. In relative terms, this is considered to be a marked reduction from the operating hours proposed by the 1990s application. With the floodlighting restricted to 19:00 during the week, activities would cease early evening and would not continue until mid-evening. The proposed operating hours are not considered to be anti-social. The number of lighting columns has also reduced from eight to six.

- 6.102** Having regard to the technical information provided with the application and the advice from the Environmental Protection team, it is concluded that the impact of the illumination would not be significant. Regard is had to the benefits of the floodlighting as put forward by the College. In considering these issues in the round, it is concluded that the proposed floodlighting would be acceptable.

Noise impacts during illumination

- 6.103** The floodlighting would allow the hockey pitch to be used for sporting activities by the College during darker months and not just during the summer and lighter periods of the year. The proposal would not substantially change the nature of activity other than the fact that activities would be able to take place all-year around rather than limited to the summer and other times of the year when there is sufficient natural light to use the hockey pitch. The more limited hours of use proposed by the current application are considered to address the concerns about noise raised by the Inspector in the 1996 decision.
- 6.104** The playing fields and pitches are for school use although it is understood that there is occasional use by non-school groups, particularly over the summer. The Environmental Protection Officer would prefer the use of the hockey pitch (when illuminated) to be limited to College use only as activities are likely to be better managed. It should be made clear to Members that the proposal before the Council is for floodlighting and not for a change of use of the hockey pitch beyond school use. Nevertheless, the applicant would accept a condition to prevent use of the hockey pitch when illuminated for non-school uses. It would be unreasonable to extend this to periods when the hockey pitch is not illuminated because this would fetter the College's existing limited rights for wider use beyond school-use.
- 6.105** Some local residents have expressed concerns about noise from hockey balls hitting the back boards on the perimeter of the hockey pitch. The applicant has agreed to implement sound-proofing to deaden the noise from impact. This can be secured by means of condition and would be a gain all-year around, and not just during winter months.

6.106 Access and transportation

- 6.107** The Highway Authority offers no objection to the proposals. The new sports hall is intended for use by the College only and additional traffic would likely be minimal. The means of access to the site is considered acceptable and the widening of the access onto Malvern Road should improve highway safety.
- 6.108** The applicant confirms that the Transport Assessment which supports the application considers peak traffic flows. The proposals will not themselves affect peak traffic flows and no significant concerns are identified by the report.
- 6.109** Further to its original consultation response, the Highway Authority has agreed to lower the requirement for on-site covered bicycle parking from 60 spaces to 40 spaces. The applicant has agreed to this level of provision and a condition is recommended to secure these facilities where planning permission is granted.

- 6.110** No severe highway impacts are identified.

6.111 Drainage

- 6.112** Gloucestershire County Council (as lead local flood authority) offers no objection on drainage grounds following the submission of further information from the applicant. The detailed drainage proposals should be secured by condition.

6.113 Ecology

6.114 No harmful impacts on ecology are identified.

6.115 Other matters

6.116 A resident is concerned that the proposals would breach their human rights, namely Articles 1 and 8 of Protocol 1 of the Human Rights Act 1998. The planning system is very much about balancing public and private interests. An interference with human rights is permissible by law where intervention is proportionate to the harm caused. In the case of the proposals, it is considered that the benefits to the College outweigh the limited impact that the proposals would have on the amenities of local people. Therefore, it is considered that the granting of planning permission would not conflict with the Human Rights Act.

6.117 In response to objectors concerns that the lighting would not be fit for purpose, the applicant has confirmed that the proposed level of illuminance of 300 lux complies with the latest standards for hockey and other sports. According to the applicant, the provision of asymmetrical lighting is not an issue and is typically used for televised sports, including sports at Wembley stadium, the Millennium Stadium and World Cup soccer.

7. CONCLUSION AND RECOMMENDATION

7.1 The proposals include the provision of a new sports hall and floodlighting of a second hockey pitch for Cheltenham Ladies College. The College has clearly set out why they are requirement. The proposals would have significant benefits to the College including the enhancement of teachings facilities, promoting the health and welfare of its pupils, and supporting the viability of the College into the future.

7.2 The new sports hall and floodlighting will impact on local heritage assets. The site is within the Central Conservation Area. The floodlighting would have a limited impact on the setting of Christ Church – a Grade II* Listed Building – and would enhance the setting of two local important buildings belonging to the College.

7.3 The new sports hall is sizeable but its wider impact would be limited because of its location and spacious setting of the College grounds. The sports hall would diminish some long distance views of the Malvern Hills from Christ Church Road. However, these views are limited from the public realm and are glimpses between buildings rather than affecting major public vistas. These impacts have to be weighed against the significant benefits that the sports hall would have for the College. The overall impact on the Conservation Area would be limited and would be outweighed by the overriding benefits to the College.

7.4 The new floodlighting would have some adverse impact on the Conservation Area. The 15 metre lighting columns when fully erected would be substantial and, together with their illumination, would likely have some negative effect on the character and appearance of the Conservation Area. However, the applicant has sought to reduce these impacts as far as possible and they would likely be limited. Again, the benefits of the proposal are considered to outweigh the impacts.

7.5 The lighting columns when fully erected would be visually harmful to the amenities and outlook of the nearest residents, principally Nos. 15 and 17 Christ Church Road. However, the times in which the columns can be fully erected would be limited, both in terms of hours of operation and seasonality. When considered in the context of the benefits of the floodlighting to the school, the impact is considered acceptable.

- 7.6 The applicant has provided technical evidence to demonstrate that the illumination will not harm the living conditions of nearby residents. The Environmental Protection team has considered this evidence and offers no objection to the proposal on amenity grounds.
- 7.7 In conclusion, this application presents a number of competing issues that have to be balanced against each other. For the reasons set out in the report it is considered that benefits of the proposals outweigh the limited likely negative impacts.
- 7.8 Delegated authority is sought to approve the application with conditions.

8. CONDITIONS / INFORMATIVES

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To accord with the provisions of Section 91 of the Town and Country Planning 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 7554/SK06, 7554/SK08, 7554/SK012 G, 7554/SK046, 7554/SK047, 7554/SK048, 7554/SK049 received on 06 July 2015; drawing number 7554/SK064 received on 11 August 2015; drawing numbers 7554 SK005 C (site location plan) received on 26 August 2015; drawing numbers 7554/SK010 I, 7554/SK020 G, 7554/SK021 F, 7554/SK022 F, 7554/SK029 A, 7554/L(9)040, 7554/SK065 A and 7554/SK066 A received on 07 September 2015; and drawing numbers 7554/SK011 H, 7554/SK012 H received on 10 September 2015.

Reason: To ensure the development is carried out in strict accordance with the approved drawings.

- 3 The floodlighting hereby approved shall not be installed unless in accordance with drawing number SP1048/2 (Abacus 15m Telescopic Mast) received on 08 July 2015 and shall be retained as such at all times.

Reason: In the interests of the amenities of the area, having regard to Policies CP3, CP4 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 4 The vertical illuminance when the floodlights hereby approved are in use shall not exceed 5 lux measured on the façade of any residential property adjacent the application site (excluding garages or outbuildings).

Reason: In the interests of the amenities of the area, having regard to Policies CP3, CP4 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 5 The floodlighting hereby approved shall not be illuminated outside the following hours:

Monday to Friday 15:00 to 1900 hours

Saturday 15:00 to 18:00 hours

The floodlights shall not be illuminated on Sundays or Bank/Public Holidays.

Reason: In the interests of the amenities of the area, having regard to Policies CP3, CP4 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 6 Outside the hours of use specified by condition , as well as whenever not illuminated, the lighting columns shall be reduced to 4.5 metres in height as shown on drawing number SP1048/2 (Abacus 15m Telescopic Mast).

Reason: In the interests of the character and appearance of the area, the setting of Christ Church (a Grade II* Listed Building) and the residential amenities of the area, having regard to Policies CP4 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 7 When the floodlighting hereby approved is illumined the old astro turf hockey pitch shall not be used other by Cheltenham Ladies College staff, pupils and/or visiting school teams only.

Reason: The floodlighting has only been found to be acceptable for school use because of the special requirements of by Cheltenham Ladies College and in the interests of the amenities of the area, having regard to Policies CP3, CP4 and CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 8 The floodlighting hereby approved shall not be illumined unless a scheme for soundproofing the existing back boards surrounding the hockey pitch have been submitted to and approved in writing by the Local Planning Authority. The floodlighting shall not be illumined until the approved scheme has been implemented and shall be retained as such at all times.

Reason: In the interests of the amenities of the area, having regard to Policy CP4 of the Cheltenham Borough Local Plan (adopted 2006).

- 9 The external facing materials used in the construction of the new sports hall shall not be implemented unless in accordance with a sample panel, which shall have first been constructed on site and approved in writing by the Local Planning Authority.

The sample panel shall show the type, size, colour, bond, pointing, coursing, jointing, profile and texture of the facing materials including coping bricks/stones (if applicable).

The approved sample panel shall be retained on site and made available for inspection by the Local Planning Authority for the duration of the construction works.

Reason: In the interests of the character and appearance of the Conservation Area, having regard to Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 10 The external roofing materials used in the construction of the new sports hall shall not be implemented unless in accordance with samples, which shall have first been provided on site and approved in writing by the Local Planning Authority.

The samples shall show the type, size, colour, bond, pointing, coursing, jointing, profile and texture of the roofing materials.

The approved samples shall be retained on site and made available for inspection by the Local Planning Authority for the duration of the construction works.

Reason: In the interests of the character and appearance of the Conservation Area, having regard to Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 11 Within three months of the removal of the laundry building as shown in the approved plans, all disturbed surfaces shall be made good using materials to match the existing materials, composition, form, finish and colour of the existing building.

Reason: In the interests of the setting of Glenlee, a building of local importance, having regard to Policy BE11 of the Cheltenham Borough Local Plan (adopted 2006).

- 12 No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence in relation to the new sports hall unless a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include species, size, position and method of planting of all new trees and shrubs; and a programme of implementation.

All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP1 and CP7 of the Cheltenham Borough Local Plan (adopted 2006). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

- 13 Tree protection shall be installed in accordance with the specifications set out within the Arboricultural Report reference Cheltenham Ladies College Sports Centre and the Tree Protection Plan Drawing Number 12974/49433 dated July 2015. The tree protection shall be erected/installed, 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.

- 14 Notwithstanding the submitted details, the sports hall hereby approved shall not be occupied or used for education purposes until cycle storage for a minimum of 40 bicycles has been provided in accordance with the approved plans. The cycle storage shall be retained as such at all times.

Reason: To off-set the requirement for additional car parking and to promote sustainable transport, having regard to Policies TP1, TP2 and TP6 of the Cheltenham Borough Local Plan (adopted 2006).

- 15 The sports hall hereby approved shall not be occupied or operated until the parking, turning and loading areas have been provided in accordance with drawing number 7554/SK010 I received on 07 September 2015 the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and shall remain free of obstruction for such use at all times.

Reason: To ensure adequate car parking within the site, having regard to Policies TP1 and TP6 of the Cheltenham Borough Local Plan (adopted 2006).

- 16 No development shall be carried out in relation to construction of the sports hall until details of a surface water drainage scheme, to incorporate sustainable drainage principles as well as attenuation and storage, has been submitted to and approved in writing by the Local Planning Authority. The volume balance requirements should be reviewed to reflect actual development proposal, agreed discharge rate and the extent of impermeable areas and runoff to be generated. The sports hall shall not be occupied until the scheme has been implemented in full.

Reason: To ensure appropriate drainage of the development, having regard to Policy UI3 of the Cheltenham Borough Local Plan (adopted 2006). It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

APPLICATION NO: 15/01171/FUL		OFFICER: Mr Ed Baker	
DATE REGISTERED: 14th July 2015		DATE OF EXPIRY: 13th October 2015	
WARD: Lansdown		PARISH:	
APPLICANT:	Cheltenham Ladies' College		
AGENT:	Mr David Jones		
LOCATION:	Ladies College Swimming Pool, Malvern Road, Cheltenham		
PROPOSAL:	Erection of new sports hall building to provide multi use sport hall, replacement squash courts and ancillary facilities. Erection of floodlighting of external hockey pitch. Demolition of existing squash court building and partial demolition of single storey structure attached to Glenlee House. Alterations to piers to side of access onto Malvern Road.		

Update to Officer Report

Floodlighting

The applicant's lighting consultant has provided the following response to the latest objections from residents about the proposed floodlighting.

'I have read with interest the letters of objection written by Mr Wilson and Mr & Mrs Gilbert and many of their objections are repeated although Mr Wilson does expand on his arguments. As such I have picked out the major points raised by both objectors and combined my response:-

The objections can be categorised into three main subjects:-

1. The quality of floodlighting and its conformity to national standards
2. Spill lighting and the effect of mist and rain
3. The appearance of the floodlights and structures

I will answer the objections to each point separately as below:-

The quality of floodlighting and its conformity to national standards

This was answered in my previous email. The minimum illuminance levels recommended for the safe play of all sports within the European Community are set out in BS EB 12193:2007. This document is a legal document and was written following painstaking deliberations with the various sports governing bodies and lighting professionals throughout Europe. The international governing body for hockey the FIH unilaterally raised their illuminance levels in 2007 but following criticism from many separate institutions reverted back to their original lower levels in 2011. The FIH are the world governing body(as FIFA are in football) and it is they who set the standards and guidelines not the national governing body.

Mr Wilson makes much of the 'asymmetric' lighting (his description not mine) of the pitch stating that it is uneven and unsafe. This is completely untrue, the floodlights facing the properties are elevated at 5 degrees lower than the floodlights facing away from the properties. This method of lighting is commonly and successfully used in order to reduce vertical spill light. The degree of asymmetry is negligible but reduces the spill light projected towards the properties by approximately 30% and it will have no discernible detrimental effect on the floodlighting of the pitch.

I will reiterate that the illuminance levels have been chosen to provide safe playing conditions for participants whilst minimising the impact on residents and the conservation area. The illuminance levels exceed the minimum requirements for safe play and that the pitch lighting will not 'uneven' or 'hazardous'.

Spill lighting and the effect of mist and rain

As previously described the spill lighting calculations have been carried out using the methods described in the ILP 'Guidance notes for the reduction of obtrusive light'. The proposed lighting system fully complies with their recommended maximum vertical spill light values and individual source intensities for floodlights using direct lighting values for the agreed environmental zone (E2). This method of calculation has been adopted by all planning authorities throughout the UK as the benchmark for calculating obtrusive light.

I would agree with Mr Wilson that environmental conditions affect the distribution of light and can cause a scattering of light. However, I disagree that there is a standard formula for measuring or quantifying effect of mist and rain due to its variable density.

The spill calculations have been undertaken using an internationally accepted software package (AGi32) and approved manufacturers lamp and floodlight data. The calculations use initial lamp data and assume clean floodlights in their new state. No allowances for the blockage of light from trees, fences or any other screening, therefore, all spill values are worst case direct values.

The appearance of the floodlights and structures

To answer Mr Wilsons claims that the masts will not be safe or will move too much in the wind I refer to my email of 10/9/2015:-

The proposed masts are being designed especially for this project and do not appear in the Abacus standard range (they may be added at a later date). The masts are being designed to comply with the relevant design standards (ie British/European Standards and ILP Technical Papers) and as such will have to meet strict tolerances for carrying capacity, and wind loads. Abacus are the most experienced manufacturer of retractable masts in the world market place and have a wealth of structural experts who have worked on major projects both in the UK and overseas. They were chosen as our preferred manufacturer based upon this experience rather than using unknown manufacturers with totally untried products.

I have tried to answer the queries raised as best I can but as you are aware most of the points have been covered previously. Mr Wilson seems to think that we can invent calculation methods or overlook British Standards which are set to protect the public. The system we have proposed is absolutely fit for purpose and will allow the students of CLC to play in safety.

If we go down the route recommended by Mr Wilson we will over design the lighting system, use 40% more energy, have more lighting structures and have a greater impact on the environment.'

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Update to Officer Report

The neighbour at No. 17 Christ Church Road has submitted the following report on the proposed floodlighting.

"We have been requested on behalf of Hugh Gilbert resident of 17 Christ Church Road to carry out an independent review of the flood lighting that has been proposed as part of the redevelopment of the facilities at Cheltenham Ladies College.

We at Designs for Lighting are one of the leading independent lighting design consultants within the industry with over 15 staff. All Engineering staff are registered with the Engineering Council and the Institution of Lighting Professionals. Our Managing Director, Alistair Scott, is a Chartered Engineer with over twenty years experience in the design of exterior lighting, and a Fellow of the Institution of Lighting Professionals, the foremost professional body for public and exterior lighting in the UK. He also chairs the BSI Committee on Road Lighting, and has reviewed and approved this submission.

After considering the information relating to the exterior lighting of the hockey pitch at Cheltenham Ladies College, our principle concern is the lighting class and levels that have been selected for the task.

A floodlighting design and Lighting Impact Assessment has been provided by Neil Johnson Sports Lighting Consultants Limited. The floodlighting has been designed using the guidance outlined in the literature produced by the FIH, CIBSE and British/European Standards. BS EN 12193 states the minimum maintained illuminance levels required for specific sports in Europe, while the FIH Guide states the minimum requirements worldwide. See below for details:-

FIH – Guide to the Artificial Lighting of Hockey Pitches(Sixth Edition 2011)

Standard - Class II

Eave= 250 Lux

Uniformity(min/ave)=0.70

BS EN 12193 Light and Lighting – Sports(2007)

Standard – Class II

Eave= 250 Lux

Uniformity(min/ave)=0.70

CIBSE – LG4 Sports Lighting

Standard - Class II

Eave= 300 Lux

Uniformity(min/ave)=0.70

When looking at the text highlighted above it can be seen that a Class II level has been selected. These classes are defined as follows in *BS EN 12193 Light and Lighting 2007*.

Lighting Class I = Top Level Competition such as international and national competition which will generally involve large spectator capacities with long potential viewing distances. Top level training can also be included in this class

Lighting Class II = Mid Level Competition such as regional or local club competition which will generally involve medium size spectator capacities with long potential viewing distances. High level training can also be included in this class

Lighting Class III = Low Level Competition such as local or small club competition which generally do not involve spectator. general training, physical education (school Sports) and recreational activities will also come into this category.

As such and based on the draft conditions set out in the "draft conditions report" by Evans Jones, namely condition 17 which states "During the hours when the artificial pitch within the application site is floodlit, the pitch shall be used by Cheltenham Ladies College staff, pupils and/or visiting school teams only." this would indicate that the current class selected for the lighting design of the pitch is incorrect. Condition 17 would suggest the pitch should be deemed as Class III.

In addition, there is further correspondence from Neil Johnson Sports Lighting Consultants LTD responding to some neighbouring objections where they state the design is in accordance to the minimum standards required for *BS EN 12193 Light and Lighting 2007*. However, the proposed levels are way in excess of the minimum requirements. The information in the original report suggests that a Class II pitch should have levels of 250Lux, when in fact this is not the case. The standard states they should be 200Lux, the same as a Class III pitch.

Based on information provided it would suggest that the initial illuminance levels are 430 Lux (after 100hrs of operation) and maintained lighting levels are at 331 Lux (after 4000hrs of operation). The report should be based on initial Lux level readings not taking into account depreciation as the Lighting Impact assessment has to consider the worst case scenario. Also looking at the recommended levels of 200Lux, it can be seen that the pitch is significantly over lit by 131 lux (or 60%).

To further control the depreciation of light output and to better control light spill, we would recommend the use of LED lighting, which is a better light source as it has an instant strike up (as appose to the 10-15 minute wait that can sometimes be seen with Metal Halide technology), and is also much more reliable. Also, with the technology now available we would expect to see the use of Constant Light Output, which would reduce any over lighting at the start of the installation.

Finally, other key elements that appear to be missing for the submission are actual lighting

Page 66

calculations (both task and Light Spill) that demonstrate all the parameters as part of the scheme. Without this information it is not easy quantifiable what the report is proposing. The table of results do not offer any readable locations as to where the levels were taken.

In order to protect the residents of Christ Church Road, in addition to the draft conditions that have been proposed, we would also suggest the Authority request that post construction light readings should be taken along the rear wind117 St George's Road - partnership scheme decision notice ws of the properties to ensure the levels are within the requirements set out for an E2 Class in the ILP Guidance for the Reduction of Obtrusive Light.

In summary, we do not feel the lighting proposal can be approved without further consideration for the proposed lighting levels and their suitability for the level of sport being played on the pitch. Lighting calculations should also be provided for the proposal with all the draft conditions and the ones proposed above being implemented."

Regards

Richard Jackson

Project Engineer

www.designsforlighting.co.uk

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17 City Business Centre
Hyde Street
Winchester
SO23 7TA

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Independent review of the floodPage 67 at has been proposed as part of the redevelopment of the facilities at Cheltenham Ladies College. October 2015

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FIH – Guide to the Artificial Lighting of Hockey Pitches(Sixth Edition 2011)

Standard - Class II

Eave= 250 Lux

Uniformity(min/ave)=0.70

Independent review of the floorPage 68 at has been proposed as part of the redevelopment of the facilities at Cheltenham Ladies College. October 2015

BS EN 12193 Light and Lighting – Sports(2007)

Standard – Class II

Eave= 250 Lux

Uniformity(min/ave)=0.70

CIBSE – LG4 Sports Lighting

Standard - Class II

Eave= 300 Lux

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When looking at the text highlighted above it can be seen that a Class II level has been selected. These classes are defined as follows in *BS EN 12193 Light and Lighting 2007*.

Lighting Class I = Top Level Competition such as international and national competition which will generally involve large spectator capacities with long potential viewing distances. Top level training can also be included in this class

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As such and based on the draft conditions set out in the "draft conditions report" by Evans Jones, namely condition 17 which states " ***During the hours when the artificial pitch within the application site is floodlit, the pitch shall be used by Cheltenham Ladies College staff, pupils and/or visiting school teams only.***" this would indicate that the current class selected for the lighting design of the pitch is incorrect. Condition 17 would suggest the pitch

Independent review of the floorPage 69 at has been proposed as part of the redevelopment of the facilities at Cheltenham Ladies College. October 2015

should be deemed as Class III.

In addition, there is further correspondence from Neil Johnson Sports Lighting Consultants LTD responding to some neighbouring objections where they state the design is in accordance to the minimum standards required for *BS EN 12193 Light and Lighting 2007*. However, the proposed levels are way in excess of the minimum requirements. The information in the original report suggests that a Class II pitch should have levels of 250Lux, when in fact this is not the case. The standard states they should be 200Lux, the same as a Class III pitch.

Based on information provided it would suggest that the initial illuminance levels are 430 Lux (after 100hrs of operation) and maintained lighting levels are at 331 Lux (after 4000hrs of operation). The report should be based on initial Lux level readings not taking into account depreciation as the Lighting Impact assessment has to consider the worst case scenario. Also looking at the recommended levels of 200Lux, it can be seen that the pitch is significantly over lit by 131 lux (or 60%).

To further control the depreciation of light output and to better control light spill, we would recommend the use of LED lighting, which is a better light source as it has an instant strike up (as appose to the 10-15 minute wait that can sometimes be seen with Metal Halide technology), and is also much more reliable. Also, with the technology now available we would expect to see the use of Constant Light Output, which would reduce any over lighting at the start of the installation.

Finally, other key elements that appear to be missing for the submission are actual lighting calculations (both task and Light Spill) that demonstrate all the parameters as part of the scheme. Without this information it is not easy quantifiable what the report is proposing. The table of results do not offer any readable locations as to where the levels were taken.

Independent review of the floorPage 70 at has been proposed as part of the redevelopment of the facilities at Cheltenham Ladies College. October 2015

In order to protect the residents of Christ Church Road, in addition to the draft conditions that have been proposed, we would also suggest the Authority request that post construction light readings should be taken along the rear windows of the properties to ensure the levels are within the requirements set out for an E2 Class in the ILP Guidance for the Reduction of Obtrusive Light.

In summary, we do not feel the lighting proposal can be approved without further consideration for the proposed lighting levels and their suitability for the level of sport being played on the pitch. Lighting calculations should also be provided for the proposal with all the draft conditions and the ones proposed above being implemented."

Regards

Richard Jackson

Project Engineer

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Independent review of the floor plan that has been proposed as part of the redevelopment of the facilities at Cheltenham Ladies College. October 2015

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Cheltenham Ladies College
Proposed Hockey Pitch Floodlighting
Lighting Impact Study

Project Ref : SP1048/3

Report By – Neil Johnson

5/11/2015

Introduction

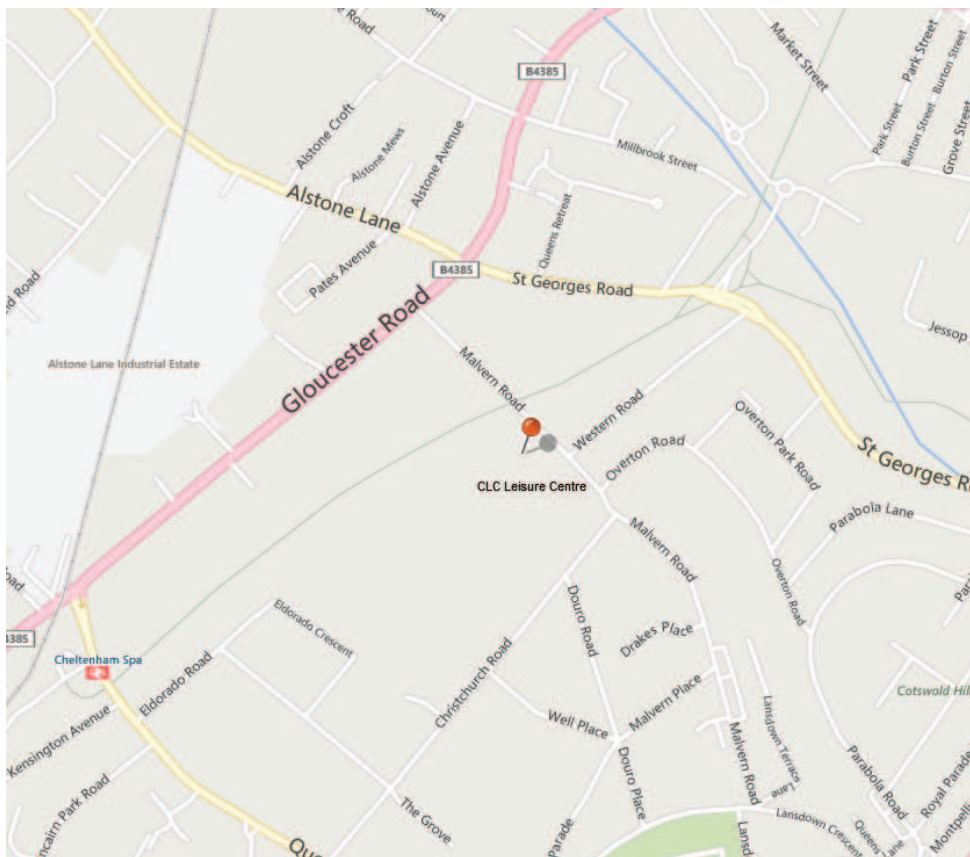
This report has been commissioned by Cheltenham Ladies College to examine the proposed Hockey Pitch lighting system at the CLC Sports Centre, Malvern Road. The school is proposing to floodlight the existing artificial sports pitch to provide lighting for training and match standard Hockey.

The report has been produced by Neil Johnson, a specialist Sports Lighting Consultant with over 30 years of experience as a Sports Lighting Engineer.

Site Location

The sports centre is located off Malvern Road, Cheltenham. The centre consists of a main indoor sports hall with swimming pool, an annex for racquet sports and external sports facilities including a floodlit all weather pitch, existing unlit tennis/netball courts and an unlit all weather pitch.

The proposed floodlit pitch is located near to the properties of Christchurch Road to the south east, which do overlook the pitch. The remainder of the site has an open aspect with the nearest properties to the west being over 150m away on Eldorado Crescent. The remainder of the site is screened by trees or existing building to the north. Beyond the northern treeline there are industrial units along Gloucester Road. The main vehicular access to the leisure centre is via the main entrance on Malvern Road. (See location plan below).



Executive Summary

It is proposed to floodlight an existing all-weather hockey facility at Cheltenham Ladies College in order to extend the hours of use during the winter months. The pitch will be used predominantly for Hockey, however, the all-weather surface can accommodate other sports such as Netball or Tennis.

Sports lighting illuminance levels are selected by using the criteria set out in Table 3 from BS EN 12193:2007(See Below). This allows designers to classify a particular sports facility depending on the level of competition ranging from international standards to recreational and school sports. The level of expected completion has been discussed with CLC and it has been agreed that the appropriate use classification will be for Class III as the facility will be used for School Sports and Training.

EN 12193:2007 (E)

Table 3 – Selection of the lighting class

Level of competition	Lighting class		
	I	II	III
International and National	*		
Regional	*	*	
Local	*	*	*
Training		*	*
Recreational/School sports (Physical education)			*

The table below shows a summary of the recommended illuminance levels for Hockey and Tennis published by various sports bodies and professional organisations.

Organisation	Proposed Use Classification	Average Maintained Illuminance Level(Lux)
Sport England Artificial Sports Lighting Updated guidance for 2012	Class II - Hockey	200
	Class III - Hockey	200
	Class II - Tennis	300
	Class III - Tennis	200
England Hockey	Class II - Hockey	500
	Class III -Hockey	300
Lawn Tennis Association (Funded projects)	Class II - Tennis	400 lux on the PPA & 300 lux on the TPA
BS EN 12193:2007 Sports Lighting	Class III - Hockey	200
	Class III - Tennis	200
FIH - Guide to the Artificial Lighting of Hockey Pitches - 2011	Class II – Hockey	250
	Class III – Hockey	200 (non-competitive)
CIBSE - LG4 Sports Lighting - 2006	Class II – Hockey	300
	Class III – Hockey	200
	Class II – Tennis	300(PPA)
	Class III - Tennis	200(PPA)

Reference to the above table confirms that the range of recommended illuminance levels for the usage Class III for Hockey is between 200 Lux (BS EN 12193) and 300 Lux (England Hockey). I have sought clarification from FIH (International Hockey Federation) as to appropriate design standard for this facility. FIH has confirmed that installations should comply with the guidance of the local Hockey Federation, in this case it is England Hockey. It has therefore been agreed to design the proposed lighting system to 300 Lux average.

Many of the lighting guides available offer little design guidance, however, CIBSE Guide LG4 provides the designer with a wealth of information, including how to use floodlight beams, the control of glare and spill light containment. There is also a method of calculating the optimum mounting height for floodlights using maximum and minimum angles projected from the centre of the pitch or court. This method effectively limits the aiming angle of the floodlight in order to produce the most efficient lighting design with limited overspill or waste light. When calculated the optimum mounting height for a hockey pitch 15m. If masts of a lower height were to be used light spill and glare would be increased significantly.

The ILP 'Guidance notes for the reduction of obtrusive light' have been produced by the Institution of Lighting Professionals in order to offer prescriptive limits of tolerable spill light from artificial lighting systems. This document categorises the environment into five zones according to the degree of urbanisation and background illumination. The environmental zone categories are described in Table 1 along with the allowances for spill light and glare in Table 2.

Table 1 – Environmental Zones			
Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

Table 2 – Obtrusive Light Limitations for Exterior Lighting Installations – General Observers						
Environmental Zone	Sky Glow ULR [Max %] ⁽¹⁾	Light Intrusion (into Windows) E _v [lux] ⁽²⁾		Luminaire Intensity I [candelas] ⁽³⁾		Building Luminance Pre-curfew ⁽⁴⁾
		Pre-curfew	Post-curfew	Pre-curfew	Post-curfew	Average, L [cd/m ²]
E0	0	0	0	0	0	0
E1	0	2	0 (1*)	2,500	0	0
E2	2.5	5	1	7,500	500	5
E3	5.0	10	2	10,000	1,000	10
E4	15	25	5	25,000	2,500	25

The recommended values of spill light are cumulative and must account for ambient background illuminance produced by other light sources, such as street lighting.

Background Illuminance

The site at CLC Sports Centre is in an area with relatively high residential urbanisation to the south and east, with industrial buildings to the north. The surrounding roads are illuminated but the lighting is relatively low key and in keeping with the residential nature of the locality.

There is an existing floodlit pitch within the CLC Sports Centre grounds and this is overlooked from the rears of properties on Christchurch Road. In order to determine the effect of the existing pitch illuminance levels were recorded at the boundary of the site with the lights of the existing floodlit pitch switched on. A maximum illuminance level of 0.55 Lux and a minimum value of 0.26 Lux were recorded (in a vertical plane with the light meter aimed towards the floodlit pitch).

The existence of the floodlit pitch and the industrial units could result in the site being classified as an environmental zone E3 or suburban location. It would, however, be prudent to recommend that the spill light is controlled in line with the values for an environmental zone E2 in order to maintain the amenity of the residents and the character of the Central Conservation Area.

Proposed Lighting System

The lighting design details are shown on design drawing provided by Neil Johnson Sports Lighting Consultants Ltd, Ref: SP1048_2. The drawing shows the proposed mast locations, floodlight orientations, pitch lighting levels and overspill predictions.

The floodlights proposed are the Abacus Challenger 1 sports floodlights which feature flat style optics designed to reduce upward waste light and overspill. The wrap around reflector design projects the main floodlight beam at 60 degrees when the front glass is horizontal. The use of compact double ended 2KW Metal Halide lamps ensures beam efficiency and promotes accurate cut off. The floodlights have an internal horizontal baffle to shield the lamp and reduce glare. Additional side and rear spill screening has been included to control rear scatter. The proposed shields are very effective in controlling stray light from the rear of the floodlight.

Since the last public consultation held on 2/6/2015 the pitch lighting levels have been reduced in line with the minimum illuminance levels recommended by the sport's governing body. The predicted maintained illuminance levels are shown below:-

Hockey

Eave= 330 Lux

Uniformity(min/ave)=0.70

The designer has chosen 15m high masts for the Hockey pitch and reduced the number of masts to six in order to minimise daytime impact. By choosing mast heights from the optimum floodlight mounting range the floodlight front glasses are close to the horizontal resulting excellent light control. The floodlight beam elevations are between 62° and 65° resulting in front glass elevations between 2° and 5°. This complies with the ILP recommended maximum beam elevation of 70°.

The lighting contours represent vertical illuminance at 3m above pitch level. They indicate that the maximum vertical illuminance projected towards the nearest residential property is below 5 Lux.

• • •

Additional spill calculations are provided in tabulated form using a vertical calculation grid with an interval of 2m x 2m. The calculation points follow the rear facades of the houses on Christchurch Road from pitch level to 14m above pitch level. The calculations use initial lamp lumens and do not take into account any light loss due to dirt depreciation, or natural screening from trees, they are therefore the worst case figures.

The table below shows the maximum source intensity calculated for the installation using the vertical calculation grid described above. This shows that the maximum source intensity produced by any of the floodlights is 3143cd when viewed from the properties on Christchurch Road. This is below the recommended maximum source intensity of 7500cd for an environmental zone E2.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Min/Avg	Min/Max
ObtrusiveLight_1_Cd_Seg1	Obtrusive Light - Cd	N.A.	422.37	790	277	0.66	0.35
ObtrusiveLight_1_Cd_Seg10	Obtrusive Light - Cd	N.A.	869.46	2565	205	0.24	0.08
ObtrusiveLight_1_Cd_Seg11	Obtrusive Light - Cd	N.A.	836.21	2723	212	0.25	0.08
ObtrusiveLight_1_Cd_Seg12	Obtrusive Light - Cd	N.A.	691.50	2765	215	0.31	0.08
ObtrusiveLight_1_Cd_Seg13	Obtrusive Light - Cd	N.A.	592.20	1684	206	0.35	0.12
ObtrusiveLight_1_Cd_Seg14	Obtrusive Light - Cd	N.A.	641.26	2507	205	0.32	0.08
ObtrusiveLight_1_Cd_Seg15	Obtrusive Light - Cd	N.A.	761.93	2491	225	0.30	0.09
ObtrusiveLight_1_Cd_Seg16	Obtrusive Light - Cd	N.A.	558.36	1410	164	0.29	0.12
ObtrusiveLight_1_Cd_Seg17	Obtrusive Light - Cd	N.A.	609.14	1648	224	0.37	0.14
ObtrusiveLight_1_Cd_Seg18	Obtrusive Light - Cd	N.A.	573.52	2264	218	0.38	0.10
ObtrusiveLight_1_Cd_Seg19	Obtrusive Light - Cd	N.A.	873.00	3143	206	0.24	0.07
ObtrusiveLight_1_Cd_Seg2	Obtrusive Light - Cd	N.A.	425.31	827	242	0.57	0.29
ObtrusiveLight_1_Cd_Seg20	Obtrusive Light - Cd	N.A.	731.86	2062	194	0.27	0.09
ObtrusiveLight_1_Cd_Seg21	Obtrusive Light - Cd	N.A.	873.57	2855	207	0.24	0.07
ObtrusiveLight_1_Cd_Seg22	Obtrusive Light - Cd	N.A.	765.54	2703	198	0.26	0.07
ObtrusiveLight_1_Cd_Seg23	Obtrusive Light - Cd	N.A.	600.21	1734	201	0.33	0.12
ObtrusiveLight_1_Cd_Seg3	Obtrusive Light - Cd	N.A.	446.77	1218	234	0.52	0.19
ObtrusiveLight_1_Cd_Seg4	Obtrusive Light - Cd	N.A.	522.90	1224	238	0.46	0.19
ObtrusiveLight_1_Cd_Seg5	Obtrusive Light - Cd	N.A.	549.86	1591	231	0.42	0.15
ObtrusiveLight_1_Cd_Seg6	Obtrusive Light - Cd	N.A.	586.93	1564	213	0.36	0.14
ObtrusiveLight_1_Cd_Seg7	Obtrusive Light - Cd	N.A.	608.71	1592	209	0.34	0.13
ObtrusiveLight_1_Cd_Seg8	Obtrusive Light - Cd	N.A.	606.14	1583	225	0.37	0.14
ObtrusiveLight_1_Cd_Seg9	Obtrusive Light - Cd	N.A.	736.54	2134	238	0.32	0.11

The table below show the maximum vertical illuminance using the same vertical calculation grid as previously described. This shows that the maximum vertical illuminance calculated on the rear facades of any property on Christchurch Road will be 3.1 Lux. This is below the maximum vertical illuminance of 5 Lux recommended for an environmental zone E2 even when the cumulative effect of ambient background illuminance is accounted for.

ObtrusiveLight_1_Ill_Seg1	Obtrusive Light - Ill	Lux	0.17	0.4	0.1	0.59	0.25
ObtrusiveLight_1_Ill_Seg10	Obtrusive Light - Ill	Lux	0.76	1.9	0.3	0.39	0.16
ObtrusiveLight_1_Ill_Seg11	Obtrusive Light - Ill	Lux	0.83	1.9	0.3	0.36	0.16
ObtrusiveLight_1_Ill_Seg12	Obtrusive Light - Ill	Lux	0.83	2.6	0.1	0.12	0.04
ObtrusiveLight_1_Ill_Seg13	Obtrusive Light - Ill	Lux	0.72	1.5	0.2	0.28	0.13
ObtrusiveLight_1_Ill_Seg14	Obtrusive Light - Ill	Lux	0.76	1.8	0.2	0.26	0.11
ObtrusiveLight_1_Ill_Seg15	Obtrusive Light - Ill	Lux	0.86	1.8	0.2	0.23	0.11
ObtrusiveLight_1_Ill_Seg16	Obtrusive Light - Ill	Lux	0.32	0.9	0.0	N.A.	N.A.
ObtrusiveLight_1_Ill_Seg17	Obtrusive Light - Ill	Lux	0.47	1.2	0.1	0.21	0.08
ObtrusiveLight_1_Ill_Seg18	Obtrusive Light - Ill	Lux	0.22	0.5	0.1	0.45	0.20
ObtrusiveLight_1_Ill_Seg19	Obtrusive Light - Ill	Lux	1.22	3.1	0.4	0.33	0.13
ObtrusiveLight_1_Ill_Seg2	Obtrusive Light - Ill	Lux	0.39	0.7	0.2	0.51	0.29
ObtrusiveLight_1_Ill_Seg20	Obtrusive Light - Ill	Lux	0.03	0.1	0.0	N.A.	N.A.
ObtrusiveLight_1_Ill_Seg21	Obtrusive Light - Ill	Lux	0.77	1.8	0.3	0.39	0.17
ObtrusiveLight_1_Ill_Seg22	Obtrusive Light - Ill	Lux	0.42	1.2	0.1	0.24	0.08
ObtrusiveLight_1_Ill_Seg23	Obtrusive Light - Ill	Lux	0.44	1.1	0.2	0.45	0.18
ObtrusiveLight_1_Ill_Seg3	Obtrusive Light - Ill	Lux	0.35	1.0	0.1	0.29	0.10
ObtrusiveLight_1_Ill_Seg4	Obtrusive Light - Ill	Lux	0.38	0.9	0.1	0.26	0.11
ObtrusiveLight_1_Ill_Seg5	Obtrusive Light - Ill	Lux	0.33	0.9	0.1	0.30	0.11
ObtrusiveLight_1_Ill_Seg6	Obtrusive Light - Ill	Lux	0.46	1.0	0.2	0.43	0.20
ObtrusiveLight_1_Ill_Seg7	Obtrusive Light - Ill	Lux	0.54	1.1	0.2	0.37	0.18
ObtrusiveLight_1_Ill_Seg8	Obtrusive Light - Ill	Lux	0.00	0.0	0.0	N.A.	N.A.
ObtrusiveLight_1_Ill_Seg9	Obtrusive Light - Ill	Lux	0.79	2.0	0.2	0.25	0.10

The obtrusive light calculations show that the proposed lighting installation will fully comply with the ILP recommendations for an environmental zone E2 for both maximum vertical illuminance and source intensity.

Measurement of Obtrusive light

The measurement and recording of spill lighting should be carried out using the following guidance:-

CIE 150:2003 – Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations

6.4.3 Measurement conditions and procedures

Measurements should be made when the atmosphere is clear.

Telescopic Masts

In order to minimise daytime visual impact it is proposed that telescopic masts are used instead of 15m raise and lower. The proposed masts will lower to a maximum of 4.5m when not in use and will raise to their working height of 15m when operational. The use of telescopic masts will reduce the day time visual impact whilst allowing the floodlights to be positioned at their optimum working height at night.

The telescopic masts are fitted with an automated, proxy sensor, height management system which ensures that the masts will raise and lower to the same pre-set heights during each operation. They also have auto adjusting, Nyoil self-lubricating bearing pads which reduce the effect of vertical torsion, reduces mast sway and ensures that the masts are almost silent in operation.

Alternative Light Sources

During the design process various floodlight options were evaluated as an alternative to the Abacus Challenger 1. This included the latest LED light sources from the major manufacturers marketing products available in the UK. Whilst LED would have advantages including instant light without a warm up period, dimming and constant illuminance, there is still no product available to match the light control of a conventional product.

LED floodlights clusters light emitting diodes arranged in what are commonly known as 'Light Bars'. The light bars are arranged to produce a flat panel of light which is elevated to project light into the centre of the pitch. Whilst huge strides have been made in the development of LED technology the current range of floodlights do not produce light at high elevations and as a result there is no product available with flat style optics.

The largest LED projector currently available has a total of 240 LEDs which produce the equivalent light output as a 1KW Metal Halide. The project at CLC would therefore require a minimum of 5 luminaires per mast to produce the same performance as the conventional equivalent.

An LED system would offer some benefits in energy saving and longevity of lamp life, however, these benefits would be far outweighed by the negatives:-

- Increased floodlight numbers and headframe size(100% bigger)
- Significantly increased vertical spill light(400% higher at the nearest property)
- Increased glare(50% Higher due to increased light emitting surface area)
- Increased source intensity(80% higher due to increased floodlight elevation)

Conclusion.

The lighting system has been designed to allow participants to play hockey and other ball sports in safety whilst strictly following the principals of obtrusive light containment. The use of conventional HID floodlights with flat optics is still the most efficient method of controlling spill and waste light.

The use of telescopic masts will minimise day time impact whilst ensuring that spill light is minimised by maintaining the optimum working height for the floodlights. These measures coupled with reducing the proposed lighting system from 8 masts with a total of 20 floodlights down to 6 masts with 18 floodlights will offer a significant improvement over any previous proposal.

For and on behalf of

Neil Johnson Sports Lighting Consultants Ltd

Neil Johnson

Neil Johnson
Director

M: 07975 707391

E: njohnson66@sky.com

Standards and Guidance

The following lighting guides and documents have been used for reference.

ILP 'Guidance notes for the Reduction of Obtrusive Light' 2011

The Society of Light and Lighting(CIBSE), Lighting Guide 4 "Sports Lighting" 2006

BS EN 12193 'Sports Lighting'.

FIH – Guide to the Artificial Lighting of Hockey Pitches

England Hockey – Guide to the Artificial Lighting of Hockey Pitches

CIE 150:2003 – Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations

Sport England - Artificial Sports Lighting Updated guidance for 2012

Clean Neighbourhoods and Environment Act 2005

Glossary

Lumen

The standard unit of light (luminous flux) used in describing light emitted by a source or received by a surface.

Illuminance and Maintained Illuminance(lumens/m2 or lux)

Illuminance is the term used to describe the level of light on a surface in lumens/square metre or lux. Maintained illuminance is the term used to describe the average illuminance on a reference surface e.g. desktop, at the time maintenance has to be carried out.

Horizontal Illuminance

The level of light falling on to a horizontal plane(ie The Ground).

Vertical Illuminance

The level of light falling on to a vertical plane(ie The walls of a house).

Light Output Ratio (LOR)

This is the ratio of the total light output of a luminaire, relative to the total light output of the lamp/s under reference conditions. Total LOR can be divided into downward(DLOR) and upward(ULOR) light output ratios if appropriate.

Light Intrusion (Light trespass, Overspill, Light into windows).

The flow of light spilling outside the location boundary. With inadequate control Intrusive light may be sufficiently great as to provide a serious nuisance and disturbance to adjacent areas.

Glare.

Glare may be divided into 2 types known as disability and discomfort glare. In a Sports Lighting context it relates primarily to direct viewing of the floodlights. Only in severe situations would disability glare be experienced. In most instances it is discomfort glare that may result, causing annoyance to the viewer if inadequate screening of floodlights is not provided.

Sky Glow

The general term for the Halo-effect caused by upwardly directed light, forming a glow in the night sky. It can cause diminished contrast of stars against their dark background making astronomical observations difficult and often impossible. The upwardly directed light can be caused by direct waste light from floodlights or indirect redirected light from the sports surface.

ILP

The Institution of Lighting Professionals.

ILP 'Guidance notes for the reduction of light pollution'

A booklet produced by the ILP providing advice on reducing the impact of exterior lighting installations on the environment. The degree of permissible overspill & ULOR varies depending on the environmental zone as categorized in the guidance notes. Due to the higher ambient lighting levels in built up areas the restrictions are not as stringent in city centres, where as dark landscapes & rural areas require tighter control

Curriculum Vitae

Neil Michael Johnson

3 Millers Dale Drive
South Normanton
Derbyshire
DE55 2LG

Telephone 07975 707391
e-mail njohnson66@sky.com

Education:

Salford Technical College
Ashfield School, Nottinghamshire

Qualifications:

BTEC ONC Building Services Engineering (Lighting)
ILE Parts 1,2 & 3
LIF Advanced Exterior Lighting
GCE 'A' Levels – 3(Engineering Design, TD,

Geography)

GCE 'O' Levels – 8 including Maths, English & Physics

Professional Qualifications:
Engineers

Associate Member of the Institution of Lighting

Engineering Council - Engineering Technician

Personal Details

Date of birth: 24th May 1966
Status: Married, 2 children(Aged 5 & 2).
Hobbies: Golf, football, rugby & travel.

Employment History:

2013 to Date Neil Johnson Sports Lighting Consultants

In 2013 I started my own lighting consultancy business. I undertake lighting designs, lighting impact studies and planning applications. I have a regular client base which includes planning consultants, pitch designers and sports governing bodies. I designed and project managed the floodlighting installation at Yorkshire County Cricket Club, which included representing the club during the planning process and overseeing the installation. I also work for FIFA on development projects which involves undertaking lighting evaluations(both desktop and site visits) as well as feasibility studies. My work for FIFA has also involved co-writing a lighting guide for use by developing Member Associations, this included producing the technical content and advising on all aspects of the installation process.

2012 to 2013 Kingfisher Lighting Limited

Sports Lighting Manager responsible for the sales, design and installation of sports lighting installations.

2011 to 2012 CU Phosco Limited, Ware, Hertfordshire.

Sports Lighting Manager responsible for the sales, design and installation of sports lighting installations.

1984 to 2010 Abacus Lighting Limited, Sutton-in-Ashfield, Nottingham.

During 26 years of continuous employment with Abacus Lighting Ltd my role & levels of responsibility have evolved with experience. Details are as follows:-

2002 to 2010 Sports Lighting Manager(UK)

Senior sales management position, responsible for the design & sales of sports lighting projects within the United Kingdom. Directly responsible to the National Sales Director my key tasks include the servicing of key accounts, designing sports lighting schemes, undertaking technical presentations & negotiating contracts with clients. As part of a highly motivated sales team I am also required to seek new business through face to face meetings with specifiers & end users.

Due to the success of the UK Sports Lighting Division additional staff have been recruited, including design engineers & external sales engineers. My role has developed significantly since 2002, the major projects won have given me the experience to deliver a complete sports solution from planning through to final commissioning.

Key achievements

- Development of UK Sports Lighting Division.
 - Increased turnover from £500K PA to £7.5 Million in 2010
- Delivered projects for Kempton Park Racecourse, Trent Bridge, Lord's & Brit Oval Cricket Ground.
- Projects won in 2010 include Edgbaston & Kent County Cricket Grounds, Eaton Manor & Broxbourne WWCC for 2012 Olympic Games.

1998 to 2002 Lighting Project Engineer

Senior technical position, responsible for the design & project management of lighting installations both in the UK & abroad. Directly responsible to the Head of Lighting Operations my key tasks included the training & supervision of four junior staff as well as providing technical assistance for the UK & worldwide sales teams, this often involved foreign travel. The role was very 'hands on' & involved site supervision of installations, as well as aiming & final commissioning of lighting projects. The project base was extremely varied covering all aspects of exterior lighting design, from car parks to international standard colour TV stadia. It was during this time that I began to specialise in sports lighting & was involved in designing many major projects, including Nad Al Sheba Racetrack, Kanpur Cricket Stadium & Dubai Creek Golf Academy.

Key achievements

- Development of design team.
- Implementation of AutoCAD based lighting design software.
- Project management of major installations.
- Overseas site commissioning.

1996 to 1998 Sales Engineer – Midlands

External sales position, responsible for sales of exterior lighting products & street furniture with an annual sales target of £1.5 Million. The client base included local authorities, consulting engineers, architects & end users.

Key achievements

- Increased turnover of area.
- Gained extensive knowledge of the lighting market

1994 to 1996 Sales Engineer – Architectural Lighting Division

External sales position, responsible for the design & sales of interior architectural lighting products in the Midlands & North of England. The client base was architect & specifier orientated. This role was my first experience of direct external sales & the first venture into interior lighting by Abacus.

Key achievements

- Annual turnover of £0.5 million
- Developed key accounts

1986 to 1994 Lighting Design Engineer

Design engineer responsible for the design of exterior lighting projects. The design process was computer based & the ability to work with minimal supervision was essential. Duties included site surveys, night assessments & luminaire design. During this time the Lighting Design Department expanded & I assisted with the training of several trainees.

1984 to 1986 Trainee Lighting Design Engineer

Attended Salford Technical College in addition to extensive in house training under the supervision of Kelvin Austin.

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Our Ref: DMJ-WR05-12424B
Your Ref: **15/01171/FUL**

5th November 2015

For The Attention of Martin Chandler
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Glos.

Dear Mr Chandler

Re: Cheltenham Ladies College Health & Fitness Centre - Sports Hall Extension and Floodlighting - Your Ref: 15/01171/FUL

I write in connection with the above referenced Planning Application. As you will be aware the application was deferred at our request pending consideration of late neighbour representations.

The college and their Design Team considered there was insufficient time to provide a full response prior to the October Planning Committee Meeting and thus to ensure that both local residents and Members are fully informed, the decision was taken to defer the application for determination at the Committee Meeting on 19th November.

The two primary matters upon which we considered further input was required may be summarised as follows:-

1. Whether the lighting lux levels proposed for the Astro pitch are appropriate having regard to the recommendations of the relevant sports Governing bodies, and whether the light source should be changed to LED light emitters.
2. Respond to neighbour's allegation that the Astro pitches (both non-lit and floodlit) are not currently used to full capacity

In response to the above I herewith submit two further documents, the first comprises of an updated Report from Neil Johnson, Sports Lighting Consultants Ltd, this provides further and fully explanation of the recommended lux level for the proposed floodlit pitch; and secondly a letter from Cheltenham Ladies' College further expanding upon the timetable and use of the Astro pitches and sports field as a whole.

In terms of commentary upon the attached I also offer the following additional comments:

The neighbour's Lighting Consultants Report criticised the lighting design on the basis that:-

1. The proposed lighting level proposed is excessive.
2. The design assumed a higher level of use class than actually required.
3. LED lights will provide a better lighting solution.

The Lighting Consultant has dealt with the majority of these points within the lighting design, however I would comment as follows:-

I have some sympathy with neighbouring residents in trying to ascertain from public information exactly what lighting level is appropriate for a given use. Indeed, the various guidance documents do lack consistency.

In our further research however, advice has been taken from the FIH (international Hockey Federation) requesting that they confirm which guide should be adopted in this instance. Their advice is clear, that whilst the FIH guidance is worldwide, floodlighting should be designed in accordance with the national body within each country.

The applicable national body in this location is England Hockey, for Class iii use 300 lux is recommended and it is this recommended lux level that the lighting design has been specified.

It is true that 300 lux falls below the required minimum illuminance level for tennis (LTA recommend 400 lux for playing area), however, CLC are content that for the tennis practice undertaken under floodlighting 300 lux will be adequate in this instance.

Notwithstanding all of the numerous comments made about the lux levels upon the playing surface, I submit that it is entirely open to the applicant to decide what lux level is appropriate for the activities undertaken. The appropriate planning consideration is **not** therefore the proposed lux level upon the playing surface; the correct planning consideration is the impact of the lighting

columns, the visual impact of floodlighting the pitch and the light spill beyond the site boundaries.

The neighbour's Lighting Consultant has not criticised the light spill levels and, as you will be aware, these are well within recommended maximum spill levels for a "rural" location. Indeed you will note within the Lighting Consultant's Report that the definition of the various environmental zones are included within Page 3 (Table 1).

Taking a precautionary approach, the lighting design has been based upon an E2 Rural Zone, i.e. village or relatively dark outer suburban location. In reality the zoning is closer to the Suburban E3 Zone, namely small town centres or suburban locations.

As stated however, we consider it is entirely appropriate to design to the lower luminance levels set out under Zone E2 and in this instance with the proposed lighting level set at English Hockey standards for class iii use (300 lux) the building luminance pre-curfew falls below the recommended 5 lux level required for an E2 zone.

Finally, in respect to lighting, the neighbour's Lighting Consultant has suggested that LED lighting would improve performance. This statement is inaccurate insofar as whilst acknowledging that LED lights may be switched on and off instantly and illuminance levels do not decay over time, the number of lights required is greater for the same level of pitch illuminance and the out-spill from LED lights is significantly higher than comparable metal halide lights.

The primary design driver in this instance has been to reduce light out-spill whilst achieving the required level of pitch luminance and in this respect the metal halide lamps with back shield allow for the lowest number of lamp fittings with the lowest light out-spill whilst achieving the required pitch illuminance.

Turning to the second issue, I attach further justification prepared by Cheltenham Ladies' College providing an explanation as to the needs and requirements of the College and details of the actual pitch usage.

The College has no wish or desire to waste money on facilities which are not required and I consider that the attached further representations clearly sets out why the additional floodlit pitch and sports hall are required. The attached CLC letter should obviously be read together with the CLC Justification Statement previously submitted.

It is understood that CBC are engaging an independent Lighting Consultant to review the College's Lighting Consultant's report and recommendation. CLC welcome an independent review of the lighting scheme.

If there are any other outstanding items upon which you consider further commentary or input is required then please do not hesitate to contact me.

Yours sincerely

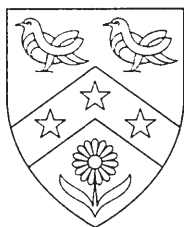
For and on behalf of Evans Jones Ltd

A handwritten signature in black ink, appearing to read 'D Jones', with a stylized flourish underneath.

**D M Jones MRTPI MRICS
Chartered Town Planner
Chartered Surveyor
Direct Line 01242 531411**

Enc:

- Neil Johnson Lighting Design report SP1048/3 05/11/2015
- Cheltenham Ladies' College Letter 05/11/2015



Martin Chandler
Development Management (Applications) Team Leader
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 9SA

6th November 2015

Dear Mr Chandler

CHELTENHAM LADIES' COLLEGE

We would like to respond to the points made by Mr and Mrs James with regard to their submissions concerning the use of the existing floodlit pitch based upon Mr and Mrs James observations of usage of the floodlit pitch during September/October 2015.

There are two key points which we believe need to be considered.

Accuracy of the data

We are concerned that the observed use schedule submitted by Mr and Mrs James does not accurately reflect actual full usage.

In the afternoons we have scheduled curriculum PE running from 2.15-4.15pm to cater for all year groups. As it currently stands we regularly have to curtail PE sessions early due to the lack of light towards the end of the afternoon. Our school "club sessions" utilise the pitches from 4.45 onwards.

Our records show that in the preceding half term the existing floodlight pitch is scheduled for use by hockey as shown below and we have retained our registers of attendance at these sessions.

Floodlight Astro turf Pitch ~ Hockey (4.45 – 6.20pm)

- Monday 14th, 21st, 28th September, 5th, 12th October – U12/U13 Hockey Club
- Tuesday 8th, 15th, 22nd, 29th September, 6th, 13th October – U15/ Hockey GK Club
- Wednesday 9th, 16th, 23rd, 30th September, 7th, 14th October – Senior Hockey Club
- Friday 11th, 18th September, 2nd, 9th October – U14 Hockey Club

Non-light ('Old') Astro turf Pitch ~ Football (4.45-6.20pm)

- Friday 11th, 18th September, 2nd, 9th October



The registers show that these club sessions catered for 104 pupils on average each week.

We are uncertain how the analysis presented by residents has occurred because we most definitely have greater pitch usage during Sept than their data suggests.

During the next half term we will utilise Thursday evenings as well to cope with displacement of activity from other unlit areas. On Thursdays we are trying to accommodate 63 pupils on the same (single) pitch doing lacrosse. It is impossible to produce quality coaching in such circumstances.

Currently we are having to restrict the number of pupils who can access some of these sessions to maintain the quality of the experience. Pupil demand is consistently outstripping our capacity to supply.

In summary we would dispute the James' assertion that the current pitches are not used and the accompanying assertion that additional capacity isn't necessary.

One possible reason for the discrepancy between our data and the data provided by Mr and Mrs James' is that if the reported observations of the pitch took place around 4.30 then they may have occurred between the end of curriculum PE (4.15/4.20) and the start of club sessions (4.45).

The relevance of the analysis

Irrespective of the accuracy of the data aspect, we need to make the point that the residents' analysis of the use of the artificial floodlit hockey pitch during September /October is not representative of the hours of floodlit space required for all sports during the winter terms (Autumn and Spring). The additional sport capacity that lighting would create is primarily required from late Oct through to April.

To understand the issue of capacity it would have been more relevant to analyse the activities undertaken on our sports facilities as a whole (both grass and artificial surfaces) during September/October when natural light allows use of both the grass sports fields and Well Place. Evidently the requirement for floodlighting increases once the clocks are changed to daylight saving hours.

As set out within our justification statement (pages 9 and 10) there is considerable displacement of activity once light is lost during darker months. During the period that was analysed by Mr and Mrs James there were multiple lacrosse pitches and outdoor netball courts in operation at Well Place and at the Sports Centre that provided activity for 280 pupils (approximately 33% of the whole school). When the lack of daylight renders these spaces unusable the activities in the unlit spaces have to be cancelled or relocated with a corresponding negative impact on the College's ability to provide for all required sporting activities which can take place during daylight hours, but are curtailed during the dark winter months. For example:-

- The football club has to come off the old astro pitch and share the floodlit pitch with the U14 hockey club on a Friday night
- Badminton club has to stop completely because junior lacrosse club comes indoors
- On a Friday evening we have 3 different clubs taking place in 1 sports hall – basketball in half a hall, volleyball and trampolining in the other half. Space restrictions means we play volleyball on a small court with a temporary net and basketball has to play across court.

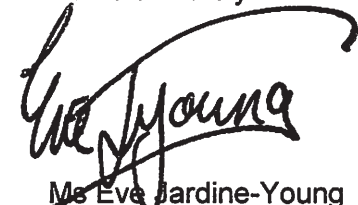
- All netball clubs have to come indoors which means we have multiple teams trying to train on just 1 netball court.
- No after school tennis can be facilitated at all

The examples above demonstrate that the whole shape and scale of the CLC sport programme currently has to drastically change and reduce in both quantity and quality during the winter period. Data collection is only meaningful if it considers the whole problem and not one element in isolation. Analysis of the use of the astro pitches in September /October does not provide a valid representation of the total capacity issues currently experienced by CLC.

Summary

Without the additional floodlights the space available to CLC, even with an additional sport hall, will be insufficient to allow CLC to run a sport activity programme commensurate with the needs of the pupils, the expectations of parents and the standing of the CLC in the Independent School sector.

Yours sincerely



Ms Eve Jardine-Young
Principal

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APPLICATION NO: 15/01171/FUL		OFFICER: Mr Martin Chandler	
DATE REGISTERED: 14th July 2015		DATE OF EXPIRY : 13th October 2015	
WARD: Lansdown		PARISH:	
APPLICANT:	Cheltenham Ladies' College		
LOCATION:	Ladies College Swimming Pool, Malvern Road, Cheltenham		
PROPOSAL:	Erection of new sports hall building to provide multi use sport hall, replacement squash courts and ancillary facilities. Erection of floodlighting of external hockey pitch. Demolition of existing squash court building and partial demolition of single storey structure attached to Glenlee House. Alterations to piers to side of access onto Malvern Road.		

REPRESENTATIONS

Number of contributors	8
Number of objections	6
Number of representations	2
Number of supporting	0

11 Christ Church Road
Cheltenham
Gloucestershire
GL50 2NY

Comments: 4th August 2015

I am a supporter of the Ladies College and the significant investment that they make in the locality but I cannot support the current application for several reasons.

The proposed new sports hall design is approximately 2 metres higher than necessary (reference for example the Lawn Tennis Association guidance), and therefore unnecessarily spoils the vista of the Malvern Hills from various viewpoints on Christchurch Road. I could support this part of the application if the building height was reduced appropriately.

Regarding the proposed floodlighting scheme for the "old" astroturf pitch I urge you to reject this part entirely for the following reasons.

1. Light disturbance - these lights will be within a few metres of family orientated residential property and will affect sleep patterns of young children
2. Noise disturbance - sporting activity going on after darkness will have a similar detrimental effect for the families living within close proximity and significantly affect the amenities
3. Traffic disturbance and congestion - there is already a shortage of parking for sports facilities users and this will affect local residential parking further into the evening
4. Necessity (or lack of) - the College already have a perfectly good astroturf pitch with full lighting facilities and which is located much further away from residential property. Anecdotal evidence suggests that this facility is not used regularly and we therefore question the need for more floodlight pitches.

17 Christ Church Road
Cheltenham
Gloucestershire
GL50 2NY

Comments: 11th August 2015
Letter attached.

Comments: 1st October 2015
Letter attached.

Comments: 19th October 2015

You have been asked to adjudicate on a planning application by Cheltenham Ladies College to redevelop their sports facilities. As residents in this Conservation Area we would be grateful if you would consider the following in particular.

Our concern is not the sports halls, but the proposal to erect 15m floodlights within 25m of our living rooms and bedrooms. The enduring detrimental consequences to our well-being and privacy are incalculable. Indeed, independent lighting expertise clearly indicates that, on the evidence submitted by the applicant that it is impossible to ascertain a worst case scenario for light pollution (see below). Despite this the applicant's report claims that there will be marginal light intrusion to compromise the area's special character that is considered remarkable in the Conservation Report for Lansdown. The 15 metre lights are higher than the homes and the trees that accompany them and so will be alight during both the rush hour and at the end of the working day; a time when the residents should be permitted to find peace and privacy in their homes.

The NPPF (which is informed the Human Rights Act which is founded on the historical freedoms enshrined in English Common Law) has been adopted by Cheltenham Borough Council through a series of documents intended to encourage sustainable development . This application runs counter to these principles: it fails to utilise and improve the established development; it fails to minimise the impact on this Conservation Area; it fails to enhance this environment; it fails to consider more creative and sustainable usage options; and it curtails our right to enjoy the freedoms created by privacy and peace.

A previous CLC planning application (Well Place, 1999), materially no different to this one, was not permitted because the adverse effects on the Conservation Area and the disturbance to residents' lives were deemed to outweigh any benefit. A similar detrimental impact is acknowledged by the Inspector in this proposal, but the recommendation is swayed by the commercial needs of CLC. Although the Government has indicated that commercial considerations should be considered in a less negative light, the intention was not to produce a free-for-all, but to generate benefit for the common good through economic stimulus and much needed house building.

The established floodlit pitch is significantly further away from residential properties yet planning permission was only granted after an agreement to sink the pitch and erect a substantial screening bank of vegetation. There is no provision for such protection in this plan. Our survey of current CLC usage of both of the pitches reveals significant under use during natural and twilight hours. The suggestion to permanently compromise residents' privacy and well-being by floodlighting the old pitch totally disregards the creative and sustainability focus of the guidance given in the NPPF, which informs Gloucestershire's Joint Core Strategy Plan (2013) and the Cheltenham Plan (2006).

The international standing of the school is not based upon whether it has one or two flood-lit pitches, but on evidence of its foundational commitment to equity and academic excellence. Indeed in the school's Environmental Policy the commitment to act as a role model in contributing to the environmental and community is clearly stated as guiding principle to their business and

curriculum delivery. In proposing to erect another set of floodlights, rather than considering the upgrading of underutilised facilities and by not addressing the detrimental effect on our homes, the school's commitment to such sustainable development and responsibility to the well-being of the co-existent community must be called into question.

This application does not address any shared benefit, but is based on two individual benefits for CLC alone: the health and well-being of the school's pupils; and the school's commercial development. As we have stated in all our communications we wholeheartedly support these aspirations, but not by sacrificing our own and the greater community's well-being. We have suggested an alternative plan that meets all of CLCs needs whilst ameliorating the impact on our homes. This sustainable plan would allow the continuation of the established mutually beneficial relationships between school and community. With a more creative design of the sports-hall and the upgrading and extension of the already established screened floodlights, we believe this can be achieved. Although this alternative could satisfy all parties and has already been granted planning permission, it has been ignored with no explanation offered to suggest any real consideration or desire to accommodate the needs of the wider community. Yet, it is this very community, both in its residents and its physical fabric that creates the safe and secure ambience and attractive setting, which the school relies on to provide an environment that is conducive to the development of their pupils. We would, therefore, ask that you consider a deferral until this option has been properly considered.

Comments: 22nd October 2015

As promised in our previous conversation, please find attached a copy of the independent technical report in regard to the CLC floodlight proposal.

As you will there are significant concerns in regard to the use assigned to the pitch in the planning proposition and the proposed level floodlighting. They also believe that, from the data given in the proposal there is insufficient and incomplete data to make decisions in regard to the effects and monitoring of the lighting proposal.

Please note: *The independent flood light review is attached to the officer report, and also viewable on line.*

15 Christ Church Road
Cheltenham
Gloucestershire
GL50 2NY

Comments: 11th August 2015

We have just returned from our holiday to discover from our neighbours that The Cheltenham Ladies College have submitted the above proposal.

Based on our understanding of the plans from the previous public consultations we strongly object to the plans, in particular to the floodlighting proposed for the hockey pitch and the increased roof height of the new sports hall.

We have tried and failed over the weekend and again tonight to access the documents with the application to allow us to compose our formal response. I visited the planning office today to explain the problems and our concerns in view of the imminent closure date of 11th Aug but was reassured that the date was not critical.

We did try to access the documents online in the office but again had problems which I understand are being looked at but don't appear to have been resolved yet. I am aware the hard copy documents can be viewed but could not stay in the department today to scrutinise them.

We also received no letter about the application despite our garden adjoining the hockey pitch and am uncertain why this was the case.

I would be very grateful if you could acknowledge receipt of this email and confirm our formal response can be submitted without prejudice after 11th Aug once we have been able to view all the necessary documents.

Comments: 14th October 2015

I note the Environmental Health Officer has asked for further comments following submission of their latest document on 7th Oct 2015.

We still object to the proposed floodlighting even with the suggested conditions.

I note the Environmental Health Officer's visit was on the 8th July and accompanied by the applicant. At this stage their drawings were incorrect as regards the trees and layout. I would be grateful if the officer concerned would consider chatting to us as well and visiting our property to assess the huge impact of a floodlight at our rear boundary approximately 20m from our house. There is actually no screening here and the impact of the lights is greatest on our house, in our garden and results in a clear view of at least 3 floodlights from both sides of Christ Church Road between houses 11 & 15. It would seem only fair to allow us the same opportunity to express our views in person as the applicant was able to do in July.

Has the officer visited the site after sunset and when dark to appreciate how minimally lit the area is currently?

We hope the plans for floodlighting will be rejected but as conditions for their use are being proposed we feel several additional conditions should be attached.

1. The new proposed floodlights must only be used when the existing floodlit pitch is already in use*.

Reason:- the existing floodlit pitch is screened to some extent and is considerably more distant from adjacent properties and its use should be maximized

*use should be defined as a minimum of 10 girls actively involved in the sport being played

2. A minimum of 10 girls actively involved in the sport being played must be present to warrant floodlight use on the new proposed floodlit pitch

Reason:- floodlighting this pitch will have considerable negative impact on its immediate environment and is a nuisance to those people nearby in addition to its significant energy consumption. Floodlighting to allow a couple of pupils to jog round the pitch (or similar) should not be permitted. Turning lights on in case someone decides to play should also be forbidden.

3. As per the lighting levels submitted, floodlit pitch usage is for training only and not match play.

Reason:- to further lessen the nuisance of intrusive noise at times that currently are peaceful. The suggested back board dampers have no effect on shouting, cheering, screaming, whistles etc..

4. Floodlighting is not permitted during British Summer Time.

Reason: at these times we are most likely to be using our garden in the early evening and the nuisance of a lit floodlight looming 15m above our heads outlined by the sky cannot be considered acceptable.

5. Floodlights must be retracted at anytime when not lit.

Reason:- it cannot be appropriate to use the term "any day" as this allows them to be erect all day for only a short period of actual use.

I would be grateful if this information could be forwarded to the relevant Environmental Officer.

Please could you also confirm the procedure for next week, I have arranged time off work and at present I am expecting a visit by the planning committee after 1pm on Tues 20th October.

Many thanks for your help

Comments: 19th October 2015

Letter attached.

9 Christ Church Road
Cheltenham
Gloucestershire
GL50 2NY

Comments: 4th August 2015

Letter attached.

9 Christchurch Road
Cheltenham
Gloucestershire
GL50 2NY

Comments: 19th August 2015

My wife and I have already registered in our 03 August letter our strong objections to the whole idea of floodlighting the astroturf pitch behind our house, and have also objected to the bulk and height of the proposed sports hall, which completely unnecessarily blocks key vistas of the Malverns from the public highway in Christ Church Road. We would not object to a lower height hall which did not block the vistas.

In a letter of 13 August Ms Crews, Head of Planning drew our attention to additional information which had been received, and invited further comments. This I now do, and will comment on the four drawings of floodlights, the letter from Evans Jones in which possible floodlight curfew hours are discussed, and their heritage statement which appeared on 18 August.

The floodlight drawings show that the proposed 15m floodlights will be higher than our four story houses. To my mind this just reinforces the message that the floodlights will be overbearing, completely change the appearance of the local area and be visible over a wide area. I also suggest it would be useful to have the existing squash courts shown on the section through 15 Christ Church Road. The highest ridge on the courts, on the tower with the small metal chimney, is 5.08m higher than the hockey pitch (66.78-61.70m). The 15m masts will be three times higher than this, and I find this comparison very useful when viewing the scene from the Christ Church Road side and imagining just how high in the sky the masts will be.

I also find the drawings subtly deceptive. The architects seem to have sketched in more trees than the photographs or observation justify and, moreover, have coloured them solid green suggesting an enclosed space. However in winter, when it is proposed to use the floodlights, these deciduous trees will all be bare, very different and much less of an obstacle to light.

I also note that the architects show the 15m of the extended mast and the 4.5m of the retracted mast to be from the base to the bar supporting the luminaires. This is also the measure shown for this type of telescopic mast on the Abacus website at <http://www.abacuslighting.com/pdf/telescopic-club-range.pdf>. In contrast the lighting consultant in the lighting impact study shows the 4.5m retracted and 15m extended as being to the top of the luminaires. Scaling from the Abacus website, and dimensions on rival websites, indicate the

luminaires add 0.45 to 0.50m to the height. I suggest we should be talking about 15.5m extended, 5.0m retracted.

15m/4.5m telescopic masts do not appear in the Abacus range as shown on their website, where the standard 15m mast retracts to 7.0m and these and the three other standard telescopic masts have extended/retracted ratios all in the range 2.0 to 2.3. In contrast the 15m/4.5m is a one-off special, unknown to the lighting consultant at the last public consultation, with a ratio of 3.3. This suggests to me that tops of these, possibly relatively unproven, masts may move more in the wind, and this should be considered in any calculations.

I only comment on possible curfew hours because the Environmental Health Officer has raised this with Evans Jones. We remain implacably opposed to any introduction of floodlights. I note that along with a "girls only" condition (in the planning statement) and switch off times as per the existing pitch the applicants are now also suggesting an earliest switch on time of 15.00 and a condition that the floodlights are always retracted outside curfew hours. I note that the earliest sunset in Cheltenham is at 15.57 on 12-13 December. Lighting up time for headlights is 30 minutes after sunset and we can work in our garden until then. Thus we will always be subject to at least about an hour and a half of unwanted light during gardening hours, in addition to all the unwanted aspects of turning night into day later on. I suggest a later switch on time would be appropriate at other times of the winter when sunset is later. In addition I suggest use of the floodlights is limited to those days of the year when sunset is 19.15 or earlier.

In terms of the heritage statement it is difficult to know where to begin since it is riddled with inaccuracies. This is highlighted in para 5 "Assessment of the Proposed Scheme" with the sub-heading "Indoor Tennis Courts and Demolition of Squash Courts", obviously a reference to the 2011 scheme. In para 5.7 it is stated that "The new hall has been sensitively designed with the Conservation Area in mind and would sit 1.9m below the highest point of the existing Sports Hall, which itself is set in the lowest part of a sloping site. The new building would, therefore, not dominate the skyline, but would be subservient to the existing sports facilities at the College." This again refers to (has been cut and pasted from?) the 2011 application where the tennis hall was initially to be 1.835m below the existing, but this became 2.835 in the permitted scheme. Is it any wonder that when the applicants do not know the height of their buildings or which scheme they are referring to, that objectors like us wonder how much thought has been invested in minimising the heights of these buildings? The current proposal has the new sports hall only 0.541m below the existing and all the good things the applicants' consultants are saying in the heritage statement about the previous scheme obviously do not apply to the present one.

With reference to the blocking of the key vista of the Malverns the applicants seem determined to imply that the best views are not from the public realm but from the private and that somehow our stated concern for the Conservation Department identified vista is really a front for protecting views from our upper windows at the rear. Nothing is further from the truth. Our house is on land about 6m higher than the floor of the current sports hall and when we are standing on our upper floors we are more than 6m above ground and can see the Malverns over the level of the existing 12.44m hall. We cannot see the Malverns at all from the two lower floors.

In para 2.6 and plate 5 the applicants also suggest that we have planted substantial hedges to provide privacy from the activities on the sports field, with the subliminal message that with all that greenery in place why are we complaining about floodlights or anything. The truth is that virtually none of the greenery pictured is in our garden, but in no.7 or Christ Church Vicarage garden, and if the greenery and the garages were all removed one would get a fine view of the main entrance to the current sports hall but not a glimpse of any of the hockey pitches or the Malverns. The greenery screens us from Glenlee, the swimming pool and existing sports hall but not the hockey pitches or squash courts.

From the high point of the pavement in Christ Church Road, in the public realm, one sees more of the Malverns than one sees as one walks down the private car park towards the astroturf pitch. Moreover the arrangement of squash courts, tree line and Malverns, as viewed from Christ

Church Road, is everywhere much as seen in plate 6 i.e. squash courts seen just below a line of trees with the Malverns seen above the tree line. Removing the squash courts does not allow one to see any more of the Malverns, it removes a blot on the foreground below the tree line. In that sense removing the squash courts improves the vista, but only as long as an overhigh building is not put there to block the whole view.

The applicants' consultants' report includes "There is no question that the access road from Christ Church provides an important view of the distant Malverns from the pavement..." and "However, even if it is accepted that the Christ Church access road view towards the Malvern hills is not the most significant across the site, it is still incumbent on the applicant to mitigate any impact on that view by a sensitive siting of the proposed new buildings". If only the applicants would follow this part of their consultants' advice when considering the present application.

The consultants base their conclusion that floodlighting the astroturf pitch would have little impact on the character or appearance of the conservation area on the grounds that the sports centre complex is already very well lit at night and in a well-used town centre location. I cannot believe that the consultants have visited the area behind our houses at night, hardly typical of a town centre, or seen the measurements made by the applicants' lighting consultant, who concluded our outlook was one of low brightness. I suggest the consultants' conclusion about the floodlights should be ignored.

The additional information provided since our original objection reinforces our opposition to the whole idea of floodlighting and at the same time does nothing to convince us that the applicants have really applied their minds to preserving a key vista by minimising the height of the proposed sports hall, since they still seem to be discussing the 2011 application. As before we urge you to reject the current application for a 12m hall and invite an application for a significantly lower hall which does not unnecessarily block the public's views of the Malverns.

Comments: 19th October 2015

This application will be considered at your meeting next Thursday, with the recommendation to permit. It covers floodlighting of an existing astroturf hockey pitch right behind our houses and a new sports hall adjacent to an existing one. We strongly object to the floodlighting proposals and urge you to vote against them. In the spirit of the National Planning Policy Framework, which makes clear that planning should not be just about scrutiny but also be a creative exercise, we offer an alternative proposal which delivers much of what the applicants want without floodlighting the astroturf pitch.

We have no objection in principle to a new sports hall but object to its unnecessary 12 m height.

We have participated fully in the consultation process and submitted our objections which can be found on the planning website. However there is an awful lot to go through and wish to draw your attention to some key points.

Lighting levels falling on our houses

It is agreed that the rear of our houses fall into the Institution of Lighting Professionals zone E2 where light intrusion into windows should not exceed 5 lux, and indeed the planning officers propose to include a condition to that effect. The applicants have produced computer generated plots which show 2 lux produced by their floodlights close to our houses, making about 2.5 lux when added to existing background illumination. However it is vital to recognise that these computer plots only represent light coming directly in a straight line from the luminaires to the pitch or our houses on a clear day. It should be noted that light can also get from the luminaires to our houses via reflection from the pitch or via scattering by mist or rain. These effects are often ignored but should not be when floodlights are very close to houses, as is the case here.

One resident from Hatherley Road has reported on the planning website that in wet or misty weather there is a lot more light spilled from the Dean Close floodlights lights onto nearby properties. We can confirm this, having both seen the effect and made measurements. At the

same spot the floodlights produced 1.3lux on a clear day, 1.8lux on a day with light rain and 5.4lux on a misty but hockey playable day. If 1.3lux can become 5.4lux then 2.5lux in Christ Church Road can clearly become a lot more than the 5lux light intrusion limit. Indeed because the houses are only 27 metres from the floodlights in Christ Church Road, as opposed to the 70 metres in the Hatherley Road measurements, we believe, for good scientific reasons, that the effects of mist and rain will be very much higher in Christ Church Road, probably about 5 times higher, giving >5lux in rain and even 20lux on misty days.

In contrast the applicant's lighting consultant has stated that "light can be scattered by mist and rain but there is not a significant increase in spill light". The evidence from Hatherley Road is that this is simply not true. Given that light levels on our houses will exceed 5lux some of the time we urge you to vote against the floodlights. At the very least CBC should get independent advice before deciding this application and not just accept the applicant's consultant's assertions.

It is also noteworthy that in the Dean Close application for floodlights, 2lux falling in the garden of 133 Hatherley Road was considered by the independent lighting consultant to be a possible source of complaint and merited special mention in the decision notice. In Christ Church Road one neighbour has up to 50lux in the garden.

An alternative to floodlighting the "old" astroturf pitch

While the application concentrates on hockey, the Principal has now made clear in her justification statement that the drive to floodlight the old astro comes from the rejection of an earlier application to floodlight three tennis courts at the Well Place tennis and netball centre. She has tennis and netball at the top of her list for floodlit activities, which would free up indoor space for badminton, trampolining, volleyball and basketball.

It would be possible to fit in three floodlit tennis courts, as per Well Place appeal, between the proposed multi-sports hall and the existing "new" floodlit astro in more or less the same location as the floodlit courts permitted under a now lapsed earlier planning application. During consultation it was made clear there are problems with the lighting of the existing and underused "new" astro. These should be fixed, rather than insist on floodlighting the old astro for hockey.

Taken together these steps would deliver a large fraction of the Principal's objectives in a more sustainable way, since the tennis/netball courts could be lit to LTA and match netball standards, not to the much lower standards proposed for the "old" astro.

Multi-sports/tennis hall

We sympathize with the Principal's desire to promote health and fitness by introducing a wider range of activities in a second sports hall. The only question is how high does this hall need to be and hence does it need to block a key vista of the Malverns identified in the Lansdown character area appraisal.

All of the new activities could be fitted in a hall with 7.5 m internal clearance. The only exception is tennis, where the architects had a target of 10.67m at the centreline, but the real requirement is 9.0m. Only one "optional" tennis court is required in one of the two halls, but the applicants have chosen to put it in the new hall. However the existing hall has been used for tennis for 24 years and could accommodate the one tennis court.

With tennis in the existing hall the internal height requirement for the new hall would be 7.5m. Currently the proposed height of the new hall is 12m. It must be possible to reduce this significantly and deliver a good looking hall which meets all the applicant's requirements without blocking the view of the Malverns. We urge you to support that approach, which is also advocated by the CBC landscape architect.

Thank you for your attention,

Comments: 27th September 2015

My wife and I object to the whole idea of floodlighting the astro pitch immediately behind our house, not least because of the excessive light levels which will fall on our and our neighbours' houses and gardens. We also believe that the proposed multi-sports hall is significantly higher than its intended use requires, and thus quite unnecessarily blocks a key public view of the Malverns from the pavement in Christ Church Road. We would have no objection to a lower height hall which did not obstruct the view.

We initially objected via a letter dated 03 August and added further comments on 19 August, following a letter to us from Ms Crews, Head of Planning. We have now received another letter from Ms Crews dated 17 September inviting comments on the 22 additional documents added since 19 August. These include responses to our earlier objections, further justification of the entire project and numerous new drawings. In commenting on these we should like to emphasize that we have engaged in the consultation process from the beginning but it is only now that all details are publicly available.

FLOODLIGHTS

We note the response to our earlier objections in "Response to reps " (RTR) posted on the website on 14 September and the Principal's justification of the need for floodlights in the Additional info justification statement (AIJS) posted on 17 September. The lighting impact study presented by the applicants concentrated on training and match standard hockey. However the Principal, in the section "Rationale: floodlighting old astro pitch" in AIJS lists tennis and netball, and their knock-on effects on indoor badminton, trampolining, volleyball and basketball, before hockey as the key drivers of the need for floodlights. She relates this to the refusal of planning permission for floodlights for tennis and netball at Well Place in 2009.

We will first discuss the responses to our earlier objections and then the Principal's AIJS.

Our contention is that the applicants have underlit the pitch in order to shoehorn in a floodlighting scheme within 27m of the nearest kitchen window.. The applicants now state in RTR item 5 that the target maintained level will be 300 lux since this meets minimum requirements set out in a 2007 British standard and in the 2011 international hockey federation guidance. However we would point out that the Sport England guidance is dated November 2012 and this includes the statement (p7) "The level of illumination that is appropriate for a particular sport should be checked with the requirements of the National Governing Body (NGB) The CIBSE Lighting Guide 4 2006 and BS EN 12193:2007 give general recommendations for the range of lighting standards. However, it should be noted that in some cases, these differ from the requirements of the NGBs requirements (sic) as noted in Appendices 3 and 4." This clearly indicates that it is English NGB requirements that should be followed. These are higher than 300lux for both hockey and tennis, as noted in our original objection. For hockey the Sport England guidance also notes on p56 "England Hockey recommendations refer to the previous version of the FIH guidelines and are unchanged", thus confirming that England Hockey is sticking with the 2007 FIH recommendations, which the consultant describes as "obsolete".

We also note that the applicants have not responded to our point that the lighting fails to meet the uniformity standard of min/max >0.5. In addition it is still the case that no estimates of the horizontal illumination in our gardens have been provided.

The lighting consultant dismisses my suggestion, made as an ex-hockey player with some experience of playing under floodlights, that the asymmetric lighting of the pitch could add to problems. He notes (RTR item 5) major televised events are often asymmetrically lit. However the lighting and uniformity levels for these TV events are much higher, e.g. for hockey 800-3000lux and min/max>0.65. My suggestion would still be that when one is playing on a dimmed down unevenly lit pitch the asymmetric nature of the illumination is an additional factor which will make play more hazardous, since the asymmetric nature of the shadowing will make for even more uneven illumination. I note the consultant gives no examples of match hockey on 300 or 330lux asymmetrically lit pitches.

Given that the lighting consultant cannot predict how much light is scattered by rain and mist he is naturally keen to throw doubt on my results (RTR item 5). I can simply confirm that I have honestly and conscientiously tried my best to record the effects of rain and mist on the amount of light from the Dean Close floodlights reaching Hatherley Road. I do not regard a light meter as a particularly difficult instrument to use and values did not change when measurements were repeated. The effect of mist is very obvious to the naked eye and one can see that the increased light is coming from the floodlights and has nothing to do with the differently coloured street lights. These were above and behind me for all measurements, including the 0.2lux recorded pointing towards the floodlights on a clear night after the floodlights went off. With respect to my attempts to estimate reflected light I have at least spelled out very clearly at the start of my appendix 2 the assumptions I have made, including the properties of the reflective surface. In contrast the consultant tells us what software he has used but says nothing about the assumptions built into it.

The drawing Revised floodlights 15m (RF15) posted on 10 September shows clearly how the extended floodlights tower over 15 Christ Church Road and confirms that the masts are only 27m from that house. While I accept that the trees and foliage mentioned by the consultant (last point under spill light, RTR item 5) may affect light reflected from the pitch onto the lower parts of 15 Christ Church Road the geometry of the situation is such that direct light beaming down from the luminaires and light diverted by scattering will be affected by foliage to only a very minor extent. I continue to believe that light levels falling onto our houses and gardens will be unacceptable, and that given how very close the luminaires are to our houses it would be most unwise to ignore the effects of scattering by rain and mist. What will the applicants do when light levels on adjacent houses exceed 5lux?

Turning to the curfew hours the agent states in RTR item 11 that "Your authority determined the last application for this site on the basis of the aforementioned curfew times. Not as per the much more restrictive curfew times now proposed" I disagree with this, stand by the points in my original objection and assert that the last application had similar curfew hours to the current application

The "aforementioned curfew times" are quoted as 20.30 Mon-Fri 20.00 Sat and 19.00 Sundays. The agent seems to base his comments entirely on the appeal inspector's decision letter. However it is important to note that the appeal, dated 21 Dec 95 and determined 24 Jun 96, concerned application CB/12205/14, which Cheltenham BC ("Your authority") had refused on 22 Jun 95. While the appeal was underway the College put in another application CB/12205/16 on 21 Feb 96 which was refused on 21 Mar 96. So CB/12205/16 is the last application for floodlights on the old astro and the question is, what curfew hours were involved?

The inspector was concerned with CB/12205/14 and there is no mention anywhere in his letter of CB/12205/16. The agent may have misconstrued para 8 of the inspector's letter which states that CB/12205/14 sought 22.00 Mon-Fri, 20.00 Sat and 19.00 Sun but "I note that your clients subsequently reduced the period on Mondays to Fridays to 20.30 hours". This reduction refers to something which was offered before CB/12205/14 was refused by Cheltenham, not to CB/12205/16. This is made crystal clear in the statement of appeal submitted to the inspector in Dec 95 which was made available to the public at the time, and which the Ladies College presumably also has. Para 4.1 includes "The College stated on 21st June 1995 that they would...limit its use to girls only and...accept time limits on its usage. The application suggested 10pm Mon-Fri, 8pm Sat and 7pm Sun. These times were subsequently reduced to 8.30pm weekdays. We will however be submitting a new planning application in parallel with this appeal with a suggested "cut off" time of 6.45"

The new application could only be CB/12205/16. The inspector was thus aware of the College's intention but did not mention it in any letter. I therefore stand by the point made in para 2.1 of my original objection that CB/12205/16, and reason 3 in the decision notice relating to noise, had similar curfew hours to the current application and the same "girls only" users.

Turning to the Principal's interesting additional statement (AIJS) we note the swing away from team sports to other less traditional activities and hence the need for the multi-sports hall. She mentions tennis, netball, hockey and lacrosse as potentially benefiting from floodlighting the old astro pitch and notes the health and safety risks associated with playing lacrosse and hockey in poor light. In that context it remains very surprising to us that the college is specifying light levels which are dimmer than England hockey and Dean Close require for the game, are less than LTA minimum recommendations for tennis and do not meet the requirements for match netball. We cannot find the requirements for lacrosse either via Sport England or English Lacrosse but would be very surprised if those for hockey were adequate, not least because hockey only specifies pitch illumination and does not specify illumination of balls in the air. There is no mention of lacrosse in the application anywhere.

What does emerge from the Principal's statement (AIJS) is that top of the list of her priorities are tennis and netball. Her mention of Well Place is consistent with the message we received at the first consultation that the College had canvassed new residents backing onto Well Place courts as to whether a new application for floodlights might be acceptable, but when rebuffed the College turned its attention to the old astro and hence the current application.

The National Planning Policy Framework (NPPF) is much quoted by the agent. One of its themes is that planning is not just about scrutiny but should also be creative exercise. With that in mind I would point out that the Superseded proposed site plan (SPSP) posted on 10 July showed the green area between the netball court and the "new" astro as "area reserved for future tennis courts or extended parking". I suggest that, if combined with the outside space now allotted to one netball court, this area could accommodate three tennis courts, and at least two netball courts. Given that this location is more or less the same as that where the 1998 CB/12205/18 permitted three floodlit tennis courts I would assume that, subject to screening and curfew, permission for floodlighting would be forthcoming, thus matching the three tennis courts which were the subject of the Well Place appeal. I suggest this would be a more future proof and thus more sustainable solution to the tennis/netball concerns of the Principal than playing on a dimmed down "old " astro", since lighting to LTA standards and match netball would be possible. At the same time this would also allow more badminton/trampolining/volleyball/basketball indoors.

We therefore continue to urge Cheltenham planning authorities to reject the current application for floodlights on the "old astro" while at the same time suggesting an alternative approach which would deliver the Principal's top priorities.

MULTI-SPORTS HALL

With respect to the proposed multi-sports hall which is to be added to the existing 1991 sports hall, the stated internal height requirements are 7.5m overall with a higher clearance over the centreline for tennis. The architects had 10.67m as the target for this clearance. In his response to reps (RTR) posted on the website on 14 September the agent points out (item 3) this is the international requirement but goes on to accept that the real requirement is the British Lawn Tennis i.e. LTA 9.00m clearance, which the building meets. The whole scheme only calls for one indoor tennis court, which is described by the architects as optional and does not even get a mention in the long list of activities which the Principal describes when justifying the new hall in the section "CURRENT PROBLEMS/CHALLENGES WHICH WILL BE ADDRESSED:" in the Additional info justification statement (AIJS) posted on 17 September.

Our contention is that this one tennis court could be accommodated in the existing 1991 hall, so allowing the height requirement in the new hall to be 7.5m overall, including at the centreline. This should then allow a revised design for the new hall with a lower overall height which would not block the view of the Malverns. We accept that the view is a minor feature of the conservation area brought to our attention by the Lansdown area character appraisal but do not see why it should be blocked unnecessarily.

In his RTR item 8 the agent states the existing hall does not have 9.0m clearance and thus could not house an LTA compliant court. We challenge this assertion. The existing hall was the subject

of planning application CB/12205/07. Unfortunately the microfiched drawings now available for public inspection include floor plans but not sections, so I cannot confirm the exact internal height of the hall. However the original floor plans show the 1991 hall marked out for tennis, as indeed it still is today, with the lines in yellow. So this hall was designed for tennis and has been marked up and available for tennis for 24 years, presumably to the satisfaction of the College. It is very difficult to believe that it has suddenly become unsuitable.

In our original objection it was noted that there are no structural members below eaves height i.e. 8.95m above the floor. The members appear to be slightly higher than that and as I suggest at 9.00m or more. They run parallel to the centreline. The 9.00m requirement only relates to the height at the centreline which does not have to be immediately under a structural member. If, despite the 24 years of use, the College wishes to argue that this hall is now unsuitable for tennis, please will the Planning Officer ask the agent to produce the original drawings of the hall, showing heights, for public inspection.

In RTR item 4 the agent rows back from his clear message in para 4.21 of the original planning statement that "the highest clearance overall is that required for tennis, this determines the maximum height of the building", and suggests that somehow any roof lower than the current one has to be uninspiring. However if one replaces the centreline target height of 10.67m with a target of 7.5m it must be possible for an architect and structural engineer to come up with a lower roofed building that is attractive.

Our aim in advocating a lower roofed building is to retain as much as possible of the current view of the Malverns from the pavement in Christ Church Road. The images in the new Key view 1 etc (KV123) posted on 10 September again do not do justice to the views from the pavement. However comparison of the existing vs proposed views brings home the height of the new building and the way it blocks the view.

It is a pity that once again the submissions are subtly deceptive. KV123 shows floodlights present in the "extant" scheme when in fact they were no part of that scheme. Indeed one of the mysteries around the current proposals is what has really changed between 2011 and now which makes floodlights desirable?

In the revised heritage statement (RHS) posted on 14 September the applicants again present pictures which suggest that somehow the Malverns are readily visible between nos. 23 and 25 Christ Church Road (plate 6) but they are lost in the mist when viewed via the car park (plates 3 and 4). I would simply point out that the view in plate 6 appears as figure 13 in the Lansdown character appraisal where nevertheless the key vista on the townscape analysis map is that via the car park. In para 2.8 of the RHS the applicants again confirm that it is "incumbent on the applicant to mitigate any impact on that view" i.e. via the car park.

The applicants refer to the National Planning Policy Framework (NPPF) in RTR items 16 and 42-45 and extensively in RHS para 4.1. Looking at the NPPF I do notice one clause not cited by the applicants, namely 132, which contains the sentence "As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."

Our case is that the view of the Malverns is a small but real heritage asset and that the applicants have neither followed their own consultants advice to mitigate the impact, by minimising the height, nor have they clearly or convincingly demonstrated why a building with a potential internal height requirement of 7.5m needs an external height of 12m. Nothing in the applicants latest additions to the website alters our view that the current application for a 12m hall should be rejected and a new application invited for a Sport England compliant multi-purpose hall which offers 7.5m clearance but does not block the view of the Malverns.

15 Christ Church Road
Cheltenham
Gloucestershire
GL50 2NY

Comments: 17th August 2015

My wife and I reside at the above address, with our 3 children, and wish to strongly object to the planning application for alterations to the CLC sports centre and the proposed floodlighting to the hockey pitch. We have lived at this property for 14 years and provide the following comments on the application and explanation for our objection.

It is understood that the CLC are seeking further planning permission for the extension of the sports centre which differs from the planning permission for the changes proposed in 2011 Ref No 11/01125/FUL & 11/01126/CAC. In addition, there is an application to install 15 metre floodlights to the Astroturf hockey pitch, which is located within metres of the bottom of our garden (see Photograph appendix 1).

Having been given permission to build the extension to the sports centre in 2011, a facility that required a designated height to fulfil the strict regulations for an elite, tennis facility, we now understand that the height of the roof is to be raised further. We note that the original planning application in 2011 had to be resubmitted with a lower height but still managed to fulfil the internal height specification. This new proposal is actually for a roof height even greater than initial rejected plan of 2011. The previous hall whilst still significantly impeding the view from Christ Church Road was thought to still allow the top of the Malvern range to be seen. The new plans for a significantly taller building would result in complete loss of this vista which is deemed a view of local significance. Whilst, in principle we support the upgrading of the centre, we strongly object to the increased height of the structure and do not feel the argument has been made as to why the height need to be greater now.

Despite the expense and work involved (for supporters and objectors) in achieving planning consent 4years ago nothing has happened to the site in the interim. It appears our original concerns (2011) with regard to "the thin end of the wedge " are coming to fruition. Perhaps emboldened by their previous success this further more challenging proposal is being made (Statement from Evans Jones Architects current website - "Case Study: Cheltenham Ladies College Sports Centre "Evans Jones Planning have led the project up to this point achieving Planning Consent in October 2011. As the site is set in a prominent position within a Conservation Area we consider the achievement of a consent first time, without resort to appeal to be a significant achievement.") If planning is granted this time what plans will be proposed in 2019? There are certainly already some additional ideas with regard to the boarding house sitting adjacent to the sports centre.

The school appears to have managed since 2011 without the stated urgent need to increase its provision of indoor space. The independent schools inspectorate gave a glowing report of the school congratulating them on their sporting achievements and availability of extra- curricular activities (Oct 2014).

Despite the stated problems of lack of space for the pupils the commercial gym continues to encourage additional members, classes for members and non-members continue within school hours and access hours to the gym areas for members have not been altered to increase use for the girls.

We understand the need to update facilities, we are very aware of the long term health and wellbeing benefits of sport, the governments aims in increasing involvement in sport and are strong advocates of good sporting provision for all but these must be considered in context. The CLC is not the focus of this government goal, their current provision and pupil involvement are far in excess of what many schools could only hope to attain. The new internal design does appear

to provide a more practical, multipurpose space but with the large internal space allowed for in the original plans the same should be achievable without alteration of external dimensions.

The commercial use of the sports centre after school hours has increased in recent years to the detriment of the previously peaceful local environment. For example a Roller Disco every Friday evening over which the sports centre staff appear to have minimal jurisdiction to control noise levels, circuit training (for members and non-members) particularly in warm weather when doors are opened or the class is moved outside and summer holiday use by visiting foreign schools often with large numbers of unsupervised teenagers hanging around the centre. It is therefore of great concern that with a new expensive sports facility any opportunity to maximise income beyond the usual school curfew will be taken resulting in further disruption.

Demolition of the old squash court and its inclusion in the new building and the aesthetic improvements in the external façade are not opposed.

The proposed installation of floodlights to the Astroturf hockey pitch involves erecting six 15 metre floodlight structures to illuminate the pitch. The proposals outlined are thought to be justified by the need to provide hockey training facilities for the pupils between 15.00hrs and 19.00hrs weekdays (15.00hrs and 20.00hrs Saturday) through winter month term times.

We would suggest that maximising daylight hour pitch usage would be the first most appropriate thing to do. Personal observation notes this is not currently the case. Not only is daylight in wintertime of significant health benefit (seasonal affective disorder, vitamin D production) with the reduced impact of harmful UVA & B effects that occur in summer, it is a far more sustainable approach without the detrimental environmental problems of increased energy consumption and light pollution. Nowhere in the plans does it document a minimum number of people to be using the pitch to allow floodlight use. The adverse environmental impact of the flood lights means switching them on to allow 1 or 2 players to do some training would be negligent.

Whilst trying to extend pitch use it should also be remembered that poor light is only one reason and wind, snow, low temperatures and rain are also factors. The floodlights, therefore, that will be present throughout the year are likely to add significantly fewer playing hours than initial calculations may suggest. With the already accepted sports hall plan (2011) indoor training is suggested as a more predictable and practical solution.

The CLC actually already have a floodlight pitch. Its introduction was also contentious. It is considerably further from any residential property than the new proposed site but still required screening with a large embankment and trees. It appears to have been built to a high specification with spectator seating but remains underused with or without lighting (timetabled use and "lights on" do not constitute actual usage). We have been led to believe that its 12metre tall floodlights are insufficient and illumination of the central pitch is inadequate. Rather than correct this, new plans are to floodlight another pitch with even taller floodlights but one so close (2metres) to residential properties that no screening to limit light spill or noise reduction will be possible. The floodlights when extended will be near the childrens' bedroom windows. Although the lighting engineers calculations imply light falling directly on the windows will be within permitted limits this completely understates the impact of a very brightly lit large area less than 20m from their windows. Very different to the subtle street lamps at the front of the property.

The lighting expert's calculations determine the area to be in an E2 (low distinct brightness) zone with lux readings of 0.26 - 0.55. This is with the existing floodlights on. Should the new floodlighting be allowed the new predicted light levels in our gardens are up to 50 lux, over 100 times the current light level. Does this mean future calculation of this locality's environmental zone would be with the new floodlights on placing it well in excess of the E4 environmental zone?

We are aware of the CLC's previous attempt to install floodlights at the Well Place tennis courts. This was rejected but one point in support of the site was its containment. This is not the case on this hockey pitch. From the drawings submitted by the architects on the 13th August 2015

(proposed floodlight 15 metre height, retracted to 4.5 height and view of proposed floodlights) it is clear that the floodlight whether extended or retracted will be visible from the road at 15 Christ Church Road as it is taller than the intervening garage and in fact all floodlights when extended and in use will be taller than the adjacent 4 storey houses and the sports centre. You will also note that from the sketches a tree has been drawn in suggesting limited impact on the view from the road at 15, Christ Church Road particularly when retracted. However, from the actual site photographs below the drawings clearly no such tree exists. Should this uncontained floodlighting be allowed the character of this area will be changed forever. The warm glow of the subtle lighting of Christ Church's facade and the soft street lighting will be lost and completely at odds with the overwhelming bright white rectangle immediately behind the houses. This light will be visible from a considerable distance and accentuated by the surrounding low level of lighting. The lights when on will be easily visible from Christ Church Rd, Douro Rd, Lansdown Crescent, Malvern Rd, Wendover Gardens and Eldorado Crescent. They will also be taller than the proposed new sports hall and possibly will be visible from Gloucester Road. Their presence will dominate the evening winter landscape and severely and adversely affect the whole feel of this conservation area.

There are also road safety concerns - a motorist approaching Christ Church Road from Douro Road will be faced with bright floodlights interspersed by much darker house frontages making appreciation of other road users, particularly cyclists and pedestrians at night or in twilight far more difficult to appreciate when in the shadow of a building. The eye adapts preferentially and quickly to a bright light making shadow more intense. Also, as mentioned in our 2011 objections despite a fire engine managing to park in the car park by the current tennis courts adjacent to the sports centre visiting team coaches never do but use Christ Church Road. Pedestrian access to this car park from the hockey pitch would also be limited by the new sports hall making Christ Church Road coach parking inevitable. The coaches are often parked illegally close to junctions or blocking driveways, leave their engines running and several are often parked at a time. This poses significant danger at any time of day but on a dark evening would be an even more significant threat.

It should also be noted that once floodlights are in place they could be used on any occasion between the allowed hours. Whilst hockey is documented as the main reason for extended pitch usage tennis has also been discussed at pre-planning meetings. It is therefore quite likely that it is not just winter months when the floodlights may be used but on many dull summer and spring days. It is therefore likely there will be many occasions when they are switched on at a time when curtains in our houses are open or we are using our gardens.

The effect of the new proposed sports hall will also provide at further surface to reflect light towards the opposite boundary. Should the estimated light levels be an under estimation will local residents have any recourse to have the floodlights removed? In addition, the next planning proposal would no doubt be to extend the floodlight hours to allow commercial use for non-school teams and provide a further revenue stream as already happens with the sports centre.

Any use of a hockey pitch brings with it a considerable amount of noise. It is proposed that matches will be played which will create a significant increase in the noise levels of the usual hockey practise from players and supporters. This will be at a time when our family will be trying to eat, converse and relax after a busy day. Combine this with the glare of the floodlights because the kitchen blind is usually open until after sunset, and our pleasant evening is going to be shattered.

We are privileged to live in such a location. The CLC are a valued local school and business which has done much to ensure the continued success of the town and have contributed to improving the local environment with refurbishment and improvement of several notable local buildings. However, it is a symbiotic relationship and the school is advantaged by its location in a pleasant residential area and this should be preserved. We cannot support the current proposals of floodlighting and a much taller sports hall and conclude the above proposal will lead to a significant loss of local amenity (defined as "the pleasant or normally satisfactory aspects of the

location"). We find it especially difficult to understand how it could be considered acceptable to floodlight a site with no containment, in a conservation area, within metres of residential properties and in clear view of many road at multiple points when a more sensible and economic approach would be to upgrade the lights for the existing floodlit pitch, which exists, and affords some protection from the light.

Appendix 1

View from kitchen/dining room indicating how close the pitch and hence floodlight area will be. The floodlights when up and lit will be taller than the roof of the house!

Comments: 1st October 2015

We have been asked to submit further comments on the additional drawings and documents submitted for the above application. We wish to make it known that all our original objections, comments and submissions still stand. We fully understand and support the objections raised by our neighbours and will try to raise further points whilst avoiding excessive repetition.

There have been a significant number of new or updated documents uploaded which we have considered and will address individually.

1. Additional info Justification Statement

Maintaining the special character of the area should be as important to the school as it is for local residents. It is therefore disappointing that this statement makes no reference to demonstrate an understanding or empathy towards the views of the local community on whom this project will impact greatly. We are sorry the school were unable to consider some concessions or generate more constructive, amiable dialogue with local residents.

The future aspirations of the school are clear but the document does not provide specific detail with regard to use of the sporting facilities only generalisations. We have no issue with the improvement of indoor facilities but only ask these are restricted to the previously approved external dimensions. With regard to floodlighting, over the last month, despite good light in the afternoons and evenings use of the pitches has been very limited which does not support the justification for provision of 2 floodlit pitches.

We can appreciate that 'sport in blocks' is more time efficient but mornings should also be considered as potential blocks for obvious daylight reasons. We assume involvement in the sporting sessions timetabled up to around 4.30pm is mandatory but after this participation may be encouraged but is optional. At this time sports of the girls own choosing are more likely to be pursued and as documented by the Principal, the CLC survey shows a move away from team sports, in keeping with similar findings by Sport England to those that would be provided by the sports hall further reducing demand on the pitches in the late afternoons and early evenings.

Whilst we have been led to believe hockey has been the main rational for floodlighting the older pitch but this statement lists multiple sports - tennis, netball, lacrosse, football, hockey, cross country training further demonstrating the lack a clear plan or need for its intended use. As we have learned during this planning process, floodlighting requirements vary widely between sports and cannot believe a second inappropriately lit pitch should be approved. There is still no mention of improving and optimising use of the current floodlit pitch.

The occurrence of wet or frozen pitches is correctly used to support the argument for increased provision of indoor facilities but at the same time reduces the justification for floodlighting.

The Principal expressed concern that her pupils may be considered or feel like "second class citizens" due to the lack of facilities. We consider this comment inappropriate and doubt any residents in Cheltenham would regard the CLC pupils as such.

2. Response to reps

We will respond to the specific responses to our initial stated concerns (now labelled as points 47 - 59)

47 - The decision is between complete loss or restriction of an agreed locally significant view. Economic gains if any for the school of a higher roof versus a lower roof cannot be calculated now and are unlikely ever to be. Its social role can only be for the members of the school not the community at large and again how does roof height influence this? Any perceived difference in this between the new and the original plan is unquantifiable. We also question the "environmental role" of such a building compared to the originally agreed plans.

48 - No statements of restricted further development on the site are given in the justification document.

49 - 50 - We still maintain, through personal observation, that the hockey pitches remain chronically under-utilised despite all the timetabling and match practice issues the school report to have and that floodlighting an additional pitch cannot be justified.

51 - Noise reduction will be a relief but we beg to differ with the statement "outside commercial interests are not a concern to this project". There is no reassurance that future commercial activities in the hall or on the pitches will not be offered.

52 - We still await suggestions on a minimum number of people required to be using the pitch in order to warrant floodlight use. When insufficient people or no-one is present lights should be off and retracted.

53 - the quoted document and the lighting consultants comments do not address the concerns of having a 15 metre floodlight adjacent to our garden boundary and the sense of loss of privacy. The Clean Neighbourhoods and Environment Act 2005 clearly defines light intrusion as a nuisance to be protected against, it does not require specific lux or luminance to be reached merely that if normal living patterns or activities are altered or affected by light spillage it should be considered a nuisance. We would also ask that if the floodlights at anytime exceed the stated legal maximum for light spill on domestic residences that they would have to be switched off immediately.

54 & 55 - Diagrams have been updated and demonstrate the absence of any screening trees at the bottom of our garden. We also submit that a wall of less than 2m is dwarfed by an adjacent 15m floodlight and provides no useful restriction of light spill. No comment or consideration of the impact of 3 floodlights that have no screening of any sort and will be very visible from Christ Church Road between houses 11 & 15 has been made. This will result in considerable loss of amenity and cannot be considered to be of low or no impact.

56 - We have major concerns about the road safety. The fact that the Evans Jones are not aware of road traffic accidents caused by floodlights is of no reassurance. We live opposite the junction of Douro and Christ Church Roads and regularly hear screeches of breaks and horns going as cars try to pull out of the junction. Cyclists have been knocked over, whom we have assisted, and thankfully no one has been severely injured yet. The eye's adaption to areas of brightness accentuates shadow making cyclists and pedestrians in these areas even less visible. The floodlights will be on during rush hour, at twilight and in damp/misty weather and will make this junction even more treacherous. That fact that nobody has been seriously injured in recent times does not make it acceptable to ignore the potential risk.

57 - We strongly disagree with the statement that the use of the floodlights in the summer, if dull weather, would not have any impact on local residents. We are most likely to be outside at this time of year. We would request restriction of use also to be based around British Summer Time in addition to the curfew hours proposed.

59 - Use will certainly be varied according to the Justification document, which describes multiple sports that could be using the pitch. Noise will remain an issue, shouting, screaming, whistles and horns are not reduced by backboard padding.

3. Revised Heritage Plan

We disagree with a number of points in this report.

5.3 The statement "the feeling of spaciousness would be little altered by the proposal" - in a north south direction this may be the case but it cannot be said of the impact from the east west direction when the scale of the building will have a huge impact restricting the vista in an abrupt and very dominating fashion. Whilst the current squash courts are not pleasing to look they have a minimal impact compared to that of the proposed new building.

5.6 - Whilst there is some concealment, with the trees in leaf, the planned use of the floodlights will be in winter when the deciduous trees are without leaves meaning there will be a considerable impact from the floodlights. This also does not address the view of at least 3 floodlights which would be visible from Christ Church Road with no tree of any sort to act as a screen between house numbers 11 & 15.

5.7 - The new building will not be subservient to the old building particularly when viewed from the east as clearly demonstrated in the proposed site drawings 7554/SK0101 and SK029. The roof will be virtually as high as the existing roof and the claim that the view is already blocked by the current trees again is not relevant as they are deciduous and therefore do not block the view in winter.

5.19 - We disagree that the proposed floodlights would have a low impact. The current floodlights are shielded by a large planted bank and are considerably further from neighbouring houses. The other existing lighting is restricted to a few very low level lamps and wall lights. We also refer the light consultant's grading of the area as E2, low distinct brightness and as several of the consultees have stated the true impact of the floodlights cannot be usefully assessed with the current provision of information.

This revised report is clearly at odds with the landscape architects comments from the 14/08/2015. Consideration should also be given to the fact that hedges can be pruned to reinstate views, however, buildings cannot.

We would also draw attention to the statements in the Lansdown Character Area Appraisal and Management Plan July 2008 which asks for the control of new development and particularly mentions the "negative impacts of the presence of equipment or installations on or around buildings, such as large aerials or satellite dishes" and in action LD3 advise the use any planning powers to ensure that equipment or installations are installed away from public spaces and views, so as not to detract from views.

4. Revised drawings

There remain several inaccuracies in the drawings.

In diagrams 7554/SK065 and SK066 the cross sectional view through No. 15 is incorrect - what appears to be a wall is drawn significantly taller in relation to the house than is the case and the ground level and direction of slope are incorrect across the whole house and garden.

The ground contours at the floodlight footing is also incorrect and it is therefore still unclear exactly where the floodlight would be placed in relation to our rear boundary and the subsequent course of the path between the hedge and hockey pitch.

The floodlight posts are always drawn as thin poles in every diagram but are telescopic masts of increasing girth towards their base and their actual width is difficult to appreciate from these drawings.

There is still no photograph, diagram or drawing of the view from Christ Church Road between houses 11& 15. Here at least 3 floodlights will be visible without any screening. The impact on the local amenity has not been adequately documented or even considered, a considerable the of light will be visible between numbers 11 and 15 Christ Church Road in addition to the 3 flood light masts.

Conclusion

The Cheltenham Ladies College obviously have many paid professionals helping them with these proposals. We hope the elected council members involved with this application consider they act as our representatives. We request our comments are regarded with equal importance despite our lack of formal training in these matters. The proposals will have considerable negative impact on our privacy, immediate environment and local amenity, not that of the architects, heritage or lighting consultants who do not live in the vicinity of the planned development. If any of our arguments or statements are unclear or if we can provide any more information that would help inform your decision, please do not hesitate to contact us.

130 Hatherley Road
Cheltenham
Gloucestershire
GL51 3PN

Comments: 24th September 2015

I have seen that there is a planning application to re-construct sports facilities at Cheltenham Ladies College, and in particular, there is a proposal for a flood-lighting the hockey-field.

I do not live near the proposed facility and have no particular axe to grind. But there is a debate between objectors to the plan and the lighting consultants supporting it, about the effect of mist and rain on light spillage on to adjoining properties. This makes reference to the experience of Hatherley Road residents who are affected by the floodlights of the similar installation at Dean Close School. I am one of these residents, and have comments to make.

There is no doubt that the presence of mist or fog increases light spillage on to our properties very considerably, and would presumably also do so also at the CLC installation, where the proposed lights seem to be closer to the houses than we suffer in Hatherley Rd. One of the objectors has taken measurements that quantify this. In response, the lighting consultant has raised a number of technical queries, but it is obvious that the general conclusion is true. In misty weather, when the floodlights go on, there is a wall of light on the hockey pitch opposite our house.

One of the queries raised by the lighting consultant was to what extent the increased light comes from scattering of the street lighting by the mist, as opposed to the floodlights. I can't put a figure on this, and don't think anyone has taken measurements, but the reply is obvious to us -a lot of the extra light is coming from the floodlights. Actually living here, we see the effect of the floodlights coming on, and we see the reduction in spillage on to our property when the lights go off. It is very noticeable.

The consultant says that in his experience light can be scattered by mist and rain, but there is not a significant increase in spill light, 'though there might be an increase in perceived spill light'. I'm afraid I don't understand the difference between scattered, spilled, and perceived spilled light. All I can say is that we get a lot more light on to our frontage from the floodlights opposite when the weather is misty than when it is dry.

A curious comment made by the lighting consultant is that the increase in perceived spill light is caused by illumination of the water droplets around the lights, "however, light is dissipated in all directions." Of course it is dissipated in all directions, that is exactly the problem. On a dry day,

the floodlight design contains most of the light and directs it down on to the pitch; but in the mist, light is scattered in all directions, with an increased proportion of it landing on the surrounding house frontages.

In summary, although the lighting consultant claims that in his experience, wet or misty weather does not greatly affect the amount of light that spills on to nearby buildings, the experience of those who actually live near such an installation is that it does indeed affect it, a lot.

17, Christ Church Road
Cheltenham
GL50 2NY

9th August 2015

Mr E Baker
Senior Planning Officer
Built Environment Division
Municipal Offices
The Promenade
Cheltenham GL50 1PP

Dear Mr Baker

Re: Planning proposal 15/01171/ful

We are grateful to the Planning Committee for considering our grave concerns regarding the proposed redevelopment of the Cheltenham Ladies' College (CLC) sports facilities.

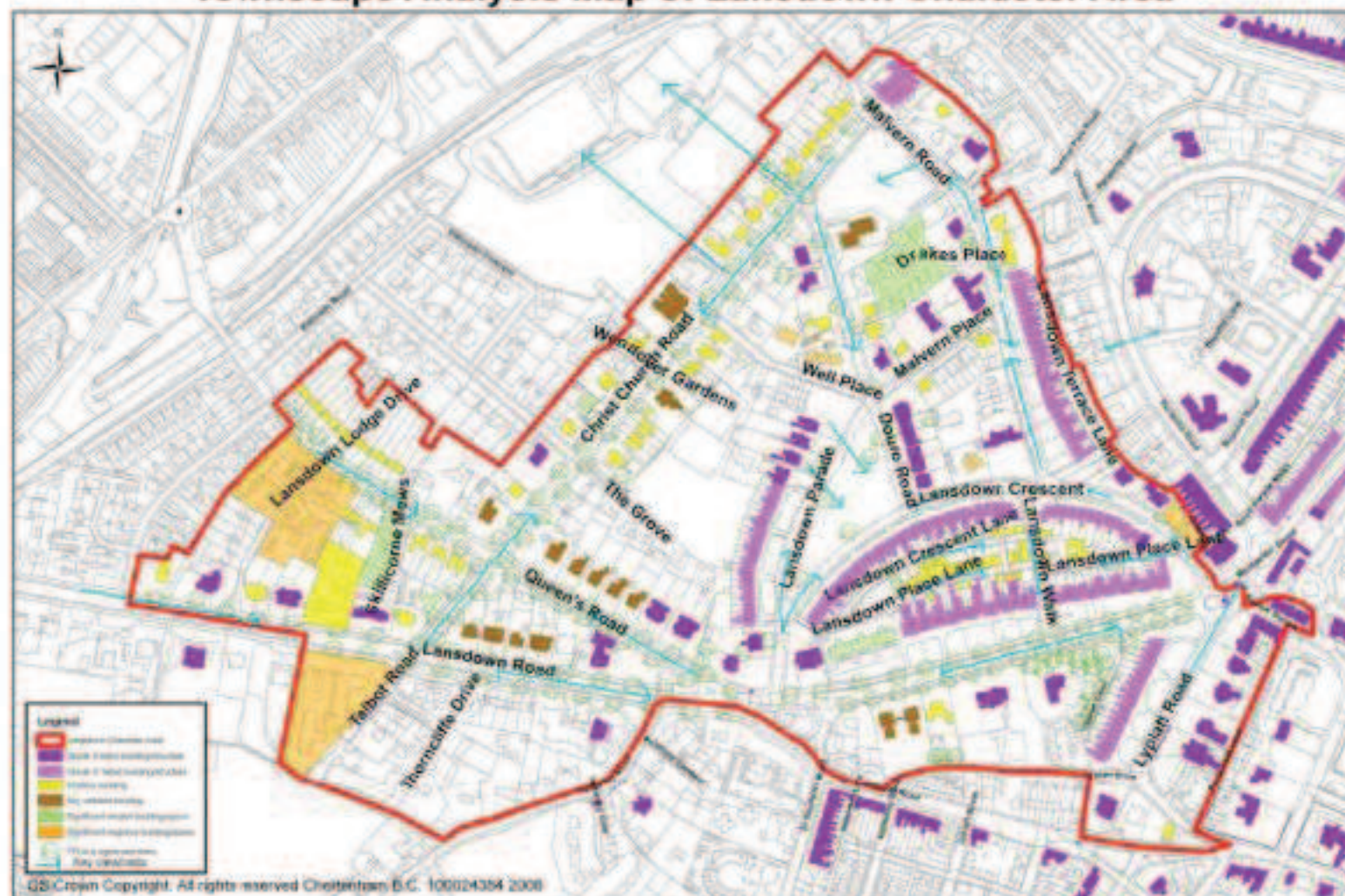
Our observations on the proposal are:

The adverse impact on the Conservation Area

1. Lansdown is a Conservation Area as described within the Planning (Listed Buildings and Conservation Areas) Act (1990) as well as current Government policy that is set out in Planning Policy Guidance 15 (PPG15). This legal protection encourages that the best features of the Conservation Area are preserved and that new buildings and street works are designed to maintain or enhance the area's amenities. Development should not cause any decline in the amenity value of the area.
2. The views from Christchurch Road that are marked in pale blue on the map below, are definitely identified as *key view vistas* (Local Development Plan Character Area Appraisal 2008: 1). If the sports hall is extended in length and height, one of these views from the

public highway that runs through the CLC school carpark, on through the sports field and onto the Malvern Hills in the distance, will be entirely obscured. An irrevocable harm for all those who work and live within the area.

Townscape Analysis Map of Lansdown Character Area



As noted in the Lansdown character appraisal and management plan report (2008:15) "Glimpses of the Malvern Hills are displayed in spaces between buildings and trees along Christ Church Road, particularly visible across the low-lying Ladies' College playing field. These views are important in establishing a rural connection and providing enclosure" (2008:15). The unnecessary (see below) enlargement of the sports hall and erection of floodlight pylons will obliterate the cohesion and balance that currently exists between the urban environment and an ancient landscape by imposing an industrial atmosphere.

3. The exceptionally close proximity of the floodlights to the houses and homes of this residential area will materially affect the nature of the community. The residential part of the community will be subsumed by the modernist school building.
4. The views identified on the Townscape Analysis Map are specifically emphasised as important to the character of the Conservation Area; the plan (2008: 16; 23) clearly states that vistas such as these "are important in offering an attractive setting for surrounding

buildings, enhancing the character and appearance of Lansdown and providing important open spaces within a built-up area"...and the... "...occurrence of public and privately owned trees and green spaces in the area greatly enhances its setting, character and appearance. Such spaces need to be well maintained and protected".

5. Further, the Plan emphasises that best practice for Council is to ensure that all developments respect important views and preserve or enhance Lansdown area's character: installations (such as floodlights) must be positioned away from public view or prominent positions. Clearly, flood lights will not enhance Lansdown's conservation identity and run directly counter to the spirit of the Plan.

Sports Hall Development and floodlighting the pitch adjacent to our home

1. We understand the wish for CLC to improve its facilities so as to maintain its commercial viability that attracts considerable economic benefit to the town. We also recognise that the school has a duty to nurture the health and well-being of its students. However, it would seem fair that these duties should be exercised with due regard to the health and well-being of its immediate neighbours and the local community. So, although we find the prospect and design of the new sports hall to be unattractive and incompatible with the vision and objectives of the Cheltenham Plan (2013) and the Conservation Area Local development framework for Lansdown Area (2008), we acknowledge – with great regret – a potential need for CLC to redevelop the sports hall. We would simply ask that the planning committee considers the overall height of the facility so that it is no higher, for its proposed activities, than is recommended by Sport England.
2. The additional proposal to floodlight the hockey pitch immediately adjacent to our home is very distressing. It is impossible to understand the need for the extension of use of this pitch when there is an already a functioning floodlit pitch that is not used for significant periods of time, even during daylight hours, throughout the year.
3. We note that the new proposed floodlighting of the pitch is in an asymmetric layout, presumably, due to the manipulation needed to theoretically achieve the lighting levels that would barely comply with pollution regulations. By necessity this will provide an

uneven illumination of the playing surface. This is inherently dangerous for those playing high-speed games such as hockey, and will increase the risk of serious injury.

4. The proposal makes no reference to the traffic that will result from the extension of the sports hall and floodlighting of the pitches. The car park on Christchurch Road is already heavily used by CLC Sports Centre members and Airthrie school parents. Furthermore, the road itself is regularly used by visiting teams to park their coaches. Often, the coaches' engines are left running and we have to ask that they are switched off to reduce noise and exhaust pollution. Similarly, coaches frequently obscure or even block our drive way so that access is impeded. With more than one coach the scenes can often be chaotic and dangerous for pedestrians and other road users at this busy junction. With an increase in traffic, as a consequence of this development, the situation and dangers will be exacerbated.

It should be noted, that the established floodlit pitch at the other end of the sports ground already has a facility to park coaches and minibuses, however, this area is rarely used because access to this secluded area is a little more difficult than the street outside our homes.

Without adequate car parking facilities the Christchurch Road car park will become even more dangerous and the amenity that Christchurch Road affords to Cheltenham - the beauty of a wide tree-lined residential vista - will be replaced by a coach and minibus pound. Allowing this to happen would be in direct conflict with the third theme of the Cheltenham Plan (2013), which aspires to allow Cheltenham to be 'a place where the quality and sustainability of our cultural assets and natural and built environments are valued and recognised locally, nationally and internationally'.

5. It would seem more sensible for CLC to upgrade its established floodlit pitch, which was built with specific light and noise reducing features that include significant screening, sinking of the pitch and a steep perimeter bank covered in indigenous vegetation that has matured over the last 15 years. If CLC genuinely wishes to increase participation, we question why the modernisation of the floodlighting of this pitch with its established nuisance- reduction features has not been considered. Upgrading this pitch with the latest floodlight technology would actually reduce the impact on the residential amenity of Lansdown. It is difficult to understand why this option has not been submitted to the planning committee.

6. The pitch to be floodlit under the current proposal will require significant renovation. The pitch is prone to flooding and freezing and so is not playable for significant periods through the winter months. Pictures 1 and 2 (below) were taken from the rear of our property in November 2014.



7. To illustrate the close proximity of the pitch to our property, we frequently are asked to return balls that have landed in our garden after normal sporting activities. This is not a problem and we have always been courteous and accommodated the retrieving and reuniting of balls to their owners. However, if the pitch is used more frequently the prospect of this becoming a regular activity of home life is not acceptable and will compromise the privacy and quality of relaxation afforded by our home.
8. This pitch dominates the foreground and middle ground from the ground floor to the third floor vistas from our house, which includes our living room, study and bedrooms. It is

difficult to understand how, because of the proximity to our home that any light reducing feature will have any impact on the light pollution on our lives.

9. Adapting the existing floodlit pitch would be less disruptive for residents and would demonstrate a better commitment to two of the three main themes that inform the vision of the Local Cheltenham Plan (2013). Specifically, to establish and sustain Cheltenham as a “ A place where people live in strong, safe, healthy, well-served and well-connected communities and a place where the quality and sustainability of our cultural assets and natural and built environment are valued and recognised locally, nationally and internationally”.

Personal and Community mental health and well-being

(With particular reference to the Clean Neighbourhoods and Environmental Act, 2005)

1. Recognising the necessity of a balanced symbiotic relationship between CLC and the community, we have tolerated the noise of hockey matches during the daytime with equanimity. The prospect of this increasingly unpleasant noise, from players and spectators, continuing into the evening would be very disruptive and significantly compromise the rights, as laid out in **Human Rights Act 1989: Protocol 1, articles 1 and 8**, to peacefully enjoy our home and garden.

Although we have seen the calculations of the lux light spillage we do not believe that these calculations reflect the typical conditions that reflect the seasons in Cheltenham. We are aware that light diffusion is exacerbated by wet and drizzly weather that is common throughout the year. Even on fair days light would trespass into our sanctuary, the sharp glare would dominate our lives, and a looming glow would invade our privacy and obscure the night sky and so prevent the recuperation we deserve at the end of our working days. Pictures 3 and 4 below are taken from our property in November 2014 and show the visibility of the established pitch with floodlights, even with its high screening vegetation bank. We tolerate this as we recognise the need for compromise to sustain community living. However, the proposal to floodlight the pitch in the foreground will cause significant and intrusive light pollution to our property and this will compromise our quality of life and is not acceptable or fair.



2. Light pollution is detrimental to the health and well-being of people and wildlife; meta-analysis has identified a real concern for the disruption to holistic physiological and psychological functioning of those who have reduced access to natural environments and have to endure exposure to artificial light (Falchi et al., 2011; Navara and Nelson, 2007). Berto (2014:394) notes the universal advantages of maintaining nature in urban environments: 'natural environments elicit greater calming responses than urban environments and, in relation to their vision, there is a general reduction of physiological symptoms of stress. Exposure to natural scenes mitigates the negative effects of stress and reduces the negative mood state and above all enhances positive emotions'.
3. The holistic health benefits to the CLC students of utilising natural light, over artificial light, have not been considered in this proposal. There is clear evidence of the accumulative personal, community and environmental benefits for children engaging in natural environments (De Vreede et al., 2014). It is now accepted that a well-designed urban landscapes can create a less stressful day and provide an opportunity for physical, cognitive

and emotional restoration. Maintaining natural elements and structural features in built environments helps to create urban community environments that are collectively “cognitive sustainable” and restorative from mental fatigue and the stresses of urban life (Joye, 2007; Grahn & Stigsdotter, 2003; Van de Berg et al., 2007). Our grandmothers encouraged us out into the fresh air and sunlight for our health. Has CLC considered the use of more imaginative timetables to encourage a healthy lifestyle for their students? We would certainly witness that the pitches are often empty during the daylight hours.

4. The health and well-being of the community including its wild-life – peregrine falcons and six species of small birds (bird count over one hour period in the morning, August 2015)- would be significantly compromised by both the destruction of natural habitats through the construction of and regular use of floodlights. The Royal Commission on environmental pollution considers that there is already sufficient research evidence for governing bodies to take action to reduce light pollution and light needs to be recognised that, just like noise and chemicals, in the ‘wrong quantity, in the wrong place and at the wrong time can cause problems and must be addressed explicitly’ (2009:30). The proposal to floodlight the pitch would lead to light nuisance so contradict one of the fundamental aims of the Local Cheltenham Plan (2013) which states that the natural and built environment are to be valued and recognised locally, nationally and internationally, therefore, we believe this proposal should be declined.

Social capital, Community spirit and sustainable futures

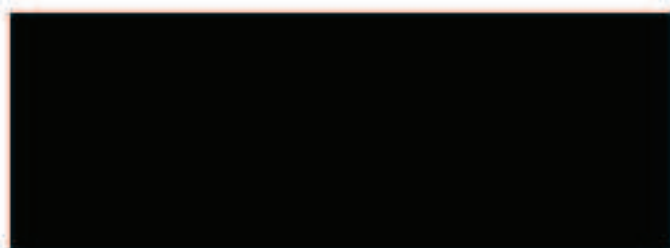
As residents living next to a potentially invasive development, we clearly will have concerns regarding our right to enjoy our home and privacy. At the ‘consultation’ meetings we found the applicant’s agents to be insensitive to our legitimate concerns through the belittling, dismissing and even ridiculing of our worries about the detrimental effects of the proposal. We have had to persevere in an attempt to fully understand the proposals and to construct an argument that gives a voice to our views. The experience has been most unpleasant and sadly has called into question our continuing desire to keep our family home, and to continue our contribution to maintaining diverse communities that share values of equity to access health and well-being without cost to others. Such an inclusive approach, if adopted by CLC and its agents, would have a less detrimental environmental impact and be more consistent and respectful of Lansdown’s

conservation status. It will also support actions that reflect a commitment to Cheltenham's Community Strategy Plan (2008) which states that the town should 'deliver a sustainable quality of life, where people, families, their communities and businesses thrive; and in a way which cherishes our cultural and natural heritage, reduces our impact on climate change and does not compromise the quality of life of present and future generations".

1. We would therefore on the grounds of the detrimental impact on the quality of life of the community, including CLC's students, and that on the natural urban environment ask that CLC explores the improvement of its currently floodlit pitch and maintains the unlit pitch in its current status.
2. All these concerns will be hugely exacerbated if this facility is built and subsequently, in order to address commercial and charity status requirements, CLC seek to extend its use further into the evening and night. We, therefore, request that in order to resist this inevitable consequence, that this professionally organised and financed campaign, which has dismissed and openly belittled the concerns of residents sympathetic to CLCs needs, should be suspended.

Thank you, for your attention,

Yours sincerely,



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17 Christ Church Road

Cheltenham, GL50 2NY

30th September 2015

Ms T Crews and Mr E Baker

Planning, Cheltenham Borough Council

Dear Ms Crews and Mr Baker

Re: 15/01171/FUL

We have read the responses by CLC, and their Agent, to our observations on their application to develop the sports facilities at the Ladies' College. These have not directly addressed our concerns nor even referred to our proposal for a compromise that could satisfy CLC's commercial needs within this residential environment.

To reiterate, we accept the need for CLC to develop its sporting facilities in order to meet commercial pressures as well as its requirement to provide for the sporting and recreational needs of its pupils. As neighbours, we reluctantly concede the need to accommodate any reasonable improvements in the facilities needed to meet these demands. Our objection rests on the apparent failure of the College and its Agent to frame their proposal according to established sustainable development guidelines.

The **National Planning Policy Framework 2012** (NPPF) introduced a 'presumption in favour of sustainable development' and makes clear that it is the purpose of planning to help achieve sustainable development, not development at any cost. To this end it contains strong safeguards to conserve and enhance our valuable natural and historic environment.

The NPPF informed the **Gloucestershire Joint Core Strategy 2013** (GJCS) that carried forward the promotion of sustainable natural and built environments. Strategic Objective 5 & 6 include:

1. Development [that is] well integrated with existing communities with regard to transport, infrastructure and service links and their visual appearance.
2. Development [has] created their own distinct sense of place, which was informed by high quality and inclusive design reflecting typical local settlement patterns, landscape character, house types and materials from the JCS area thereby producing a high quality built environment that respects and enhances local distinctiveness.
3. Making the best use of land by maximising the use of previously developed land.
4. Promoting the efficient use of natural resources, the re-use and recycling of resources,

And in Strategic Objective 9:

5. Providing...open spaces through the retention and development of a comprehensive green infrastructure network.
6. Ensuring that environmental quality and air quality is protected

The Cheltenham Plan 2013, which is part of the GJCS (2013), has three principal themes, the third of which...

...the quality and sustainability of our cultural assets and natural and built environment are valued and recognised locally, nationally and internationally...

...seeks to conserve and enhance Cheltenham's architectural, townscape and landscape heritage, particularly within the town's Conservation Areas. In addition, development should have high design and sustainability standards and is built to be adaptable over the long term. It should also minimise any impact on formal and informal green spaces and private gardens that contribute to local amenity and wildlife biodiversity.

In order to better meet these obligations, we would propose an alternative plan for the sustainable development of these facilities.

1. The existing sports hall is suitable for indoor tennis (LTA Document B2); there is sufficient clearance and floor space and, as the hall is already marked out for tennis, there is no need to consider a higher hall.
2. A new indoor multiple games area (MUGA) could be built adjacent to this existing facility on the proposed footprint, but would only need 7.5m clearance (<https://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>) to accommodate recreational activities and outdoor sports when the external facilities were not playable.
3. Finally, a safe external floodlit pitch (<https://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>) with a safe level of illumination for competitive hockey could be provided either by:
 - a. Modifying the existing illuminated and shielded hockey pitch.
 - b. Alternatively, a new area adjacent to the MUGA, which would allow three tennis courts to be built.

The advantages of this proposal would be:

1. CLC would be able to provide all weather year round facilities for most activities with adequate and safe lighting for their pupils.
 - a. The currently proposed lighting level (350 lux) is insufficient for safe competitive hockey that uses a heavy and hard ball. England Hockey stipulates a minimum safe lighting of 500 lux (<http://www.englandhockey.co.uk/page.asp?section=102>), and suggests the

safer 'Rush Hockey' that uses a larger and lighter ball for pitches with insufficient (350 - 500 lux) illumination.

- b. Even recreational tennis requires a recommended 500 lux (minimum 400 lux) on the principle playing area
(<https://www.sportengland.org/media/30506/Artificial-sports-lighting-design-guide-2012-051112.pdf>)

2. The impact on the Conservation Area and the residential environment would be minimised by refurbishing or replacing the surface and floodlights alongside a builders' merchant yard. This pitch is at a substantially greater distance (approx. 100m) away from residential properties and is screened by a bank covered in mature vegetation including trees. The proposed floodlighting is only some 5m from our garden and 25m from the windows of bedrooms with no space for the provision of any screening at all.

We cannot identify any cogent argument against this suggestion in either the CLC Principal's letter or its Agents' responses. Indeed, this proposal would seem to align with the aspirations to preserve the character of the Lansdown area as described in **Lansdown Character Area Appraisal and Management Plan 2008**. Lansdown is noted as a historically planned and distinctive residential estate and, as a Conservation Area, this special character is worthy of protection. Views of the Tower of Christ Church were noted to be highly important in enhancing the area and prevalent from a number of areas both within and outside the character area. Long distance views of the countryside were seen to be prevalent over roofs of some buildings. Such views can be seen from Douro Road of the Cotswold escarpment. Glimpses of the Malvern Hills are displayed in spaces between buildings and trees along Christ Church Road, particularly visible across the low-lying Ladies' College playing field. Views of Cleeve Hill are presented from the end of Lypiatt Road looking down Montpellier Street. These views are important in establishing a rural connection and providing enclosure.

Many of these would be at risk of being obscured by the necessary glare from the proposed floodlights.

Modern intrusions in the form of satellite dishes and large aerials were deemed harmful to the overall appearance of buildings and detract from their special historic and architectural qualities. These additions can often be seen clearly from public space which harms the character and appearance of not just the individual buildings, but the area generally. The same must apply to floodlighting.

In reference to the latter we believe that CLC's Agent has been inconsistent and incomplete:

1. In the use of accepted standards. They choose lower 'international' standards than those that have been deemed as safe by Sport England and England Hockey. The proposal is for a club standard competition hockey pitch.
(<https://www.sportengland.org/media/30506/Artificial-sports-lighting-design-guide-2012-051112.pdf>)

England Hockey Recommendations

Masts

Lighting masts must not be erected within the run-off areas (minimum of 2m on each side-line and minimum of 3m on each back-line). For non-competitive activities, the recommended mounting height is 15m; however for club competitions and ball training the mounting height needs to be at least 18m so as to avoid glare.

Shadows

To avoid disturbing shadows for the goalkeeper, it is recommended that 8 or at least 6 masts are used.

Minimum Lux Levels (Maintained)

Class	Maintained lux	Activity
I	750	High-grade national club and international competition
II	500	Junior and low-grade club competition
III	300	Non-competitive training

2. We remain concerned because insufficient detail has been provided to allow an assessment of the full impact of the proposal. The Principal's letter, with which we agree in principle, has not clarified the nature of the activities that CLC wishes to develop for its pupils. Whilst a degree of flexibility is required to future-proof this development, a sustainable plan of CLC's sporting ambitions should have been provided in order to avoid unnecessary costs in unanticipated future re-development.

We are especially distressed with the prospect invasive floodlighting of the 'old' hockey pitch. This will contravene our right to privacy and to enjoy our home environment.

The professional advice we have obtained indicates that the specifications included in the application are insufficient to allow a full assessment of the potential impact of light pollution on our homes, and by inference the safety of the pitch for even just practice hockey.

Specifically:

1. The angulation and wattage/lumens of each lamp has not been specified in any part of the application. Verification of the submitted data, which have not included standard deviation calculations, is impossible. It is unclear whether we are being presented with the worst case scenario for light pollution that Sport England recommends should be used in any consultation process. Are we being presented with the best case scenario?
2. Although light amplification due to weather conditions can only be calculated after installation, a professional opinion of the likely degree of this phenomenon can and should be provided.

Despite this, we would suggest that we have demonstrated a willingness to engage with CLC to allow mutually acceptable development within this very special area of Cheltenham. However, in the light

of the plan we describe, we would be grateful if CLC's application is declined as it runs contrary to the sustainable development required by NPPF and its derivative documents.

Yours sincerely,



PS. All documents that have been referenced were accessed today 30th October 2015



Sent: 19 October 2015 10:38

To: Councillor Garth Barnes; Councillor Jacky Fletcher; Councillor Paul Baker; andrew4leckhampton@gmail.com; Councillor Diggory Seacome; Councillor Bernard Fisher; Councillor Colin Hay; Councillor Adam Lillywhite; Councillor Helena McCloskey; Councillor Andrew McKinlay; Councillor Klara Sudbury; Councillor Pat Thornton; Councillor Louis Savage; Councillor Malcolm Stennett; Councillor Simon Wheeler

Cc: Ed Baker

Subject: Planning Application 15/01171/FUL

To the Members of the Planning Committee,

cc Mr E Baker, Senior Planning Officer

Planning application 15/01171/FUL: The Cheltenham Ladies' College Health and Fitness Centre

My wife and I are residents of Christ Church Road and strongly object to the above planning application for the extension of the sports hall at Cheltenham Ladies College (CLC) and the erection of floodlights on a second Astroturf pitch, which is situated next to our home.

We have written extensive comments which have been placed on the planning website and are sure you will have seen them. Nevertheless, we wished to specifically mention our concerns on the following points in respect of the implications of the proposed floodlights.

Road safety

Little comment would appear to have been made by the applicants on the junction of Douro Road and Christ Church Road. The GCC Highways Planning Liaison Officer states no reported collisions at this junction. We would not like this statistic changed, a single serious incident would be one too many.

Pulling out of Douro Road onto Christ Church Road is difficult due to the limited view and would be made more hazardous when faced with areas of bright light and deep shadow as the houses opposite are silhouetted by large floodlights. Pedestrians and cyclists would be particularly vulnerable. Proposed floodlight illumination times also coincide with rush hour accentuating the danger. We hope that during your site visit to the area you will be able to appreciate this risk.

We also have concerns that when dark, road traffic will be increased with visiting school coaches. These always park on Christ Church Road further compromising visibility and safety and their passengers increasing the number of vulnerable pedestrians.

Rejection of Well Place Application

We would like to draw attention to the documented reasons for rejection of the previous planning application for the erection of floodlights on the Well Place tennis courts by the same applicants. This was a smaller scheme with floodlights only 8m in height, on an enclosed site not visible from the surrounding public roads but only 300m away from the site of the current proposal. (APP/B1605/A/08/2082812)

The stated reasons include:-

“I consider also that the appearance of a brightly lit space in close proximity to the private rear sides of the surrounding houses, where darkness would normally be expected, would in itself have a negative effect on the living conditions of local residents. I conclude that the proposal would harm the living conditions of nearby occupiers, contrary to local Plan CP4.”

“There is a need for local amenity to be protected when considering applications for floodlighting. In this case it is necessary to balance the benefits of improving facilities against both the legal duty to preserve or enhance the character or appearance of the Central Conservation Area and the need to protect the living conditions of local residents.....and I conclude the appeal should fail.”

Light spillage levels are greater in the current proposal making these reasons even more applicable and justifying rejection of this proposal.

Noise

Whilst the suggested installation of backboard dampers on the hockey pitch is welcome, this reduces only one element of the noise created during hockey. The more constant high pitched shouting, screaming and whistling are intrusive and combined with bright lighting will result in a significant nuisance to adjacent residential properties. Furthermore, the justification document provided by the applicants suggests the use of the pitch will be for a number of different sporting activities for which the damper buffers will be irrelevant but other noises will still prevail.

Loss of amenity

The negative impact of floodlights on the local character of Christ Church Road would be immeasurable and once lost will never be retrieved. On a personal level the loss of privacy from a 15m tall mast with floodlights on top at our rear boundary and only 20m from our bedroom and kitchen windows cannot be imagined. This combined with the bright white block of light created by the 6 masts would be so detrimental to our current amenity as to make it unjustifiable. The College's desires must be balanced with the needs and rights of the local community.

Justification

The justification document produced by the CLC principal as the basis for the proposal describes aspirations. In this competitive, commercial sector one always asks for more so there is room for negotiation. It is difficult to believe there is justification for 2 floodlit pitches when their use with good natural light during the majority of the proposed floodlight operating hours has been minimal so far this term (see table below). Would it be environmentally sound to turn the lights on for 1 or 2 girls to briefly use the facilities? Surely for an environmentally friendly and sustainable proposal optimisation of existing facilities and daylight is paramount. The

existing floodlit pitch should be up-graded and its use maximised. Not only are the environmental benefits evident but this pitch is also further away and afforded some screening from adjacent houses.

The CLC state this proposal stems from the previous rejection of floodlighting for 3 tennis courts used also for netball at Well Place, yet this proposal is for a hockey pitch. The obvious solution, to accommodate these 3 tennis courts between the existing floodlit area and the new sports complex, does not appear to have been considered.

Conclusion

We fully appreciate the CLC need to upgrade their facilities and are keen to support them as a successful local business, however, the enormous negative impact of this proposal on local amenity, the loss of privacy and safety issues go far beyond what should be considered an acceptable balance. This application should be rejected for all the stated reasons in this and the previously published letters.

Yours sincerely,

[Redacted Signature]

15, Christ Church Road

Astroturf pitch use 4.30pm onwards Mon to Fri, all day Sat Sept/Oct 2015

x = no use o = no data

	Old Astroturf - site of current proposal	Existing Floodlit pitch

Mon 7 th Sept	x	x
Tues 8th	x	x
Wed 9th	x	x
Thurs 10th	2 girls briefly on pitch	
Fri 11th	Football	½ pitch in use
Sat 12th	Hockey match 3-4pm	Hockey match 3-4pm
Mon 14th	x	x
Tues 15th	x	x
Wed 16th	x	x
Thurs 17th	x	x
Fri 18th	x	x
Sat 19th	x	x
Mon 21st	x	x
Tues 22nd	x	x
Wed 23rd	x	In use
Thurs 24th	o	o
Fri 25th	Football	x
Sat 26th		
Mon 28th	3 joggers at 5.30pm	In use
Tues 29th	1 jogger 15mins	x
Wed 30th	3 girls for 30mins	In use
Thurs 1 st October	x	x
Fri 2nd	Football	x
Sat 3rd	Match 2-3.30pm	Match 2-4pm

9, Christ Church Road, Cheltenham, GL50 2NY



03 August, 2015

Mr Mike Redman
Built Environment,
Cheltenham Borough Council
Municipal Offices, Promenade,
Cheltenham,
GL50 1PP

Planning application 15/01171/FUL: The Cheltenham Ladies' College Health and Fitness Centre

Dear Mr Redman,

On behalf of my wife and myself I wish to comment on and strongly object to various aspects of this application, which I note has been submitted while many are away on holiday. Our house, which overlooks the site, was first occupied in 1894, a few years before Christ Church Farm became the "The Ladies' College Playground".

In my mind the current application comprises two parts: a revision to the granted 2011 application (11/01125/FUL) in which a proposed tennis hall adjacent to the existing sports hall becomes a multi-use sports hall; and an application to floodlight the "old" astroturf pitch, which was not part of the 2011 application. I comment and object to these separately in detail below. We do not object to the sports hall in principle, just its unnecessary bulk and height which needlessly blocks a key vista. On the other hand we urge you to reject the application for floodlights completely.

The sports hall proposal this time involves a 12.0m high multi-use hall as opposed to a much lower 9.6m high tennis hall in the 2011 application. This new hall will be alongside the existing 12.4m high sports hall, all with the same floor level. All but one of the fitness, health and sports activities which the applicants wish to take place in these halls, as listed in their Design and Access statement, can be accommodated in halls with a clear height of 7.5m everywhere, the Sport England standard. The single exception is tennis which requires a greater height at the net. Quite amazingly, given this was a key argument in the 2011 application, the applicants again overstate the height requirement for tennis, stating it to be 10.67m at the net, not the 9.0m clearly stated by Sport England and the Lawn Tennis Association. This will have coloured the whole approach of the architects, since as the agent makes clear in the Planning Statement (para4.21), tennis has determined the height of the building. Moreover, while Sport England state that tennis is not usually played in multi-use sports halls because of the difficulties in getting the ball bounce right, it is also the case that the Design and Access statement clearly calls for only one "optional" tennis court in one of

the two halls. Perhaps again because of their mistaken belief in a 10.67m height requirement, the applicants have chosen to place tennis in the new hall and ignored the fact that the one tennis court could be fitted in the existing hall. This has, I estimate, an 8.95m clearance everywhere. With tennis in the existing hall, the new hall could be of Sport England standard where 7.5m clearance is achieved in halls with maximum roof heights of about 9.5m, as in the 2011 permitted scheme. This would reduce significantly both the bulk of the building and the extent to which a key vista of the Malverns, identified by the conservation department of the Council in the Lansdown character area appraisal, is blocked. Given that the applicants are blocking this key vista from the public highway, and thereby harming the conservation area when they very clearly do not need to, we ask you to reject this application and invite another with a 9.5m roofline. Our reasons are set out in more detail in paras 1.1 to 1.3

Our reasons for objecting to the 15m high floodlights on the Christ Church Road pitch, which is very close to our houses and gardens, are set out in considerable detail in paras 2.1 to 2.6 below and summarised in para 2.7 at the end. We are very disappointed that the applicants now wish to vary the 1997 approach in which a floodlit hockey pitch and floodlit tennis courts were permitted well away from our houses, not near them, and all access for hockey matches and other sports was via Malvern Road. We cannot be certain but the suggestion was, during consultation, that the existing floodlit pitch, which is used far from 100% of the time, has lighting problems. We believe the answer is to fix those problems, not inflict floodlights on us.

In terms of the application and its merits or otherwise we note that in trying to shoehorn in this scheme for match hockey, netball and tennis, the applicants have underlit it in comparison with levels described as "necessary" by the Council's own consultant for the Dean Close application for match hockey, and also underlit by Sport England and Lawn Tennis Association standards. Moreover it does not meet national or international hockey lighting uniformity standards. We believe that the application if permitted would have significant adverse effects, by way of light pollution, noise, traffic and parking problems, on the residential amenities we currently enjoy. We agree that the rear of our properties fall into zone 2 of the Institution of Lighting Professionals guidance but whereas the applicants claim that light levels falling on our houses would be within zone 2 we argue that that is far from the whole story because their data only include the effects of light travelling directly from the luminaires to our house and ignore reflection from the pitch and scattering in the atmosphere, effects described by Sport England as unavoidable and Thorn Lighting as quite significant but often ignored. Measurements on Hatherley Road when Dean Close flood lights were on, showed, that at a given position, 1.3lux on a clear dry day increased on a rainy day and became 5.4lux on a misty but hockey playable day. On the basis of this, and simple analysis to predict the levels of light reflected from the pitch, we conclude that when translated to our houses, where lights are much closer than in Hatherley Road, light levels will approach the zone 2 limits on clear days, will exceed them on rainy days and may even reach 20lux on misty days. Levels in our gardens, as predicted by the applicants for clear days are up to 50lux, which is 25 times higher than the 2lux which the Council's consultant advised might cause complaints in Hatherley Road and merited special mention in the decision notice.

We also argue there will be noise problems and are amazed there is no mention of the floodlighting in the transport statement. While we accept that some may argue that floodlights on 15m masts may not alter the character of the conservation area we suggest it is impossible to deny that lights behind and perhaps above our houses will have an adverse

effect on the appearance of the conservation area as perceived by pedestrians and others, and thus harm it.

We do not believe that refusing the floodlights part of the application will have an adverse effect on the competitive position of the school: given the facilities it will have with the second multi-sports hall etc and its academic and other excellence we simply cannot believe any prospective parents will be put off when they learn that one of the two astros is not floodlit.

For all the reasons above we believe the floodlighting part of this application should be rejected, and we call upon you to do so.

Detailed arguments now follow.

1. Proposal for multi-use sports hall etc

I have no objection in principle to the idea of an additional sports hall in the proposed location. What I do object to is an over-high multi-sports hall which unnecessarily blocks a key vista of the Malvern Hills from the Christ Church Road pavement i.e. from the public highway. I also have comments on noise emanating from the halls, and traffic arrangements.

1.1 Height, bulk, obstruction of views and a better alternative

In 1998 permission was granted for an 11.4 metre high tennis hall in a similar position, but somewhat closer to the existing sports hall, as part of The Ladies' College declaring their longer term aspirations for the site when permission was also granted for the "new" astroturf, well away from our houses. The new astroturf was constructed, with floodlights, but the tennis hall and associated floodlit tennis courts were not, and the permission lapsed (CB 12205/18).

In 2008 Cheltenham Borough Council produced, as part of the Local Development Framework, a character area appraisal for the Lansdown part of the Central Conservation area. Amongst other things it was noted that "views of the Cotswold escarpment, Leckhampton Hill and the Malvern Hills presented from open spaces and gaps between buildings create a rural connection between the countryside and urban area..." and "Views are highly important in enhancing the character and appearance of Lansdown character area." "Glimpses of the Malvern Hills are displayed in spaces between buildings and trees along Christ Church Road, particularly visible across the low-lying Ladies' College playing field." Key views and vistas are summarised in a "Townscape Analysis Map" and include one looking from the public highway in Christ Church Road down the Ladies' College Christ Church Road car park.

Consequently when in 2011 the applicants presented a plan for a tennis hall which blocked much of this view, and thus in my opinion harmed the conservation area, I objected. The original plan called for a building 10.6 metres high, but this was reduced to 9.6 metres after I pointed out that tennis halls require 9.0 m clear height above the floor at the net, not the 10.1 metres the applicants had assumed (all these halls have the same floor level so building heights do indicate true heights of roofs above sea level). In recommending granting the application (11/01125/FUL) the Officer commented (1st update para 6.3) that "it must be of significance that the highest part of the curved roof will be lower than that of the previously

approved building". In the Architectural History and Conservation document (bottom p4) the applicants' consultants noted that "The new Indoor Tennis Court facility would undoubtedly have an impact on the site, but it would sit 1.9 meters (sic) below the highest point of the existing Sports Hall... The new building would, therefore, not dominate the skyline, but would be subservient to the existing sports facilities at the College." In other words, the lower level of the new building was a good thing. The 1.9 metres below became just over 2.8 metres below when the height of the building was reduced to 9.6 metres. It will be appreciated that, just as is the case when moving one's hand up and down before one's eyes, a small change in building height can have a big effect on the visibility of a distant view.

The multi-use hall now proposed in 15/01171/FUL is 12.0m high, with the highest point on the roofline (not counting the wind-catchers) at 69.69m above sea level, compared with 67.39m for the 2011 approved tennis hall and 70.23m for the existing sports hall. Thus it is higher than anything previously proposed and not at all subservient to the existing facilities. It will block much, if not all, of the key view from the pavement (not my kitchen window!) and therefore, once again, I object. I should emphasise that I do not object as a way to defeat the whole idea of a new hall, but because I believe necessity is often the mother of invention and that a much better compromise could be reached if the current proposals for the roofline were rejected, and an alternative approach, presented below, were adopted.

The applicants claim the key view of the Malverns is often obscured by haze and is not the best in Christ Church Road. However no number of photographs taken by them on misty days can hide the fact that on a sunny day, winter or summer, there are lovely views of the Malverns from the pavement at the entrance to the Christ Church Road car park. It is true that the present squash courts are an unappealing foreground to the view but they do not obstruct it. The applicants suggest that removing the existing squash courts, which I welcome, is a reasonable exchange for blocking the view with an over-high bulky building, and thus the conservation area would on balance be preserved, if not enhanced. I dispute that, but what cannot be disputed is that removing the squash courts while retaining the view would certainly enhance the conservation area and is surely a target worth having.

In the 2011 application everyone, including the conservation officer, accepted that the height of the building was of concern, and not increasing it was the justification for accepting a less than ideal roofline (Officer report 1st update, para 6.7h). The shallow barrel vaulted roof had its highline more or less perpendicular to Christ Church Road, as in the 1998 application, thus minimising obstruction of the view, and was approved by the conservation officer as providing design continuity with the form of the swimming pool (Officer report 1st update, para 6.7g). All this seems to have been thrown away in the current application, with the highline of the roof now parallel to Christ Church Road, maximising obstruction of the view, and the applicants congratulating themselves on reducing the height of the building from 13.2 m at the first consultation to 12.0m in the current application. I note that in the Planning Statement the agent now states (para4.19) that the 2011 permission was for a building 10.76m high. This is not true. Reference to the revised drawing 422530sections clearly shows it was for a building 9.6m high (67.395-57.790m) compared with the existing 12.44m sports hall (70.230-57.790m).

Details of the wide range of sports which it is proposed will be played in the new and existing multi-sports halls are given on pages 30 and 33 of the Design and Access statement (D&A). Details of the court sizes required for these activities can be found on Sport England's website at

<http://www.sportengland.org/media/30561/Comparative-Sizes-Checklist-April-2011.pdf>

The applicants state, and Sport England's website confirms, that all of the activities can be accommodated in halls with a clear height of 7.5m everywhere, with the single exception of tennis, which requires a higher height at the net. However I am completely flabbergasted to read (D&A p30) that applicants believe the height requirements for tennis are 10.67m at the net and 6.10m at the baseline. This is not true. Both Sport England and the Lawn Tennis Association at

<http://www.lta.org.uk/globalassets/venue/support-your-venue/documents/indoor-tennis-structure-guidance.pdf> p9 state that the requirements are 9.0m floor to ceiling at the net and 5.75m at the baseline, as was made absolutely clear during the 2011 application. I also note that on page 25 of the D&A that the one tennis court is described as "optional", hardly the description of a key requirement. Moreover in the Sport England guidance for floors in multi-sports halls at <http://www.sportengland.org/media/31288/Floors-for-indoor-sports.pdf> the section for tennis on p24 states "Tennis is not usually played in multi-sports halls due to the difficulty in creating the suitable ball bounce characteristics". I also note that of all the possible activities to be undertaken within the multi-sports hall, tennis, with one court, must offer the poorest return in terms of pupils involved at any one time. The lists on pp30 and 33 and the floor plans on pp31 and 32 of the D&A confirm that tennis is to be played in the new hall but not the existing. However internal inspection shows that in the existing hall there are no structural obstacles below eaves height, which the topographical survey submitted with the 2011 application shows to be at 66.74m i.e. 8.95m above the floor at 57.79m. Moreover p32 of the D&A shows that a club standard netball pitch will be accommodated in the existing hall along with the climbing wall. The Sports England size checklist shows the basic court sizes and overall sizes including run-offs to be smaller for a tennis court than a netball court, so it follows that a tennis court could also be fitted in.

Not surprisingly Sport England's advice on multi-sports halls consistently shows designs with a clear height everywhere of 7.5m, as can be seen in

<https://www.sportengland.org/media/31363/Sports-Halls-Design-and-Layouts-2012.pdf> and <https://www.sportengland.org/media/31442/Affordable-Sports-Halls-2012.pdf>

In both the former, at page 16, and the latter, at page 14, sections of halls are shown with overall floor to maximum roof heights of about 9.5m (based on simple scaling from the drawings), with the roof arch spanning the shorter dimension of the hall and producing a barrel shaped roof oriented as in the 2011 application.

On the basis of the above I conclude that in the applicants' scheme the "optional" tennis is not a major priority and any play in the new or existing multi-sports hall is unlikely to be 100% satisfactory. Nevertheless if the applicants really do wish to retain the one tennis court mentioned in the D&A then this could be accommodated in the existing hall. I assume the applicants have overlooked this possibility because of their misguided belief that tennis requires 10.67m clearance at the net. Once tennis is moved to the existing hall, all of the other requirements for the new hall can be met with a Sport England compliant hall for which maximum roofline need be no more than 9.6m high, i.e. much as in the 2011 granted application.

The proposed site plan shows one outside netball court adjacent to the new sports hall, and in the same position as the CB/12205/14 floodlit tennis courts. Tennis could also be played there.

Given all of the above, I urge the planning officers to reject the current plans for a new 12.0m high multi-sports hall and request the applicants to submit a new proposal with a maximum roofline at about 9.6m high (i.e. at ca. 67.4m above sea level). Why block a key vista in the Central Conservation area with an over-high building when you do not have to?

1.2 Noise and acoustics

The section on p41 of D&A misses at least one key issue, the excessive noise, especially base tones, emitted from the roller disco sessions and suchlike held in the existing sports hall. The repetitive booming can be heard in Christ Church Road. I would urge the applicants to ensure that the proposed noise containment measures do work over the whole range of audible frequencies and power levels likely to be encountered in both the existing and the new hall.

1.3 Traffic

It must be significant that on the Application Form it is stated that there is no existing or proposed provision for the parking of public carrier vehicles or buses, and there is no mention of these in the transport statements. It is the parking of coaches and minibuses in Christ Church Road, which accompanies school matches and sporting "jamborees" that often causes problems. This is compounded by the tendency of coach drivers to leave their engines running for prolonged periods. If one has a coach parked right outside one's house it is impossible to see approaching traffic and get out of one's drive safely. Jamborees also often bring in a lot of spectators by car.

These problems were recognised, but not completely solved, when the planning permission was granted which, as I understand it, currently governs parking on the site, namely the 1998 CB/12205/17. I draw your attention to condition 7 of the decision notice, which provides, contrary to the statement in the current Application Form, for on-site parking of 2 x 12 seat minibuses, and to condition 4, which provides that there will be no more than 60 spectators at any one time (at hockey matches on the "new" astro), because (reason 4) the site's car parking provision is unsuitable for more. In this context I note on p30 of the current D&A that the new hall will provide for up to 50 spectators at county netball events, something else not mentioned in the transport statement. Could that mean 110 spectators at one time, plus of course participants?

In the light of the above I suggest that the conclusions presented in the transport statement are far too complacent. In particular I urge you to see that there is some provision for on-site parking of mini-buses and to identify safe locations for coaches to unload and park, both now and after the proposed introduction of a parking scheme here.

2. Proposal to floodlight the existing "old" astroturf pitch

My wife and I object to this proposal and urge the planning authorities completely to reject the idea of floodlighting this pitch. We believe that the applicants are trying to shoehorn in a floodlighting scheme which is extremely close to our houses and gardens and argue that despite any improvements on earlier schemes this current one should not be accepted because:

- overall the adverse effect on the amenities currently enjoyed by immediate neighbours such as ourselves will more than outweigh any marginal advantage to the competitive position the College in the independent schools sector, especially when one considers

the superlative facilities the College will have once the multi-sports hall etc is added to their existing facilities

- the character and certainly the appearance of this part of the Central Conservation area will be harmed.

In the paragraphs below I first comment on the history of the pitch and the various planning applications. I then set out our arguments in respect of the light pollution, increased noise and parking and traffic problems that the new scheme would bring, and the impact on the conservation area. Finally I address the economic issue, bearing in mind the College is one of Cheltenham's major employers.

Lighting is a complicated subject. I am not a professional lighting engineer but am a professional physicist with 35 years' experience applying classical physics to a wide range of problems in manufacturing industry. I have tried to explain my reasoning as clearly as possible but when it comes to original analysis, as in appendix 2, I understand many will not follow the physics, which nevertheless is available for inspection. I would simply comment that equally very few would follow the analysis that goes into the computer generated light spillage diagrams in the application.

2.1 History of the pitch

The applicants have listed and commented on the planning history of the site in the planning statement. In 1998, when the all-weather pitch was based on redgra, an application for floodlights was rejected. Despite this in 1992 the College spent £350k (ca. £650k in 2015 money) converting the redgra to astroturf without any further application for floodlights. This demonstrated the value of the pitch to the college whether or not it had floodlights, but also located the astroturf in one of the places in their sports field where the annoyance to neighbours by any subsequent use of floodlights would be maximised. The pitch is probably now coming to the end of its life. In 1995 an application involving telescopic masts (CB/12205/14) was rejected both by the council and on appeal. These masts were only 12m high extended, not 15m as in the current application. In the 1995 statement of appeal (para 4.1) the College stated they accepted use by girls only and that in parallel with the appeal they would submit a new planning application (CB/12205/16) "with a suggested "cut off" time of 6.45". Other documentation obtained from the Planning Department in 1996 in the course of objecting has handwritten on it (not by me!) "Proposed times Mon-Sat 18.45; no floodlighting on Sundays". I am therefore very surprised to see in the current Planning Statement (para 4.11) the agent claim that the /16 curfew hours were the same as in the appeal to /14 viz 20.30 Mon-Fri 20.00 Sats and 19.00 Sundays. With a curfew time of 18.45, and girls only, reason 3 in the decision notice for CB/12205/16, rejecting the application, relates to noise and disturbance at the same times as in the present application, and with the same users.

Noise was a continuing issue with the unlit pitch. In October 1996 our then neighbour at 15 Christ Church Road informed us that after a series of measurements Miss Evans from Environmental Health at Cheltenham Council had concluded that the noise constituted a nuisance but that the College had volunteered to restrict its activities, while asking that one last hockey tournament might proceed.

All of this, plus the advent of Mrs Tuck as new Principal, lead to a new approach in 1997 and the building of the new astro with floodlights shielded behind a bund and well away from our

houses. In addition to the curfew and restrictions on users the decision letter for CB/12205/17 called for all access to be from Malvern Road. The advantages of this for parking and general control can be seen by reading the Bursar's letter (appendix D of the Planning Statement). The College has, as far as I am aware, complied with all the conditions and not tried to change them. Equally the new pitch has been acceptable to us. It is now a great disappointment to learn that with yet a new Principal the message from Mrs Tuck that "there are no plans to place floodlights on our existing pitch" no longer applies. However each application has to be treated on its merits and that I will now do.

2.2 Lighting and light pollution

2.2.1 Lighting requirements

The lighting consultant's report concludes (p5) that the lighting system has been designed to allow participants to play hockey and other ball sports in safety. Match i.e. competitive hockey is mentioned together with netball and tennis. The question is, what level of illumination does this require? (In this context it is worth noting that the total light output, or light energy/second, coming from a lamp is measured in lumens. The level of illumination of a surface is measured in lumens per square metre or lux). In any situation one wants to minimise light levels to minimise cost and spillage of light on neighbours, but not so far as to prejudice safety.

The consultant quotes (p3) a number of standards for hockey pitches with levels from 250 to 300 lux. Surprisingly however there is no mention of Sport England or the national governing body England Hockey. Sport England has on its website a design guidance note "Artificial Sports Lighting Updated guidance for 2012" (November revision 002) <https://www.sportengland.org/media/30506/Artificial-sports-lighting-design-guide-2012-051112.pdf>. In appendix 4 (p52) there is a list of requirements for outdoor sports lighting with Sport England updates. Under Hockey it is stated "England Hockey recommends a minimum of 350 lux for competition and the following levels for particular pitches Class 1 = 750 lux Class 2 = 500 lux Class 3 = 300 lux See 'Guide to the Artificial Lighting of Hockey Pitches' download at www.englandhockey.co.uk". If you follow the link you come to <http://www.englandhockey.co.uk/page.asp?section=102&sectionTitle=Facilities+Guidance> where, down the page, one can download both the Guide and a shorter pdf by clicking "Floodlighting". The Guide is the June 2007 International Hockey Federation (FIH) Guide, not the 2011 version quoted by the consultant, and it appears England Hockey have stuck with the 2007 guidance, since they have had plenty of time to change their website if they wanted to. The pdf is based on the Guide. Both state the minimum illumination for competitive hockey is Class 2 i.e. 500 lux.

I note that in what I believe is the latest approved school hockey floodlighting scheme in Cheltenham 10/00144/FUL at Dean Close School the Council's consultant Malcolm Mackness (Lighting Engineer pdf) states "The target horizontal illuminance for the pitch is 500 lux. This equates to the requirements of a Class 2 installation, as defined by England Hockey, for Junior and Low-grade Club competition. 500 lux is a relatively high figure, but is necessary because the small, hard ball travels at high speed. It seems an appropriate lighting level target for this installation...."

The Sport England Guide states competitive netball requires 400lux, but 200lux for training while tennis requires a minimum of 400lux on the court itself with 300lux on the side and

back runs. (Recommended levels for tennis are 500 and 400 lux. The same unambiguous figures are quoted on the Lawn Tennis Association website.) The figures quoted are all long term maintained levels, not the higher starting levels when lamps are new.

The present consultant's report notes (p5) that illumination levels have been reduced since the last public consultation to be in line with an un-named sport's governing body. My notes show that consultation started with 350lux maintained and 465lux initial illumination. During consultation I got the impression that since the rejection of floodlights on the Ladies' College Well Place tennis courts (07/01005/FUL) that tennis playing might feature prominently on the new hockey pitch. I believe the tennis illumination levels are therefore also very relevant.

I would find it very odd if the council were now to allow any application for competitive school hockey with light levels below the 500lux which their consultant described as "necessary". However given the Sport England comment re 350lux for hockey and the tennis requirement for 400lux I could understand an application for 400lux. I would be very surprised if the Ladies College, or their legal advisors, would wish to have a match pitch which does not meet published Sport England or England hockey minimum requirements.

I therefore urge you to reject this application and invite another with a higher level of illumination viz 400lux. Obviously I do not want more spillage of light on our houses: I suspect a proper level of illumination is incompatible with the shoehorning in of this floodlit pitch.

2.2.2 Pitch lighting and spillage as described by the applicants

As noted above, lighting is a complicated subject. While the applicants may have submitted what they think experts in this area need, I suggest more explanation would help householders and other non-experts.

My understanding is that the applicants have noted the Institution of Lighting Professionals (ILP) *Guidance Notes for the Reduction of Obtrusive Light GN01:2011* and because their presented calculations show that the illumination of vertical surfaces, e.g. windows, on our houses and the glare from individual luminaires as observed from our houses falls within the ILP guidance they believe the application should be approved. My contention is that this is far from the whole story.

My own measurements fully support the consultant's conclusion that the rear of our houses should be considered to be in Zone 2 of the ILP guidance. For example at night at our top window, which is above the level of the existing floodlights, I record 0.2lux when they are on on a clear day, 0.4lux on a misty day, and 0.0lux when they are off. The Council effectively confirmed our zone 2 status via condition 8 of CB/12205/17 "Vertical illuminance..shall not exceed 5 lux..at residential property".

I note the lighting diagrams and calculations in the consultant's report. As I understand it, although this is not stated and I would welcome confirmation, the data presented represent the initial conditions when the average illumination is 430lux. The numbers on the pitch represent horizontal illumination (i.e. illumination of the horizontal pitch surface) and the contours "vertical illumination". The contours are at "3m high" which I assume is above the pitch. As our buildings are about 2m above the pitch these contours are at about 1m up our very much taller buildings. Given that the values are compared with the ILP

recommendations, I assume the tabulated data for source intensities in candelas refers to individual luminaires.

The asymmetric nature of the vertical contours, with for example the 2lux contour much closer to the residential side side-line than the sports centre side side-line, confirms the non-standard asymmetric lighting system deployed as part of the shoehorning. I note there is a consistent gradient in lighting levels as one moves parallel to the goal-line and crosses an imaginary centreline from goalmouth to goalmouth. Hockey England "Floodlighting" (as per 2.2.1 above) mentions avoiding disturbing shadows for the goalkeeper and using 8 or at least 6 masts. I suggest this asymmetric lighting will just add to that problem and lends weight to the argument that the pitch is inadequately lit. I also suggest that it is unwise to take standards which inevitably have been developed via trial and error on normal symmetrically lit pitches and apply them without further consideration to asymmetrically lit pitches.

The FIH/England Hockey 2007 and FIH 2011 guides to pitch lighting both call for uniformity of lighting across the whole pitch, which is both a playability and safety issue, since eyes take time to adjust to varying levels of illumination. In both guides two measures of uniformity are specified for all levels of play, $E_{min}/E_{ave} > 0.7$ and $E_{min}/E_{max} > 0.5$. The consultant notes the scheme just meets the first criterion. However there is no mention of the second. Inspection of the pitch reveals a 304lux and a 717lux giving $E_{min}/E_{max} = 0.42$. The scheme thus fails the second criterion, which FIH 2011 stresses as important (p5). I suggest that that failure in itself is sufficient basis to reject this application.

As noted by the consultant the vertical illuminance limits quoted by ILP are cumulative, so background illumination (from the floodlights on the new astro) needs to be added to additional illumination from the scheme. Thus at most 0.55lux should be added to all other quoted values when comparison is made with ILP limits or values mentioned by inspectors before the new astro was installed. As I read the consultant's data, a contour of 2 lux comes close to our houses at 1m height, which is about 2.5lux when background illumination is added. Moreover in the tabulated data I see a maximum value of 3.1 lux or perhaps 3.6 lux when 0.55lux is added. Below I shall argue that when effects not mentioned by the applicants are included (reflection from the pitch and scattering in the atmosphere by rain or mist) this 3.6 lux will at times exceed the ILP limit of 5 lux by a wide margin. However at this stage I would simply point out that the ILP approach does not distinguish, for someone in zone 2 with a limit of 5 lux, between someone who already has 4.5 lux background and can object to a marginal increase of 0.5lux, and someone with an 0.5lux background who has a 4.5lux increase. This is particularly odd given that most human perception registers as equal steps equal ratios of stimuli. For example each 10decibel increase in sound level as one goes 50 to 60 to 70 is perceived as an equal increase in sound level even though the sound power involved increases 10 fold at each step. Thus in our case I would argue that one should take into account both the change in light level involved and the ratio involved. 0.55 to 3.6 lux is a nearly sevenfold increase in light level and a very noticeable change.

I object to the fact that no horizontal illumination data are supplied for our gardens which I could compare with the current night time level of 0.0 lux, and only 7lux immediately under the lamppost outside our house, 1 lux between lamp posts on our side of Christ Church Road and 0.3 lux on the footpath on the opposite side of the road adjacent to the Ladies' College lacrosse pitch. However I note vertical illuminances up to 50lux in our neighbours' gardens with a significant area of ours subjected to 10lux or more. I draw your attention to the corresponding spillage diagram for the approved Dean Close application 10/00144/FUL,

attached as appendix A. In his report the Council's consultant noted there might be some cause for complaint from 133 Hatherley Road, where there was spillage of 2lux maximum. Condition 3 of the decision notice called for additional shielding to mitigate this. If 2lux was a problem in Hatherley Road, then these levels of up to 50lux in Christ Church Road must be a mega-problem. I strongly object to this level of light intrusion into our gardens and ask you to reject this application for that reason. At consultation the applicants suggested that when the lights were on all neighbours would retreat to their houses and draw their curtains. This is rubbish. The existing lights are frequently switched on more than an hour before sunset and my wife and I can easily dig in our garden until 30 minutes after sunset (Lighting up time for headlights).

I note the data indicating luminaire intensities as those for individual luminaires when viewed from our houses and will comment further on glare below.

2.2.3 Other causes of light pollution and annoyance not discussed by the applicants

I remember from discussions years ago, before lux values were discussed, or perhaps understood, that some local councillors rejected earlier floodlighting proposals simply because the lights were "just too close to our houses". This is a simple observation but still both true and relevant. It is of course obvious to all that the further one gets from a light source the poorer the illumination it provides. This is encapsulated and quantified in one of the fundamental laws of the science of light measurement, or photometry, namely the inverse-square law. It recognises that the lumens of light energy given off from a source radiating in all directions will effectively be spread out ever more thinly over the surface of an imaginary sphere of progressively bigger radius as the light moves away from the source. Since the surface area of a sphere is proportional to the square of its radius it follows that the illumination, measured in lux, falls off as the square of the distance. Thus if one doubles the distance the illumination reduces to a quarter of its previous level. Equally if one halves the distance the illumination increases four-fold. It also means that when one puts pitches very close to houses, effects that might otherwise be ignored should, at the very least, be considered.

As I understand it the data presented by the lighting consultant is based on "direct illumination" alone. That is to say light which travels in a straight line from the luminaires to the surface of the pitch or our houses on a clear day. However this is not the only route by which light can get from the luminaires to our houses. As Sport England in their floodlighting guide (p30) note: "...the glow which appears above a lit pitch when it is viewed from a distance at night, results from a combination of the reflectance of the pitch surface and light scattering by dust or moisture in the air above the pitch. As such, it is.. largely unavoidable." Equally Thorn Lighting, a floodlight manufacturer, notes at http://www.thornlighting.com/PDB/Ressource/teaser/COM/TLG_Champion.pdf (p11) "Indirect contributions come from the upward light reflected from the ground. In sports, for example, grass can reflect up to 10% of light while some artificial surfaces can reflect as much as 25%. The indirect contribution from an installation can therefore be quite significant but is often ignored as a contributor to obtrusive light."

These indirect contributions not only allow us to see distant floodlit pitches by diverting light in our direction but, when pitches are close, may also cause significant quantities of light to fall onto neighbouring properties. It will be appreciated that while a lighting engineer can point direct illumination with some precision, indirect light, from reflection from a matt

surface or scattering in the atmosphere, is radiated in all directions and is not under the engineer's control, although reducing the overall pitch illumination level will reduce indirect effects as well.

In appendix 2 I offer analysis which allows some estimate of the likely levels of reflected light on our houses. It assumes: the pitch is lit to 500 lux and is a matt surface that may be modelled as a uniform diffuser which reflects 25% of incident illumination. The answers are directly proportional to the lux level (and the reflection%) so a starting level of around 450lux would give answers 10% less while any maintained level greater than 385 lux would have a starting level >500lux, assuming a maintenance factor of 0.77, as per this application. Hedges etc are ignored. The analysis is for light reflected from a 1 metre wide strip on the pitch parallel to the goal line, directly in front of the nearest buildings. I conclude that such a strip would deliver 0.067 lux at 3m height on the nearest buildings, 0.126lux at 8m and 0.170 lux at 13m. Of course the other 90 metre strips which comprise the rest of the pitch will deliver progressively fewer lux, not least because of the inverse square law. Analysis beyond one strip is beyond my relatively simple first principles approach, but if one assumes that the 91 metre strips altogether deliver 10 to 20 times the single one considered, then at 8m up the building one gets about 1.25 to 2.5lux. At the very least these numbers indicate that neglecting reflection from the pitch is a mistake.

Calculating light scattered by the atmosphere onto our houses is quite beyond me. However luckily Cheltenham has some experimental facilities, namely the Dean Close pitch. Residents in Hatherley Road will confirm that on misty days floodlight levels on their houses are very noticeably higher than those on clear days. I have taken some measurements from the pavement opposite 130 Hatherley Road, the point marked A in appendix 1. On different days last winter I held my meter above the hedge in a vertical plane pointing towards the illuminated pitch, while the lights were on and hockey being played. My brief survey was far from comprehensive but, I believe, most instructive. Results were as follows:

Weather + light conditions	Light level recorded (lux)
Perfectly clear lights off	0.2
Perfectly clear	1.3
Hint of rain in atmosphere	1.6
Light to moderate rain, using intermittent wipers on car	1.8
Pretty misty but no need for rear fog lights. From steps of Christ Church, Airthrie traffic lights very visible but Queens Road not.	5.4

These results not only confirmed the very strong effect of misty conditions but also quantified the less noticeable but still significant effect of rain. Clearly the values predicted by software for clear days will underestimate what happens on rainy and misty days.

Of course the question is how does one translate these experimental results in Hatherley Road to Christ Church Road? One simple approach is just to say that if 1.3 lux on a clear day can become 5.4 lux on a misty day in one location, then 2 or 3.1 lux in another will obviously become something well over 5lux. However I suggest a better approach is also possible. The scattered light is coming from a shoebox shaped volume more or less the area of the pitch, but bounded by the rows of masts on either sides of the pitch, and extending up to the height

of the lamps, 15m in both cases. The distances in each location can be estimated reasonably well by scaling from drawings and bearing in mind that hockey pitches are 55m wide. On that basis I estimate the lines of the rows of lights are 71m and 133m away from location A at Dean Close but only 27m and 89m from the nearest buildings at Christ Church Road (nos. 15 and 17). If we apply the inverse square law to these dimensions, to get a feel for the factors involved, then the nearer edge of the shoebox of scattered light would produce $(71/27)^2$ or 7 times more illumination on the nearest houses in Christ Church than on position A, while the distant edge of the shoebox would produce $(133/89)^2$ or 2.2 more. Again because of the inverse square law the overall average multiplier will be weighted towards the nearer and higher value, but let us assume a value of 5 i.e. just a little more than the arithmetic mean (average) of 4.6. I suggest we apply this factor to the increment in illumination due to rain or mist i.e. to the (1.8-1.3) or 0.5 lux for light rain and the 4.1lux for the misty conditions. This gives, for vertical illumination on the nearest buildings, a 2.5lux increase due to light rain in Christ Church Road and 20.5lux increase for mist.

So for clear days we need to add perhaps 1.25 to 2.5lux of light reflected from the pitch to the 2.5 or 3.6 lux predicted by the applicants and another 2.5lux when there is light rain. Misty conditions will also certainly take levels well over the 5lux zone 2 limit and may well reach 20lux. These conclusions would not be altered significantly if the Christ Church Road pitch illumination were initially only 450lux, not 500lux, since the 2.5 and 20.5lux increases would only be reduced by 10%. Again, on these grounds I ask you to reject this application.

In terms of glare and general annoyance caused by the proposed lights I note there will be 9 luminaires which will be 15m high. Section 6 of proposed sections in the application suggests they will be higher than any house around here or Glenlee, but I suspect our houses have been undersized in rough sketches. However the lights will be at about the same height of our houses and will be an overbearing presence visible against a dark sky, not just from our houses, but everywhere in our gardens as well, and indeed far and wide (see para 2.5 below). I do not know the real relevance of the glare data for single luminaires since it will be more or less impossible to look at them individually. As it is we do get glare from the existing "new" astro floodlights, which was not present at original installation, and has arisen as shields or luminaire orientation have changed with wind and time. Even this, viewed from our kitchen window, while not damaging or unbearable, is annoying. I believe that it is impossible to capture in a few numbers the full overall impact of the floodlighting so close to our houses. However the scheme will involve turning night into day when it would otherwise be peaceful and dark and subject us to the glare from a whole bank of luminaires, an aura of scattered light from the all the illuminated volume and significant reflection from the pitch. Taken together with the significant increases in illumination of our buildings, as discussed above, and the very high levels of illumination in our gardens I believe this represents a significant adverse impact on the amenities we currently enjoy and call upon you to reject this application on that basis.

2.3 Noise and disturbance

If granted this application would allow the noise associated with hockey matches, netball and tennis to be extended in winter to times after dark when, at the rear of our family houses, we could normally expect peace and quiet. This noise comes not only from players but spectators cheering them on and vehicles coming and going. Matches are currently played on the pitch in daylight hours and a recent one on a Sunday afternoon attracted about forty spectators. The fact that hockey can be noisy is well established: the inspector in the Well Place Appeal

(APP/B1605/A/08/2082821) also noted the considerable levels of noise and disturbance generated by netball (para 13). It is also the case, as noted above in para 2.1, that rejected application CB/12205/16 in 1996 was for floodlights on this pitch with girls only and an 18.45 curfew. Reason 3 in the decision notice cites noise, disturbance and loss of amenities by neighbours. It would be illogical to apply different reasoning now, and I urge you to accept that this is yet another reason to reject this application.

2.4 Traffic

As far as I can see there is not one word in the application transport statement about additional traffic associated with the floodlit hockey pitch. When this pitch is used for matches e.g. on Sundays, the Christ Church car park is used. When there were 40 spectators plus competitors recently, on a Sunday, the car park was completely full and the whole of Christ Church Road between Malvern Road and Duoro Road, which is visible from our house, completely parked up. No doubt more cars were parked in Duoro Road and further down Christ Church Road. While the infrastructure may be able to cope on a quiet Sunday afternoon in the daylight, dark winter's evenings in the week during school term are a completely different issue and I suggest any use for matches would cause serious problems.

The Christ Church Road car park has no provision for mini-buses and no turning circle. Turning is difficult once it is, say, more than 50% full. It is often used by Airthrie parents collecting children. In the dark people routinely back out of the car park across the pavement and into Christ Church Road at the tricky junction with Duoro Road. The safety of pedestrians on the pavement is not helped by the hedge adjacent to the gate, which limits the ability of drivers to spot approaching pedestrians (although it may have the advantage in the College's eyes of obstructing the view of the Malverns and the site generally). The double yellow lines on the corner of Christ Church Road and Duoro Road, put in to improve drivers' sightlines, are often parked on.

The transport statement included some desk-based research noting a very low level of accidents in the area. I suggest that anyone interested in preventing accidents before they happen would, after a few evenings on the corner of Duoro Road, conclude there already is a serious problem. Adding match players and spectators would make the situation impossible. This is a very serious issue completely ignored by the applicants. It is another reason to reject this application. As noted above one of the big advantages of the "new" astro was the planning condition that all users would use the Malvern Road entrance (CB/12205/17, condition 5) because "the other accesses to the site are not suitable.."

2.5 The impact on the conservation area

I believe that if this application for floodlights is granted the conservation area will be harmed. As with the obstruction of a key vista by the sports hall I recognise that any harm done will not destroy Cheltenham overnight, but I would point out that change can easily occur by a series of small steps which can alter the nature of an area, and therefore believe that any changes, small or large, which harm an area should be resisted.

I note that the Lansdown and Eldorado character areas are residential in character, and strongly agree with the sentiment in the 2006 Local Plan that it is highly desirable where possible to keep residences as individual houses. The row of houses 9 to 17 Christ Church Road are family houses and I suggest that anything which adversely affect the amenities of

these houses i.e. the qualities which make living there pleasurable and agreeable will, in the long run, harm the conservation area, since their sustainability as individual houses will be impaired.

My understanding is that conservation legislation stresses the importance of both the character *and* appearance of conservation areas and that both of these should be at least preserved, preferably enhanced, but definitely not harmed. While appearance covers how things look, character is more weighted to the uses to which buildings etc are put and what goes on in an area.

It might be argued that since the Ladies' College playing field is clearly a sports field and already has some floodlights then adding some more will not change the character of that part of the conservation area. I would counter that by noting that the whole purpose of the 1997 "new" astro was to hide the floodlights behind a bund. Moreover the 10 x 10m masts are on land at 57.5m whereas the proposed 15m masts will be on land 61.7m high. Thus, when extended, the proposed masts will be 9.2m higher than the existing, and when retracted to 4.5m only 1.3m lower. The new masts, unlike the existing, will be clearly visible from the public highway between the houses in Christ Church Road, even when retracted. I believe it is impossible to deny that the appearance of the conservation area at night when the proposed lights are on will be very different from how it looks now or when the lights are off. In winter, with no leaves on the trees, anyone now walking along Malvern Road towards the church, or up Duoro Road, and looking towards our houses will see a pleasant residential area and no sign of the sports field or its floodlights. If this proposal goes ahead they will see lights shining between the houses and a huge volume of light behind the houses, suggesting the pedestrians are approaching an industrial estate.

There is a splendid view of the floodlit Grade II listed Christ Church tower, a key vista in the Eldorado character area, from the pavement outside 30 Eldorado Crescent, and the lights will completely obscure this whenever they are on.

Thus while some may argue that the new floodlights will not alter the character of the conservation area I suggest it is impossible to deny that they will harm the appearance of the conservation area, and I believe this is another reason to reject this application.

I note that when the inspector determined the appeal to CB/12205/17, which involved 12m not 15m masts, he stated that he believed the 12m telescopic masts and floodlights were acceptable in terms of the character of the conservation area, but offered no comment whatsoever as to their impact on the appearance of the conservation area.

2.6 The economic argument: does the College really need more floodlights?

The College is at the top of the Premier league of British independent schools and attracts pupils from all over the world. The school is a major employer in Cheltenham and I recognise that the Council wishes to help it remain competitive by allowing, where possible, development of its Health and Fitness Centre. However this also tempts the school to describe as essential for competitiveness items which are not essential but "nice to have". I believe this application for floodlights falls into that latter category. My reasons are:

(a) when one considers the whole of the school day both existing astros are significantly under-used during daylight hours. On a dull November day 1800lux are available free of

charge and free of CO₂ production with over 6000lux on a bright day. I have been assured that timetable revisions to take advantage of this have been ruled out as impossible, because (more) sport during the day would leave teachers paid but idle in the main school. However, on reflection, I do wonder how past principals coped with that problem before floodlights were available. I doubt if they tolerated much thumb twiddling by idle staff.

(b) even during the hours when the floodlights could be lit the “new” astro is under-used. My guess is that it was used no more than 75% of the time last winter, probably less. During consultation I gained the impression there is a problem with the lighting on this pitch with a “dark stripe” down the middle. However if there is a problem the answer should be to fix the lighting on the new astro, since it is in the best place to minimise problems for neighbours

(c) the reason given in the statement of appeal for floodlights on the “old” astro in 1995, when there were similar numbers of pupils as now, was that floodlights would allow two matches to be played in an afternoon not just one. However now, with two pitches, one floodlit, it is now possible to play at least three matches.

(d) as stated in the Design and Access statement when the new multi-sports hall is complete (and I assume permission will at some stage be granted; I just urge it will be for a lower height hall than currently proposed) the College will have the capacity to accommodate all girls indoors when the weather is bad.

(e) when I look at the superlative range of health, fitness and sporting facilities that the College will have when it has two multi-sports halls, swimming pool and outdoor facilities and also look at the Independent Schools Inspectorate October 2014 report on the school’s academic and other strengths I simply cannot believe that any prospective parent would be put off the school on learning that it has two astroturf pitches but only one is floodlit.

I therefore assert that any advantage to the competitive position of the school by floodlighting the “old” astro would at best be marginal. I therefore ask to you to ignore the economic factor when considering this application.

2.7 Floodlighting: summary and conclusion

We very much regret that the college once more wishes to floodlight the pitch which is very close to our houses, despite three previous applications having been turned down and the college having an existing floodlit pitch which is well away from our and other houses.

It would appear that the applicants are trying to shoehorn in this pitch and we point out that it is underlit when compared with Sport England/ Hockey England/Lawn Tennis Association standards, as currently listed on their websites. The same Hockey England standards were described as “necessary” when the Council’s own consultant considered the Dean Close application for floodlights. The uniformity of the lighting of the pitch does not meet Hockey England or current international standards, and this in itself would seem to us to be reason to reject this application.

We argue that if the application were allowed there would be an adverse effect on the amenities which we currently enjoy in this residential street within the central conservation area. The adverse effects would be light pollution in our gardens and on the rear of our houses, noise and increased traffic/parking problems.

We agree our area falls within zone 2 as defined by the Institution of Lighting Professionals (ILP) and note that all sources of light need to be considered when comparing predicted light levels with ILP suggested maxima. The applicants' case is that their calculations show that light intrusion into the nearest windows and glare from individual luminaires will be below ILP maxima and so the application should be granted. Our counter-argument is that this is far from the whole story, not least because the applicants' light intrusion data only include light which travels in a straight line directly from luminaire to window and neglects reflection from the pitch and scattering in the atmosphere, which, for a given pitch illumination level, is totally outwith the control of the lighting engineer. These effects, which Sport England describe as "unavoidable" and Thorn Lighting as "quite significant but often ignored" may indeed often be ignored but should not be in our case when one recognises that the pitch is very close to our houses and illumination theory shows halving the distance from a light source does not double the illumination in lux, it increases it four-fold. In the absence of published information we offer a first principles estimate of light reflected from the pitch and experimental data for scattering from the floodlights at Dean Close. The latter show that in a given location a "window" illumination of 1.3lux on a clear day increases with rain and becomes 5.4lux on a misty day. This clearly demonstrates that clear day data as presented by the applicants are only part of the whole truth. We suggest light levels on the nearest windows will approach or exceed the ILP 5lux maximum on clear days, this level will increase in light rain (and no doubt in other conditions not covered by data collected near Dean Close) and may well reach 20 lux on some misty days when hockey is still possible.

Light levels of up to 50 lux in our gardens are way higher than the 2lux in one garden near Dean Close which the Council's consultant advised might cause complaints and merited special mention in the decision notice. The scheme will also involve turning night into day behind our houses where it would otherwise be peaceful and dark, and subjecting us to the glare from a whole bank of luminaires viewed against a dark sky, an aura of scattered light from the whole illuminated volume below the 15m high lights and significant reflection from the pitch.

It is well established that both hockey and netball can be very noisy especially when 40 spectators are present, as with current daylight matches. Allowing the application would cause this noise to be extended in winter to times after dark when, at the rear of our family houses, we could normally expect peace and quiet. We note that this application involves "girls only" and the same curfew as an earlier application where noise was cited as a reason for rejection in the decision notice.

We believe there will be significant traffic and parking and road safety problems with matches after dark in the winter and are amazed that the transport statement in this application does not even mention the effect of the floodlit pitch on parking etc in Christ Church Road. We believe this is a major omission.

While some might argue that the sports field already has well-hidden floodlights, so adding some very visible ones will not alter the character of the area, we argue that it is impossible to deny that the appearance of this part of the conservation area will be harmed when the lights are on.

Our assertion is that floodlighting this pitch is not essential for the Ladies College to maintain its competitive position as a school and major local employer; it is at best a "nice to have".

Given the superlative facilities the school will have with a new sports hall etc, and its outstanding academic record we just cannot believe any prospective parent will be put off by learning only one of the astros is floodlit.

We are concerned that problems with the existing "new" astro are behind this application. The "new" astro, which is underused, has the advantage that the floodlights are well away from our houses and all traffic is via Malvern Road. If there is a problem the answer is to improve the lighting on the existing pitch, not floodlight the one so close to our houses.

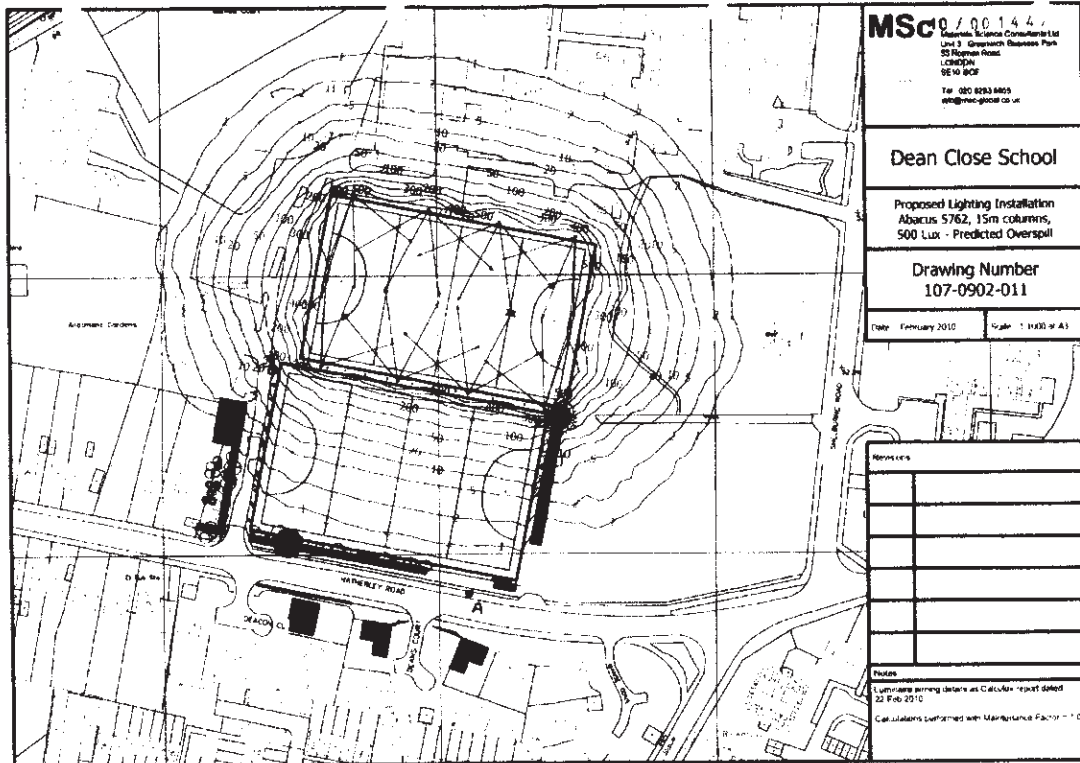
On the basis of all the above we conclude the application for floodlights is deeply flawed and urge you not to permit it.

Yours sincerely,



Appendices 1 and 2 are on pp19-22

Appendix 1



Appendix 2

Estimation of illumination of adjacent buildings by light reflected from pitch.

It is assumed that the pitch:

- will be lit to 500 lux, the minimum level for competitive hockey
- that the pitch is a matt surface that may be modelled as a uniform diffuser i.e. it's luminance and observed brightness is independent of its angle of orientation to the direction of observation (no matt surfaces completely satisfy this condition but many approach it – Philips make this assumption in their Calculux software see para 3.15.6 in Area guide v6.6)
- the pitch reflects 25% of incident illumination (Thorn Lighting state that grass reflects 10% but artificial surfaces up to 25%)

www.thornlighting.co.uk/PDB/Ressource/teaser/E2/TLG_Champion.pdf page 11

The pitch is illuminated to 500 lux or 500 lumens/ m² and reflects 25% or a flux of 125 lumens/ m².

Now an element area ds of a uniformly diffusing surface luminance L will emit a total flux F where

$$F = \pi.L.ds \dots\dots\dots (i)$$

Thus the flux/unit area is $\pi.L$ and the luminance of a surface emitting 125 lumens/ m² will be $125/\pi$ candelas/m².

When one surface element ds_2 is illuminated by light radiated from a second surface element ds_1 , a distance r away, the illumination dE of ds_2 is given by

$$dE = Lds_1. \cos\theta_1.\cos\theta_2/r^2 \dots\dots\dots (ii)$$

where θ_1 and θ_2 are the angles between the straight line length r joining the surfaces and the normals to the surface elements ds_1 and ds_2 respectively.

We may start to assess the illumination of adjacent buildings by the pitch by applying equation (ii) to the light emitted from a strip of pitch 1 metre wide parallel to the goal line and lying directly in front of the nearest adjacent buildings. These are at 35m from the nearer sideline and 90m from the far sideline. A vertical cross-section through the centreline of such a strip is shown in figure 1 below. The aim here is to calculate the illumination of the building at a height A above the pitch. An element dx of the strip is shown at a distance x from the building. Since the strip is 1m wide this element dx has an area dx m² and by applying equation (ii) the illumination dE of the building at height A and in the cross-section shown will be given by

$$dE = 125. dx.\cos\theta_1.\cos\theta_2/\pi.r^2 \dots\dots\dots (iii)$$

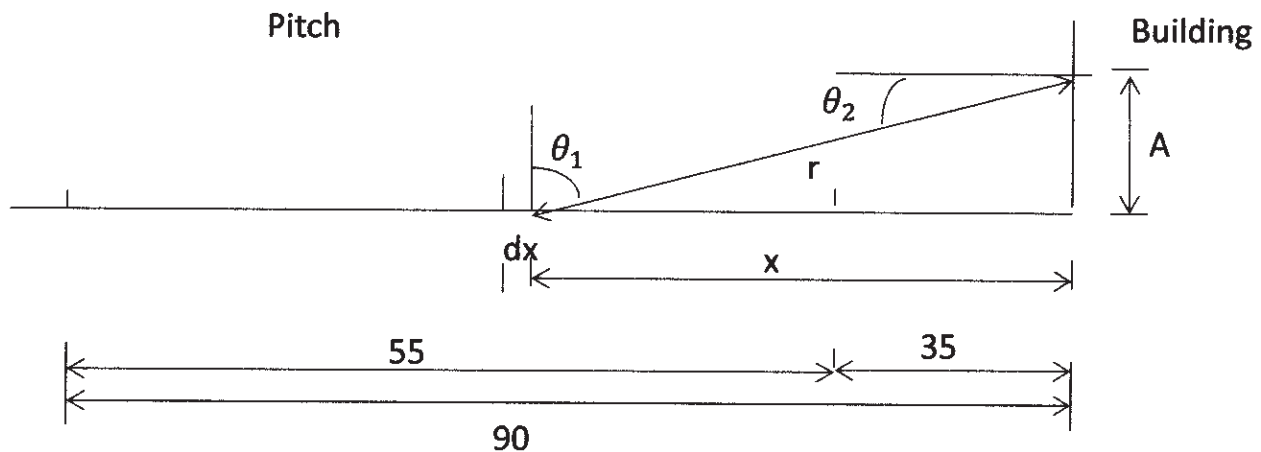


FIGURE 1. Idealised vertical cross-section parallel to goal line through the pitch and an adjacent building at 35m from near side line and 35+55 or 90m from far side line. A pitch surface element dx at a horizontal distance x from the building lies at a distance r from an element of the surface of the building a distance A above the level of the pitch. Light leaving the pitch and travelling the distance r to the building makes an angle θ_1 with the normal to the pitch and θ_2 with the normal to the building

In order to calculate the illumination provided by all 55m of the 1m wide strip it is necessary to integrate the contributions of all the dx 's from $x=35$ to $x=90$. To this end it is noted that

$$\cos\theta_1 = A/r \quad \text{and} \quad \cos\theta_2 = x/r \quad \text{so} \quad \cos\theta_1 \cdot \cos\theta_2 = A \cdot x / r^2 \quad .$$

Thus equation (iii) may be re-written as

$$dE = 125 \cdot A \cdot x \cdot dx / \pi \cdot r^4 \quad \dots\dots\dots (iv)$$

Since $r^2 = A^2 + x^2$ (iv) in turn may be re-written as

$$dE = \frac{125A}{\pi} \cdot \frac{x \cdot dx}{(A^2 + x^2)^2}$$

whence E for the whole strip will be given by

$$E = \frac{125A}{\pi} \int_{35}^{90} \frac{x \cdot dx}{(A^2 + x^2)^2} \quad \dots\dots\dots (v)$$

Now
$$\int \frac{x \cdot dx}{(A^2 + x^2)^2} = - \frac{1}{2(A^2 + x^2)}$$

And so equation (v) gives

$$E = - \frac{125A}{2\pi} \left[\frac{1}{A^2 + 90^2} - \frac{1}{A^2 + 35^2} \right] \dots\dots\dots (vi)$$

where E is in lux and will be positive since the second term in the brackets is larger than the first.

The ground on which adjacent buildings stand is about 2m above the pitch. Hence values for A of 5,10 and 15m correspond to heights on the buildings of 3,8 and 13m.

Thus the illumination of the adjacent buildings by the 1m wide strip parallel to the goal line and directly in front of the buildings is: when A = 5m E = 0.067 lux; when A=10m E= 0.126 lux and when A=15m E = 0.170 lux . The value increases as A increases. This is not unexpected since looking back to equation (iii) $\cos\theta_1 \cdot \cos\theta_2 = \sin\theta_2$, $\cos\theta_2 = \frac{1}{2} \sin 2\theta_2$ which increases with θ_2 until θ_2 reaches 45deg.

The pitch as a whole comprises 91 1m strips parallel to the goal line. Obviously none will contribute as much as the strip directly in front of the buildings and as one moves away from this strip illumination contributed per strip will fall off. Extending the calculation to all 91 strips is beyond this simple analysis. At A=10m i.e. 8m up the adjacent buildings the illumination will clearly fall a very long way short of 91 times 0.126 or 11.5 lux but I suggest it is not unreasonable to assume a value of 10-20 times 0.126 or 1.25 to 2.5 lux. These values will be lower at A=5m and higher at A=15m.

MPW Wilson 2015

Reference: Geometrical and Physical Optics, R S Longhurst, Longmans 1960 (pp 370-381)

APPLICATION NO: 15/01171/FUL		OFFICER: Mr Martin Chandler	
DATE REGISTERED: 14th July 2015		DATE OF EXPIRY : 13th October 2015	
WARD: Lansdown		PARISH:	
APPLICANT:	Cheltenham Ladies' College		
LOCATION:	Ladies College Swimming Pool, Malvern Road, Cheltenham		
PROPOSAL:	Erection of new sports hall building to provide multi use sport hall, replacement squash courts and ancillary facilities. Erection of floodlighting of external hockey pitch. Demolition of existing squash court building and partial demolition of single storey structure attached to Glenlee House. Alterations to piers to side of access onto Malvern Road.		

ADDITIONAL REPRESENTATIONS

9 Christchurch Road
Cheltenham
Gloucestershire
GL50 2NY

Comments: 15th November 2015

My wife and I have objected at several stages of this planning application and now wish to reinforce those objections by commenting on the additional material which has appeared since the October officer's report and the deferral of consideration by the planning committee.

I welcome the commissioning by the council of an independent lighting report and trust this will include consideration of my measurements of the effect of rain and mist on lighting spillage from the Dean Close floodlights. I fear however that there will be insufficient time before the next planning committee meeting for applicants and objectors to digest and comment on the expected report.

Meanwhile I note that the applicants have significantly altered their approach to determining the correct illumination level for the pitch and modified their line on scattering by rain and mist. I assert the applicants have chosen an illumination level which is inconsistent with their stated desire to provide for match hockey; they continue to offer illumination which fails to meet a key uniformity and thus safety criterion; and have backed away from their assertion that scattering by rain and mist makes no significant difference to spill light, which was an assertion accepted by the officers when the October report was written.

Pitch illumination levels (lux) and uniformity

In this context it is useful to recall that the FIH (International Hockey Federation) issued one set of floodlighting guidance in 2007 (FIH2007) and revised guidance in 2011 (FIH2011). As is made clear on p56 of Sport England's guide to floodlighting updated to November 2012 (SE2012), England Hockey did not change their recommendations in 2011 and have continued to recommend the provisions of FIH2007.

In his first lighting assessment dated 30 June 2015 the applicant's lighting consultant (ALC) only mentioned FIH2011, BS EN 12193 and CIBSE-LG4 as floodlighting guidance. In response to my initial objections mentioning Sport England, England hockey and the Dean Close application the

17th November 2015

ALC stated (in "response to reps") that FIH2007, and thus England Hockey's recommendations, "is now obsolete". In his e-mail of 13 October 2015 the ALC, again emphasizing that FIH2011 was the key guidance stated "The FIH are the world governing body (as FIFA are in football) and it is they who set the standards and guidelines not the national governing body". But 23 days and a deferral later, in his second assessment dated 5 November 2015, the ALC states that it is indeed England Hockey's recommendations, not FIH which are the key ones and identifies Class III 300lux as appropriate. However I assert that this too is mistaken, since it is totally inconsistent with the stated objective during all consultation and in the introductions to both assessments that the aim is to provide lighting for "training and match standard hockey".

To understand why I make this assertion it is necessary to recognise that the tables on p3 of the ALC's 05 Nov report are confusing, because class II and class III mean different things to different organisations. Moreover some key data have been omitted. Specifically, in BS EN 12193 classes are as shown in the ALC's table 3, and indeed class III includes school sports. However for England Hockey/FIH2007 and FIH2011 class I is "High grade national club and international competition", class II is "Ball training as well as junior and low grade clubs competitions" and class III "Non-competitive including physical training". Thus in the ALC's table England Hockey Class III should also have "non-competitive" alongside it. The Sport England SE2012 also includes, alongside the data quoted in the ALC's table, the FIH classes listed as 1,2 and 3 thus making clear they are different from I,II and III of BS EN 12193.

Thus the applicants have chosen an illumination level which is not suitable for competitive i.e. match hockey but at the same time state that they wish to provide for match hockey. Dean Close opted for class II i.e. 500lux (maintained).

In addition I repeat a point that I have made in several times but has never elucidated a response. The pitch lighting proposed does not meet a key uniformity criterion included in both FIH2007 and FIH2011 for all levels of play, namely that minimum/maximum illumination should be greater than 0.5. Examination of the map in the ALC's first report shows illumination levels varying across the pitch from 304 to 717 lux giving minimum/maximum of only 0.42 i.e less than 0.5. Uniformity is important since it affects safety.

The applicant's agent argues lux levels and by extension uniformity and safety are not planning matters but only up to the school to decide. I disagree, not least because the agent also states the floodlighting should follow national governing body guidance. By choosing England Hockey/FIH2007 and 300lux the school is implicitly making a statement about the activities which will occur. Noise, disturbance, traffic are all more for matches than for non-competitive training, and these are all planning concerns. Moreover if the council gives permission for lighting which it knows fails to meet match and uniformity standards could it be held partly liable in the event of subsequent injury to players? As a council tax payer as well as an objector I very much hope the answer is no. I remain amazed that the school seems content to have lighting which does not meet a key safety criterion and wonder whether the Principal is aware of this.

I believe it is important for the school to spell out just what activities are planned for the pitch and to demonstrate that lighting levels really are appropriate. At the moment I suggest that, as our neighbour's lighting consultant has demonstrated, the college has overlit the pitch when one considers the lowest standards of the bodies mentioned in the ALC's first report but underlit it when compared with England Hockey/FIH2007 match standards, to which the applicants say they aspire. As I have said from the start I do not seek higher lighting and spill light levels but very strongly suspect that a proper level of illumination is incompatible with the shoe-horning in of this floodlit pitch.

What level of spill light is acceptable?

This is an important question since spill light has the potential seriously and adversely to affect the amenities enjoyed by neighbours. I suggest that the correct underlying approach to this is to

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consider what amenities neighbours currently enjoy, what changes will be brought about if the applicant's scheme were to be implemented and to make a judgement as to whether the changes are significantly adverse. In other words what are the current light levels, what might they become, and is the change tolerable?

In practice planners look to guidance provided by the Institution of Lighting Professionals (ILP) which describes zones E0 to E4, which are characterized in two ways, by "surrounding" e.g. "rural" or "urban", and by "lighting environment" e.g. low district brightness or high district brightness. Corresponding examples are given e.g. village /relatively dark outer suburban or town centre. The darker the existing environment, the lower the suggested maximum tolerable level of obtrusive light. I suggest that when assigning an area, such as the space behind our houses, to one of the E0 to E4 zones most weight should be placed on the existing lighting environment, since this will correspond most closely to the amenities residents currently enjoy. The fact that there is, say, a supermarket within walking distance or industrial units not far away should only be relevant if they contribute to the illumination of the space under consideration.

I have no doubt that the rear of our houses correspond to an area of low district brightness i.e. zone E2, where the maximum for obtrusive light falling on windows is 5lux. Measurements from our top window show vertical illumination to be 0.0 lux at night without the existing floodlights on, 0.2 lux with them on and the night is clear, which rises to 0.4 lux on a misty night. Even at the front of our houses with street lights we get 0.2 lux at our windows, 0.3lux on the far pavement adjacent to the CLC lacrosse pitch and 1 lux on the near pavement between street lights rising to 7lux immediately under a street light. These numbers are consistent with the ALC's measurements behind our houses of 0.26 to 0.55 lux. Moreover when the existing floodlit pitch was built there was a condition that illumination of windows in neighbouring properties should not exceed 5 lux, and in this application the applicants in their draft conditions dated 30 September and the environmental Health Officer have both suggested a 5 lux maximum on vertical faces of adjacent buildings, all consistent with zone E2. In addition the Planning Inspector determining the 1996 appeal concerning the same pitch as now stated "...even with an average of 4.5lux in close proximity to the dwellings, the rear gardens and rear elevations of the nearest properties in Christchurch Road would be subject to a noticeable increase in the level of illumination when compared with the present levels during the hours of darkness". Taken together with the impact of the floodlights around the pitch (then 8x 12m, now 6 x 15m) he concluded that " the living conditions...(of)..the occupiers..in Christchurch Road would be significantly and adversely affected".

In his June lighting assessment the ALC, under "Background illuminance" followed more or less the process I advocate above. He noted that while the "CLC Sports Centre is in an area of relatively high residential urbanisation the outlook of adjoining properties on Christchurch Road is generally one of low brightness." He noted that the existing floodlit pitch "does not significantly affect the outlook of the nearby properties", recorded illuminance at the site boundary as from 0.26 to 0.55lux, as mentioned above, and concluded "it would be prudent to classify the site as Zone E2"....."in order to maintain the amenity of the existing residents".

Now however in his post deferral November assessment, when nothing much has changed around here since June, the ALC mentions the possibility of the existing floodlit pitch and previously unmentioned industrial units resulting in classification as E3, while continuing to suggest E2 as prudent. The agent now suggests zoning is closer to E3 based on surroundings (rural etc) rather than the reality revealed by measurements of existing illumination.

Perhaps the applicants are looking for wriggle room, but I trust they will be allowed none. Under E2 the possible change in illumination is dramatic enough with 0.26 - 0.55 lux, close to the illumination by full moonlight, being increased 9-19 times and approaching the 7 lux level directly under our streetlights. We still could have the 4.5lux increase which the planning inspector noted as noticeable and a key element in the significant adverse effect on neighbours.

What levels of spill light can we expect?

The ALC's assessments in June and November include computer based predictions that on a clear night the maximum direct illumination of windows in Christchurch Road from the floodlights (i.e. without considering light reflected from the pitch or scattered by mist and rain) will be 3.1 lux. This makes 3.65 lux when combined with the maximum background illumination from the existing floodlights. At the same time, levels in gardens range up to 50lux. These levels are much higher than those affecting residents in the rejected Well Place application and the approved Dean Close application. In my opinion these levels in themselves represent a significant adverse effect on the nearest neighbours.

However it may be recalled that in my initial objections I reported measurements made about 70m from the Dean Close floodlights showing that in the same place 1.3lux on a clear night became 1.8lux in light to moderate rain and 5.4lux in misty but hockey playable conditions. In response the ALC stated, in "response to reps" that "In my experience light can be scattered by mist and rain but there is not a significant increase in spill light". In other words the computer based predictions for a clear night would not be changed significantly by scattering by rain and mist. Subsequently a resident in Hatherley Road, living very close to the spot where I made my measurements, wrote in to state "There is no doubt that the presence of mist or fog increases light spillage on to our properties very considerably". Notwithstanding this, when preparing the October report, officers accepted the ALC's assertions, despite the fact that, unless one thinks both I and a Hatherley Road resident make things up, the ALC's assertions were manifestly wrong.

Again, almost as soon as the October report was on the website, the ALC modified his approach. Now in his 13 October e-mail he states "I would agree ...that environmental conditions affect the distribution of light and can cause a scattering of light. However, I disagree that there is a standard formula for measuring or quantifying effect of mist and rain due to its variable density". In fact, no-one has suggested that there is a standard formula. However we have suggested that by making measurements in Hatherley Road and applying relatively simple physics to translate those measurements to the likely effects at Christ Church Road one can predict with confidence that the 3.6lux in clear weather will exceed 5lux by a very wide margin when conditions are as they were in Hatherley Road, perhaps reaching 20lux, and by lesser margins in thinner mist or rain.

Essentially neither the ALC, nor my neighbours lighting consultant, has software that allows them to predict spillage in the presence of rain or mist. They can only predict direct illumination on a clear night. Nevertheless the whole thrust of the ILP approach to obtrusive light is that all sources should be included. Just because computers cannot predict the exact scale does not mean that the very real effects of scattering by rain and mist should be ignored. Light is no less obtrusive if it arrives via reflection or scattering.

The ALC maintains that predictions based on direct light on clear nights are widely used by planning authorities. This is because in many instances scattering by rain and mist will not change the result. At Hatherley Road I was ca. 70m from the lights and saw a ca. 4lux increase to 5.4 lux due to mist. However Hatherley Road is in zone E3 where up to 10lux obtrusive light is considered acceptable, so planners might not be worried. The existing CLC pitch is just over 210m from my top window, from which we can see less than half the pitch, and we see an 0.2lux increase in mist, which again is clearly not significant. The problem with Christ Church Road, mist and the proposed scheme is that illumination from a given light source goes up four times if one halves the distance from the source. The nearest floodlights are only 27m from kitchen windows and the maximum acceptable level is only 5lux, and we already get 3.6lux on a clear day. In these circumstances I believe it would be technical madness to ignore the effect of mist and rain.

17th November 2015

Officers have so far recommended "to permit" and have suggested that when what I regard as the inevitable infringements occur one can proceed to enforcement. I very strongly suggest that that is the wrong way to go. The right way to go is to refuse this application because of the adverse effects associated with the floodlights. CLC would then be able to apply for a sports hall with possibly three floodlit tennis/netball courts nearby and well away from our houses.

15 Christchurch Road
Cheltenham
Gloucestershire
GL50 2NY

Comments: 16th November 2015

After reflection we wish to respond to the most recent documents submitted by the applicants. The CLC response, concerning the accuracy and relevance of the data, has taken a more personal tone and made incorrect inferences.

As medical professionals whose positions rely on integrity and probity we can reassure the committee and officers that the observations made were an accurate and contemporaneous record of pitch activity covering 4.30pm to 6.30pm weekdays and all day on Saturday for the duration studied.

The relevance of our data is clear, capacity issues have always been used as justification for floodlighting a second pitch. We would remind officers and committee members that these facilities are also not used in the mornings.

17th November 2015

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APPLICATION NO: 15/01171/FUL		OFFICER: Mr Martin Chandler	
DATE REGISTERED: 14th July 2015		DATE OF EXPIRY: 13th October 2015	
WARD: Lansdown		PARISH:	
APPLICANT:	Cheltenham Ladies' College		
AGENT:	Mr David Jones		
LOCATION:	Ladies College Swimming Pool, Malvern Road, Cheltenham		
PROPOSAL:	Erection of new sports hall building to provide multi use sport hall, replacement squash courts and ancillary facilities. Demolition of existing squash court building and partial demolition of single storey structure attached to Glenlee House. Alterations to piers to side of access onto Malvern Road.		

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Members are advised that the flood lighting aspect of this scheme has been withdrawn from the application. Members are therefore now being asked to determine the application on the basis of the revised description of development set out above.
- 1.2. Members will be aware from the initial officer report to this meeting that officers had instructed a lighting consultant to provide an independent critique of the floodlighting scheme. The findings of this work are yet to be finalised but following detailed discussions with both our consultant and the applicant, it has become apparent that there remains some uncertainty over the scheme.
- 1.3. In light of the above, the applicant was advised that officers do not feel comfortable recommending the scheme for approval but it should also be stressed that this is not to say that the proposal was considered to be unacceptable. Essentially, more information is necessary in relation to the scheme to ensure that members, officers, and the general public are fully informed in relation to the design parameters and the likely impact the floodlighting will have.
- 1.4. It is anticipated that a further application will be made for the floodlighting scheme.
- 1.5. Following the withdrawal of the floodlighting, the recommendation is that planning permission be granted for the application subject to the conditions set out below.

2. CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning 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 **[Drawing numbers to be revisited following withdrawal of floodlighting]**
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

- 3 The external facing materials used in the construction of the new sports hall shall not be implemented unless in accordance with a sample panel, which shall have first been constructed on site and approved in writing by the Local Planning Authority.

The sample panel shall show the type, size, colour, bond, pointing, coursing, jointing, profile and texture of the facing materials including coping bricks/stones (if applicable).

The approved sample panel shall be retained on site and made available for inspection by the Local Planning Authority for the duration of the construction works.

Reason: In the interests of the character and appearance of the Conservation Area, having regard to Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 4 The external roofing materials used in the construction of the new sports hall shall not be implemented unless in accordance with samples, which shall have first been provided on site and approved in writing by the Local Planning Authority.

The samples shall show the type, size, colour, bond, pointing, coursing, jointing, profile and texture of the roofing materials.

The approved samples shall be retained on site and made available for inspection by the Local Planning Authority for the duration of the construction works.

Reason: In the interests of the character and appearance of the Conservation Area, having regard to Policy CP7 of the Cheltenham Borough Local Plan (adopted 2006).

- 5 Within three months of the removal of the laundry building as shown in the approved plans, all disturbed surfaces shall be made good using materials to match the existing materials, composition, form, finish and colour of the existing building.

Reason: In the interests of the setting of Glenlee, a building of local importance, having regard to Policy BE11 of the Cheltenham Borough Local Plan (adopted 2006).

- 6 No development (other than site clearance, site preparation, demolition and the formation of foundations and trenches) shall commence in relation to the new sports hall unless a hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all walls, fences, trees, hedgerows and other planting which are to be retained; details of all new walls, fences, other boundary treatment and finished ground levels; details of the hard surface treatment of open parts of the site which shall be permeable or drained to a permeable area; a planting specification to include species, size, position and method of planting of all new trees and shrubs; and a programme of implementation.

All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of planting, die, are removed or become seriously damaged, diseased or dying shall be replaced during the next planting season with other trees or plants of a location, species and size to be first approved in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the area, having regard to Policies CP1 and CP7 of the Cheltenham Borough Local Plan (adopted 2006). Approval is required upfront because the landscaping is an integral part of the development and its acceptability.

- 7 Tree protection shall be installed in accordance with the specifications set out within the Arboricultural Report reference Cheltenham Ladies College Sports Centre and the Tree Protection Plan Drawing Number 12974/49433 dated July 2015. The tree protection shall be erected/installed, 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.
- 8 Notwithstanding the submitted details, the sports hall hereby approved shall not be occupied or used for education purposes until covered cycle storage for a minimum of 40 bicycles has been provided in accordance with the approved plans. The covered cycle storage shall be retained as such at all times.
Reason: To off-set the requirement for additional car parking and to promote sustainable travel having regard to Policies TP1, TP2 and TP6 of the Cheltenham Borough Local Plan (adopted 2006).
- 9 The sports hall hereby approved shall not be occupied or operated until the parking, turning and loading areas have been provided in accordance with drawing number 7554/SK010 I received on 07 September 2015 the approved plans. Such areas shall not be used for any purpose other than the parking and turning of vehicles and shall remain free of obstruction for such use at all times.
Reason: To ensure adequate car parking within the site, having regard to Policies TP1 and TP6 of the Cheltenham Borough Local Plan (adopted 2006).
- 10 No development shall be carried out in relation to construction of the sports hall until details of a surface water drainage scheme, to incorporate sustainable drainage principles as well as attenuation and storage, has been submitted to and approved in writing by the Local Planning Authority. The volume balance requirements should be reviewed to reflect actual development proposal, agreed discharge rate and the extent of impermeable areas and runoff to be generated. The sports hall shall not be occupied until the scheme has been implemented in full.
Reason: To ensure appropriate drainage of the development, having regard to Policy UI3 of the Cheltenham Borough Local Plan (adopted 2006). It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

INFORMATIVE

- 1 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, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

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emailed to Members, 18th November 2015

From: [REDACTED]

Sent: 18 November 2015 21:50

To: Councillor Garth Barnes; Councillor Jacky Fletcher; Councillor Paul Baker; cllr.diggoryseacome@cheltenham.gov.uk; Councillor Bernard Fisher; Councillor Colin Hay; Councillor Simon Wheeler; Councillor Klara Sudbury; Councillor Louis Savage; Councillor Pat Thornton; Councillor Helena McCloskey; Councillor Adam Lillywhite; Councillor Andrew McKinlay; andrew4leckhampton@gmail.com; Councillor Malcolm Stennett; Councillor Chris Mason; Internet - Built Environment

Subject: CLC floodlights

Dear Councillor,

Re: CLC Sports Facilities

May we apologise for this very late message, but our professional duties - as well as difficulties with IT - have not allowed us to review the latest submissions until now. We emphasise that we remain supportive of plans to redevelop the CLC sports facilities. However, we specifically object to the proposed floodlighting, which is not a reasonable compromise between the health and well-being of the school's pupils and that of the local community. We are especially opposed to the lighting because CLC could, with very minor modifications, realise all of its stated ambitions within the facilities that have already been granted planning permission.

To us, in the light of their most recent submissions, the applicant's plans remain unclear and, therefore, as the impact on the Conservation Area and this community still cannot be determined, according to the principles of the NPPF, we ask that permission is declined.

1. Evans Jones letter of 5th November continues to lack clarity:

It is stated that this application will conform to the England Hockey standard III (300 lux) which would allow training, but not anything other than the very lowest standard of match play. The lighting would exclude anything other than social tennis. Will substandard lighting really allow CLC to rival its commercial competitors?

The submission that the applicant can determine what lux level is appropriate is clearly ill-advised. The guidelines offered by sporting authorities are designed to minimise the risk of injury to players; we would submit that it would be irresponsible to the point of negligence to ignore them.

We live in an area designated as E2 because the community, including the school, enjoy a very low light level after dusk. Contrary to the principles of sustainable development endorsed by CLC, the Conservation Area would only become E3 after the installation of these lights.

2. The Principal's letter of 6th November questions our integrity:

During September, we prospectively collated data on pitch usage and player numbers for a month prior to the last scheduled hearing regarding this application. Although we concede that, like school registers and timetables, there may be some discrepancies, we will affirm that this data corresponds closely with that given by our neighbours. The pitches are not fully utilised by day or night or from season to season. We have not noticed any increased use during October. For example, this evening the new pitch was illuminated until about 6pm and was used by only 9 girls and one coach.

3. Neil Johnson Impact Study:

As amateurs we are uncertain of the technicalities of lighting design; this document has not enhanced our understanding. We are, therefore, thankful that CBC has commissioned an independent impact assessment.

We remain very grateful for your attention,

Yours sincerely,



APPLICATION NO: 15/00681/FUL		OFFICER: Mr Craig Hemphill
DATE REGISTERED: 2nd May 2015		DATE OF EXPIRY: 1st August 2015
WARD: Leckhampton		PARISH: Leckhampton With Warden Hill
APPLICANT:	Boo Homes (Leckhampton) Ltd	
AGENT:	Mr Richard Manning	
LOCATION:	Land south of 205 Leckhampton Road, Cheltenham	
PROPOSAL:	Erection of 10 houses and associated works (revised scheme)	

Update to Officer Report

1. INTRODUCTION

- 1.1. This application was originally included on the agenda for October's Planning Committee Meeting. The application was deferred at the request of the applicant in order that revised plans could be submitted seeking to address the grounds for refusal put forward in the committee report.
- 1.2. The applicant has subsequently submitted revised plans which include:
 - a) Reduction in the number of dwellings at the site to 10.
 - b) Reduction in overall building depth of the dwellings by a metre reducing ridge heights in excess of a metre on all dwellings;
 - c) The provision of larger gaps between dwellings from 1.5 metres to 3 metres;
 - d) Plots 3, 4, 5, 6, 7 and 8 pulled forward within the site area (northward) by an average of 2 metres i.e. away from the Southern boundary;
 - e) Revisions to tree and plant species along boundaries and landscaped green;
 - f) Inclusion of post and rail boundary fence along the Southern, Western and Eastern boundaries to secure the exclusion of the landscaped boundaries from residential properties.
 - g) Proposed establishment of a 'Management Company' to ensure the long term maintenance of all boundaries and the landscaped central green which would be secured by a s106 agreement.

2. CONSULTATIONS ON THE REVISED PLANS

Tree Officer
10th October 2015

The Arb Impact Assessment and Method Statement (2/11/15) and the revised landscape mgmt. and maintenance plans (BOO19700-MAN B) are acceptable.

The Soft Landscape proposal drawing (BOO 19700 11C) contained within this landscape management plan should be adhered to. It is good to note that previous concerns, clarifications and requests have been addressed and it is vital that all proposals within tree

related documents are strictly adhered to so as to create a suitable landscape development for this location- i.e. retaining the best and most suitable existing trees as well as the planting of new trees suitable for this location and the proposed change from countryside to a domestic setting.

However whilst there is a method statement for the insertion of underground services, the actual route of these services needs to be clarified so as to ensure that there are no such tree related conflicts.

Regarding the two large mature ash trees (T's 3+4) to the south of the site, I was happy to enable the removal of these 2 trees as they are unfortunately likely to succumb to Ash die back (*Chalara fraxinea*) and die within 10 years (given predicted forecasts). This is not to say that we should not consider ash trees worthy of retention for any future schemes, but combined with their positioning to the south of the site and the likely shade/leaf drop nuisance they would likely cause to potential nearby inhabitants and the fact that the hedgerow at this end is more sparse, I considered it to be a good opportunity to establish new planting. As such the new plans include varieties of crab apple and wild cherry-not large trees, but suitable for this semi-rural location. There is also to be an oak tree to be planted in the south east corner-with time this tree will grow large.

Landscape Officer

At the time of writing, comments are awaited.

Architect Panel

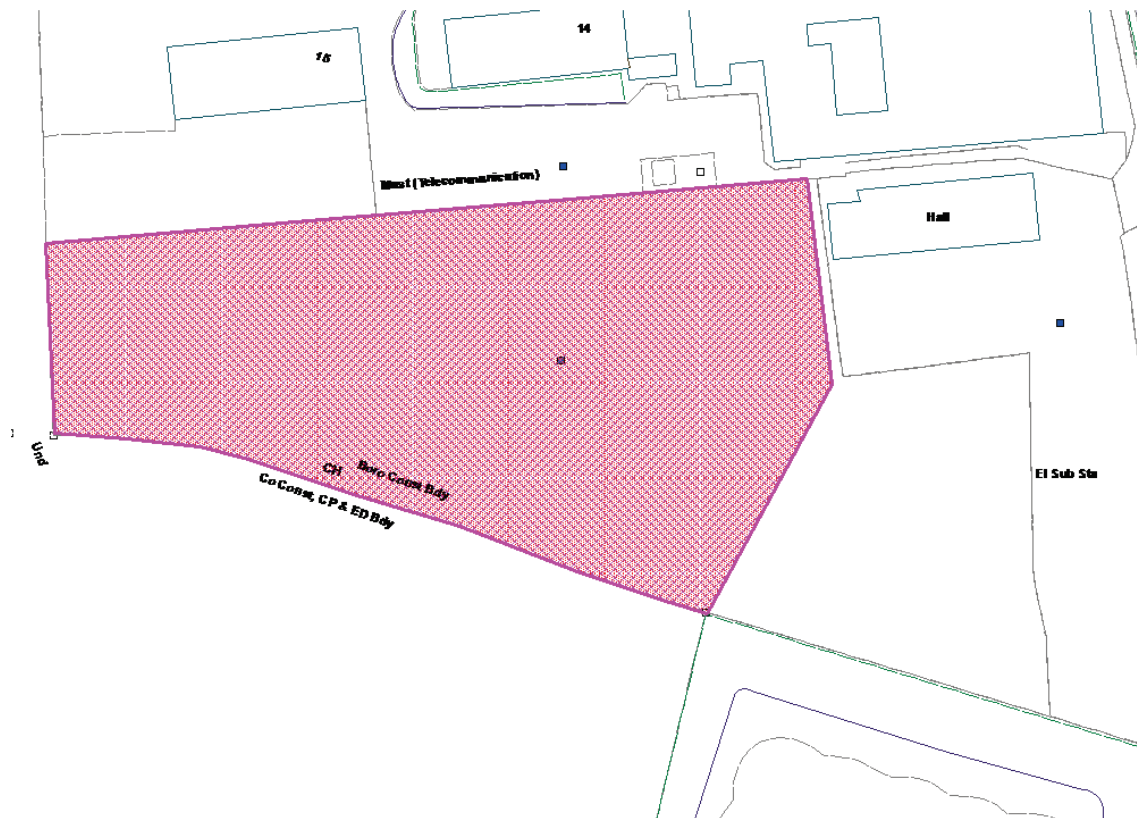
At the time of writing, comments are awaited.

3. OFFICER COMMENTS

- 3.1. Officer comments and a recommendation will follow as an update once comments have been received from the Landscape Officer and the Architects Panel.

APPLICATION NO: 15/00681/FUL	OFFICER: Mr Ed Baker
DATE REGISTERED: 2nd May 2015	DATE OF EXPIRY: 1st August 2015
WARD: Leckhampton	PARISH: Leckhampton With Warden Hill
APPLICANT:	Boo Homes (Leckhampton) Ltd
AGENT:	Brodie Manning Limited
LOCATION:	Land south of 205 Leckhampton Road, Leckhampton Road, Cheltenham
PROPOSAL:	Erection of 11 houses and associated works (revised scheme)

RECOMMENDATION: Permit



1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 The application site is land to the west of the Scout Hall, Leckhampton Road.
- 1.2 The site is located to the west side of Leckhampton Road at the southern edge of the town. It is broadly rectangular in shape and is approximately 0.49 hectares in size.
- 1.3 The site is currently a small and attractive paddock. The site rises from north to south. Behind the site to the south is the Cotswold Area of Outstanding Natural Beauty ("AONB") and Green Belt. There is a very large agricultural field to the south which rises in a southerly direction towards Leckhampton Hill.
- 1.4 The south and west boundaries of the site are defined by a hedge and line of mature trees in various states of condition. To the south east there is a steep embankment beyond which is a small local reservoir.
- 1.5 To the east are the scout hall and its curtilage. To the west is another field. To the north on lower ground is the former Leckhampton Industrial Estate. This is in an advanced stage of being redeveloped for housing. It is understood that the applicant is the developer of this adjacent land.
- 1.6 There is a public footpath which runs from the housing estate at Collum End Drive to the north west and passes along the fields to the immediate west and south of the site.
- 1.7 The application seeks full planning permission for the erection of 11 dwellings. This is a revised scheme with the application originally proposing 12 dwellings.
- 1.8 The house types are broken down as follows:
 - House type B x 2 no. 4 beds
 - House type C x 1 no. 4 beds
 - House type R x 1 no. 5 beds
 - House type S x 3 no. 5 beds
 - House type T x 4 no. 3/4 beds
- 1.9 The application is referred to the planning committee because Cheltenham Borough Council currently owns the site. There have also been objections (to the original scheme for 12 houses) from the Parish Council and Architects Panel.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

The site is outside but adjacent the Principal Urban Area

Relevant Planning History:

Land to the north (former Leckhampton Industrial Estate)

15/00679/AMEND 24th July 2015 PAMEND

Non material amendment to planning permission 15/00027/CONDIT - installation of flues to plots 1-17, 23 and 28, minor alteration to internal layouts to provide study area on plots 18,20,21,26 and 27

15/00027/CONDIT 17th April 2015 PER

Variation of condition 2 on planning permission 13/00756/FUL to revise the approved drawings

14/02169/DISCON 1st April 2015 DISCHA

Discharge of conditions 3, 4, 5, 6, 9, 11, 12, 13, 15, 18, 20, 22, and 24 of planning permission ref: 13/00756/FUL

13/00756/FUL 18th September 2014 PER

Demolition of existing buildings and residential development comprising the construction of 28 dwellings

Land to the east (land to the south of the scout hall)

15/01036/COU 27th August 2015 PER

Change of use from agriculture to recreation use

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 2 Sequential approach to location of development
CP 3 Sustainable environment
CP 4 Safe and sustainable living
CP 7 Design
GE 5 Protection and replacement of trees
GE 6 Trees and development
CO 1 Landscape character
CO 2 Development within or affecting the AONB
NE 3 Biodiversity and geodiversity of local importance
HS 1 Housing development
HS 2 Housing Density
HS 4 Affordable Housing
RC 6 Play space in residential development
RC 7 Amenity space in housing developments
UI 3 Sustainable Drainage Systems
TP 1 Development and highway safety
TP 2 Highway Standards
TP 6 Parking provision in development

Supplementary Planning Guidance/Documents

Development on garden land and infill sites in Cheltenham (2009)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

GCC Highways Planning Liaison Officer

8th October 2015

The application seeks to erect 11 new homes that is adjoins land to the north being the former Leckhampton Industrial Estate where planning permission (13/00756/FUL) was granted on 11th September 2014 for a residential development comprising the construction of 28 dwellings with access from Leckhampton Road which is an unclassified road subject to a 30mph speed limit.

Accessibility

The proposed site is centrally located and within walking distance to the local bus service (F) being 1.5 miles from the Cheltenham town centre environment serviced by local amenities with many social amenities, public house(s), community centre a library shops and many employment sites. There is a good standard of pedestrian pathways linking to local retail and commercial services together with the Cheltenham town centre and adequate cycling accessibility. I consider that the opportunities for sustainable transport modes have been taken up given the nature and location of the site in accordance with Paragraph 32 of the NPPF.

Trip Generation

Using the Trip Rate Information Computer System (TRICS) for 12 dwellings gives a daily trip rate of 4.572 trips per dwelling. The morning peak hour is expected to be 0800-0900 and during that hour the development may generate a total 4.4 trips (0.372×12) for 12 dwellings and the evening peak hour is assumed to be between 1600-1700 and the development is expected to produce 4.5 trips (0.382×12) for 8 dwellings during that hour. Therefore it is considered that the additional trips being generated from the site will not have a severe impact of safety on the local highway network.

Refuse Collection & Swept Path Analysis

The layout for the site is not ideal in particular as it relates to the adjoining development. Having said this access is gained via the adjoining development which is permitted and therefore this has been taken into consideration. So whilst not ideal it is accepted that this proposal is reliant on these limitations. Cheltenham Borough Council may need to use a smaller refuse vehicle so as to safely pass cars and parked vehicles.

The access swept path analysis submitted on drawing no DWG-03 Rev A, demonstrates that a large refuse vehicle (11.510m) can service the development, enter and exit in forward gear and that the turning space(s) provided are sufficient to enable the refuse vehicle to manoeuvre. There are short lengths of road where a large refuse vehicle (11.510m) and a medium sized car not pass in opposite directions, however I consider that there is sufficient road width and forward visibility for either vehicle to stop and wait to allow the other to pass.

Drawing No DWG-04 A1 demonstrates that two medium sized cars can pass in opposite directions along the existing access road and internal layout shared surface street.

Parking

Vehicle parking provision is set out on drawing no BM070-190 and provides for at least 2 parking spaces per dwelling.

I consider that the plot sizes are of sufficient area as to provide cycling parking /storage within each dwelling boundary.

Having considered the application and supporting documents submitted, I recommend that no highway objection be raised subject to the following Condition(s) being attached to any permission granted:

1. No occupation of the dwellings hereby approved until the access road layout together with the junction from Leckhampton Road to the development site has been completed to at least binder course level and the works shall be maintained as such thereafter unless and until adopted as highway maintainable at public expense.

Reason: To reduce potential highway impact by ensuring a safe and suitable access, in accordance with paragraphs 32 and 35 of the NPPF, and CBC LP Policy TP1.

2. None of the dwellings hereby permitted shall be occupied until the vehicular parking facilities have been provided in accordance with the submitted Drawing BM070-190 and shall be maintained available for that purpose thereafter.

Reason: To reduce potential highway impact in accordance with paragraph 39 of the NPPF and CBC Local Plan Policy CP5.

3. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been entered into or a private management and maintenance company has been established.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with paragraph 32 and 35 of The Framework, and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 58 of the NPPF and CBC LP Policy TP1 and TP2.

4. No dwelling on the development shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

Reason: In the interest of highway safety; to ensure safe and suitable access has been provided for all people; and to safeguard the visual amenities of the locality and in accordance with paragraph 32 of the NPPF and CBC LP Policy TP1

5. No development shall commence on site until a scheme has been submitted to, and agreed in writing by the Council, for the provision of fire hydrants (served by mains water supply) and no dwelling shall be occupied until the hydrant serving that property has been provided to the satisfaction of the Council.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction;
- viii. specify the access points to be used and maintained during the construction phase(s);

Reason: To reduce the potential impact on the public highway and in accordance with paragraph 35 of the National Planning Policy Framework (NPPF) and CBC LP Policy TP1.

Informatives

The proposed development will require works to be carried out on the public highway together with the amending the existing vehicle crossing and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including appropriate bonds) with the Local Highway Authority, (Gloucestershire County Council), before commencing works on the development. Further details can be viewed at <http://www.gloucestershire.gov.uk/mfgs>

The developer will be expected to meet the full costs of supplying and installing the fire hydrants and associated infrastructure.

The Developer is requested to erect a sign at the boundary of the new estate street with the nearest public highway providing the Developer's contact details and informing the public that the County Council is not responsible for the maintenance of the street.

The applicant is advised that to discharge condition 3 that the local planning authority requires a copy of a completed dedication agreement between the applicant and the local highway authority or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

Landscape Architect

19th June 2015

There are a number of issues associated with this application which would result in an objection to the proposal in terms of landscape.

Landscape and Visual Impact Assessment

- i. There is confusion within the text between landscape character impact, visual impact and landscape sensitivity/capacity. Please could clarification be sought regarding the brief for this assessment. Was the brief to assess only the likely visual impact (para 1.2) or the landscape and visual impact.
- ii. Table 4: Landscape Visual Sensitivity
Please could the purpose of Table 4 be clarified.
- iii. Table 5: Definition of Magnitude of Landscape Impacts
It would seem more appropriate to include a table showing the definition of Magnitude of Visual Impacts at this point, since both the preceding and following paragraphs (2.9, 2.10) refer to the process of visual impact assessment.
- iv. Viewpoints
 - The viewpoints were not agreed with this LPA prior to submission of the application, whereas best practice guidance recommends that they should be.
 - The assessment of the significance of the visual impact from a number of the viewpoints is queried, in particular Viewpoints 4, 7, 8
 - Viewpoint 4 looks down on the site from the Cotswold Way in the AONB, near to the Devil's Chimney. From this location the existing boundary vegetation of the site can be clearly seen.

In the LVIA the magnitude of the visual impact is deemed to be Very Small and the significance of the visual effect is considered Minor.

However, the proposals require the removal of the boundary vegetation, to be replaced by a field hedge and new trees. During the time it would take

for the new planting to mature, the soft landscape boundary currently seen from the AONB would be replaced by built form. The magnitude of the visual impact of the proposed development would be large. The significance of the visual effect would be major when viewed from this location.

It might be argued that this effect would be temporary - that in time the new planting would screen the proposed development. But it will take years for the planting to mature to a point where it might provide adequate screening. During this time the proposed development would have a significant adverse effect on the view. In such circumstances the landscape mitigation proposed is inadequate. If planning permission were granted the existing boundary vegetation should be preserved and enhanced to provide a continuing and substantial landscape buffer between the proposed development and the Cotswolds Area of Outstanding Natural Beauty.

- Viewpoints 7, 8 are from the PRoW accessed from Collum End Rise.

In each case the sensitivity of residents and users of the PRoW is high. Contrary to the conclusions in the LVIA, the magnitude of the visual impact of the proposed development would be large. The significance of the visual effect would be major when viewed from residences and the PRoW.

Similar arguments apply here as for Viewpoint 4, although in these cases the views being considered are near to the boundary of the site rather than distant.

Site Layout

The proposal site lies adjacent to the boundary with the Cotswolds Area of Outstanding Natural Beauty and as such requires a sensitive approach to development.

The site slopes upwards from north to south towards the AONB boundary. Given the sensitive location it is considered that the proposed site layout is too dense and rises too far up the slope. The proposed height of the new dwellings - 3.5 storeys - will make screening difficult when viewed from the AONB.

The site layout should be reconsidered to allow for the substantial landscape buffer mentioned above. Proposed dwellings should be confined to the lower portion of the site and be reduced in height in order to lessen the adverse effect of built form along the boundary with the AONB. Each dwelling should be allocated generous garden space so that the proposed development has a rural, rather than urban, character.

The colours of the building materials should be selected such that the proposed development recedes into the background when viewed from the surrounding landscape.

Boundary Treatment

i. Soft Landscape

As previously mentioned, a continuing and substantial landscape buffer will be required between the proposed development and the Cotswolds AONB in order to mitigate the effect of development.

Referring to the existing vegetation, on the south and west boundaries of the proposal site, Drawing BM070-001 Site Layout states: 'Poor quality vegetation to be removed and replaced with new planting'. It would appear from Drawing BOO19700-11 Soft Landscape Proposals that the existing hedge is to be a re-laid and gaps infilled with a mix of native

hedge species to provide a boundary of approximately 1 metre width. New tree planting within the hedge-line is also proposed. No other planting information has been supplied. As such, the new boundary planting would form an inadequate buffer between the proposed development and the AONB. In addition, hedge-laying requires skill and, even if successful, it would be years before the hedge was rejuvenated.

The Tree Officer's comment regarding the inclusion of *Quercus robur* in the infill hedging mix is noted and agreed with. The other plant species proposed are acceptable.

Planting proposals are required for the creation of a landscape buffer based on the retention of existing vegetation and its enhancement with new planting. Planting details, including species, size, number and spacing should be provided.

ii. Maintenance

Also of concern is the management and maintenance of the landscape buffer planting (including boundary hedges), the Landscaped Green and other areas of communal landscaping within the proposed development. All of these elements of landscaping should be maintained, in perpetuity, by a management company and not be left to the responsibility of homeowners. Where responsibility for maintenance of a boundary hedge lies with homeowners there is the possibility that it might be removed and replaced with another boundary treatment which less sympathetic to the AONB landscape. Management arrangements and a management plan should be submitted in writing to the LPA for approval.

Hard Landscape

A combination of unsympathetic boundary treatments is proposed:

- Drawing BOO19700-12 Hard Landscape Proposals shows a retaining wall running through the rear gardens of Plots 2 - 8 and retaining walls separating the gardens of Plots 1 - 8. This results in a hard, engineered edge in close proximity to the boundary of the AONB.
- The upper portions of the rear gardens of Plots 5-8 are divided by hit and miss wooden fence panels.
- The southern boundary of the site is proposed to be a chain link fence.

Either one of these would be inappropriate in a location abutting an AONB. The proposed boundaries should be reconsidered. The adverse effect of the boundary treatments would be reduced if the upper portion of the proposal site were kept free of built form.

Details and samples of the proposed boundary treatments should be submitted to this LPA for approval.

Policy References

- NPPF Para 115; Para 116, bullet point 3.
- JCS Policy SD8 - The Cotswolds Area of Outstanding Natural Beauty.
- Cheltenham Borough Local Plan Second Review (Adopted July 2006): Policy CO2 - Development Within or Affecting the AONB.

See also para 7.21

12th October 2015

Comments

1. Landscaped Green

Fifteen new trees are proposed to be planted in the Landscaped Green. Eleven of these trees follow the boundary line between the proposal site and the site to the north, known as Leckhampton Views and which is currently under construction.

The ground level of the Landscaped Green is approximately 2m above the patio level of the adjacent dwellings in Leckhampton Views – see *Drawing No. MB070-211 Site Sections*, submitted with this application. (However, *Drawing 2004A 'Section Through Back Garden'* of Application No. 13/00756/FUL – for the Leckhampton Views site – indicates that this might be up to 3m.)

Indicative tree heights of approximately 6m are shown. For the species selected this is too low an estimate of mature height – up to 12m would be more likely.

As the trees along the boundary grow they will begin to shade the gardens and dwellings in Leckhampton Views – an effect that will be exacerbated by the difference in level. This may give rise to requests to have the trees removed with the resulting adverse effect on the visual amenity and wildlife benefit of the landscape scheme.

2. Boundary Treatment

a. *Landscaped Green/Leckhampton Views*

Drawing No. MB070-211 Site Sections shows a boundary fence or wall between the Landscaped Green and the dwellings in Leckhampton Views. It is not clear from the drawing what type of boundary treatment is proposed. Please could this be clarified.

b. *South and West Boundaries*

Drawing No. BOO19700-50 Management Plan shows the Landscaped Green and boundary vegetation to be maintained by a management company. There are two site boundary lines – red and blue. The blue line appears to surround the area to be maintained by a management company. It is not clear from this drawing where the rear boundaries of the private gardens meet the site boundary.

Drawing No. BOO19700-12B Hard Landscape Proposals shows the rear boundaries of the private gardens coinciding with the site boundary.

A number of existing trees in the southern hedgerow are to be retained and incorporated into private gardens. Further tree planting is proposed along the west, south and east boundaries. Trees located in private gardens are vulnerable to removal by residents especially where, as will be the case with the southern boundary, they create shading of gardens and dwellings.

The Hedgerow Management and Maintenance Plan states that the southern hedgerow will be maintained in perpetuity by the Management Company set up by Boo Homes. No mention is made of the western hedgerow, which is also important as a landscape buffer to the Cotswolds AONB.

Please could clarification be sought for the following:

- i. Will the existing hedgerows and trees on the southern and western boundaries be located on private property?
- ii. If they are to be located on private property, will they be maintained by a management company in perpetuity?
- iii. If they are to be maintained by a management company, will the management company personnel require access through and onto private gardens?

The proposal site lies adjacent to the boundary with the Cotswolds Area of Outstanding Natural Beauty. A continuing and substantial landscape buffer between the proposed development and the AONB is required in order to provide adequate screening. Given the importance of the landscape buffer it may be prudent to redraw the boundaries of the private gardens so as to remove the boundary vegetation from private ownership altogether, placing it in the ownership of the Management Company. However, this arrangement will not prevent requests from future residents to have trees removed if they cause shading of dwellings and gardens, as is likely to be the case with trees on southern and western boundaries. Given that sustainable development is the overarching aim of the NPPF, the wisdom of the proposed site layout is called into question as a tension may be created between the amenity of future residents and the requirement to preserve and enhance the AONB.

3. Rear Gardens

- a. *Drawing No. BOO19700-12B Hard Landscape Proposals* shows the dividing boundaries of private rear gardens being formed by 1.8m and 1.2m high close-board fences. For the rear boundary, *The Hedgerow Management and Maintenance Plan* states that, for the first five years, a stock-proof fence is to be erected on the outside of the hedges to prevent access by pedestrians and livestock. This arrangement raises a number of questions:
 - i. How are the end posts of the dividing fences stabilised? Construction details will be required.
 - ii. After five years might the residents decide to erect their own rear close-board fences to provide security for their gardens? If so, this could have an adverse visual impact on the boundary with the AONB
- b. *Drawing No. MB070-211 Site Sections* indicates that a dwelling on the southern boundary of the AONB will have a patio width of approximately 3m between the house and a retaining wall of approximately 600mm height. From the retaining wall the garden slopes up to the boundary of the AONB with a slope of approximately 1 in 4. It may be that future residents would seek to create more useable garden space by further terracing of their gardens. The result of this could be that domestic/garden paraphernalia becomes visible above and through the boundary hedge giving rise to an adverse impact when viewed from the AONB.

Conclusion

The applicants have helpfully submitted further information regarding site sections and landscape management. However a number of outstanding issues remain which would result in an objection to the proposal in terms of landscape.

The nub of the problem seems to be the density of the proposed site layout which in turn gives rise to adverse impacts with the boundary of the Cotswold AONB. The

adverse impact could be increased in future by insensitive management of private gardens and requests to have boundary trees removed to prevent shading.

An alternative site layout could be considered, with reduced density. Landscape objections might be removed if built development were confined to the northern boundary of the site. If the rear gardens of the proposed dwellings abutted the rear gardens of those in Leckhampton Views there would be no need for trees along this boundary. Evergreen hedging and shrubs could be used to screen domestic fencing. The gardens of the proposed dwellings would need to be fairly long to avoid other amenity issues such as overlooking. The southern portion of the site could be left as a sloping bank, probably requiring a retaining wall in a sympathetic material such as Cotswold stone. The bank could be managed as a wildflower meadow, providing both visual amenity for the dwellings facing it, and increasing its wildlife value. The existing boundary vegetation could be rejuvenated and augmented increasing its value as a biodiversity asset for the locality and avoiding any conflict with residents regarding ownership and management.

Tree Officer

26th May 2015

The CBC tree Section would like the following clarified/amended prior to supporting this application:

- 1) Drawing No BOO 19700-11-soft Landscaping proposals-the redline indicating the site boundary appears to be the Tree Protective Fencing Boundary-please could this be clarified and amended so as to show the full extent of both boundaries.
- 2) Heavy standard trees recommended within the above plan are indicated as to be root-balled trees. Such trees would have a significantly better chance of quick establishment if they are planted as container grown trees. This is especially so if they are to be planted any other time than between late October and Christmas time.
- 3) Within the boundary planting mix *Quercus robur* is recommended for hedging mix. This species (common oak) will not likely establish and perform as a hedge and as such this species should be substituted as an alternative species.
- 4) No underground servicing plans appear to have been submitted. It is important that such servicing/drainage etc can be submitted and agreed prior to the granting of any permission being granted.
- 5) Plot 9 in the south west corner is likely to become very shaded and dominated by the proposed *Acer campestre* (field maple) as such proposed trees mature. It is recommended that an alternative solution is submitted and agreed.
- 6) Clarification is required as to the maintenance of the green space and any other trees not likely to become under private ownership.
- 7) It is not altogether clear all trees are to be removed and which are to be retained. It would be helpful if such proposals could be clarified and a drawing and schedule.
- 8) T2 *Fraxinus excelsior* is off site and within the adjacent scout hut demise. This is a large 16 metre high twin stemmed ash tree whose canopy will dominate the rear garden of plot 11 and likely to lead to feelings of apprehension by any new occupants of this home which is drawn as being 12 metres distance from this tree. It is recommended that the layout of this area is reconsidered or else that this tree is entirely removed and replaced with suitable mitigation within the scout hut demise.

- 9) The old hedge line to the south needs better management consideration than merely the 'laying' proposal. There are several fine mature individual specimen trees (*cratageous monogyna* (hawthorn) and *Corylus avellana* (hazel) which should be considered as retained as mature specimens within rear gardens. Whilst the proposed *Prunus avium*, *Cratageous monogyna* and *Acer campestre* are welcome native species as appropriate individual ecology promoting trees also of high visual amenity value, it is not clear if wholesale laying of the existing tree line will be successful and further consideration is necessary.

12th October 2015

Following Trees Officer comment of 26/5/15 various clarifications and changes have been made as detailed on Soft Landscape Proposals Drawing no BBB19700-11B.

Previous point considered in previous order:

- 1) Red boundary line has been moved
- 2) Heavy standard trees to be planted are still intended to be root balled despite previous request to change to container grown trees
- 3) English oak are still in the proposed hedging mix despite previous officer request to change this to a species which works better as hedging material.
- 4) Underground service plans still not submitted.
- 5) Plot 9 to south east of site-Field maple trees to be planted to south east of dwelling. This will cast considerable shade and alternative species should be considered.
- 6) Clarification required re maintenance of internal green space.
- 7) It is still unclear whether the large ash within the scout hut is to be removed.
- 8) Southern boundary line soft landscaping proposals have improved. However, further clarification still required for retained hawthorn trees to have a 'restorative prune'. Such a description should give clear reference to the anticipated canopy width and height after such pruning. The proposed laying of the hawthorn trees to the east of this southern boundary should be effective and ensure a good boundary hedge line is retained in this area.

Other comments following review of this drawing are:

- 1) Maintenance of the southern side of the ransom strip should be considered. It is unlikely that householders will prune the 'other side' of this proposed hedge line.
- 2) There are 3 hawthorn to be removed at the rear of plot 5. The biggest and best (and most easterly) tree should be retained. This could become subject to a 'restorative prune' as above. This tree will be approx.10 metres from the proposed property.
- 3) Pleached hornbeam are proposed for the easterly boundary will be an effective screen but such hedging is very labour intensive to maintain and the Tree Section strongly recommends that some other form of living screen is planted.
- 4) To the rear of plot 3 a hawthorn tree is shaded dark green as if to be retained, but is described as being removed. This is presumed to be a type-o. Please could this be clarified.

- 5) A Tree protection plan (to BS 5837 (2012)) needs to be submitted and agreed as a part of the application.
- 6) The proposed field maples on the northern boundary will cast considerable shade onto the properties on a lower elevation to the south. An alternative species which will cast less shade should be considered (double flowering cherry or Sargent's cherry would compliment the proposed wild cherry).

Social Housing

25th June 2015

In accordance with the requirements of the draft Joint Core Strategy, which requires affordable housing contributions from developments of 10 homes or more, 40% of the 12 dwellings should be sought as affordable housing. Of these five units, four should be social rented and one should be shared ownership. The requirements for tenure and house sizes are set out, as well as rents, service and housing standards. The Housing Officer sets out the need for affordable housing in the Leckhampton area as established by the Gloucestershire Homeseekers system.

GCC Local Flood Authority (LLFA)

21st May 2015

I refer to the above application and your referral to the Lead Local Flood Authority for advice on the management of surface water. This email is an informal communications pending our formal response.

We accept that the development is in flood zone 1 and is less than 1 hectare and the applicant is not therefore required to provide a site specific FRA. However, the application does not contain any information relating to sustainable drainage systems and is lacking any kind of drainage strategy. We consider the application does not comply with the requirements set out in technical guidance to the NPPF and the Non Statutory Technical Standards for Sustainable Drainage. In these circumstances and given it is supposed to be a full application we are considering an objection to the development, do you have a view before we formally respond?

21st May 2015

Response - Objection

I refer to the above application received by the Lead Local Flood Authority (LLFA) on 7th May 2015, for comment on the management of surface water. The site is situated within flood zone 1 as demonstrated by the Environment Agency's (EA) interactive web based mapping service.

On the basis of the documentation supplied to the Local Planning Authority (LPA) it has not been possible to successfully review this application for the purpose of assessing the adequacy of the surface water drainage system. Insufficient detail has been provided in the applicant's submission and therefore the LLFA objects to the current proposal.

It is understood that the development is in flood zone 1 and is less than 1 hectare and that the applicant is not therefore required to provide a site specific flood risk assessment.

However it is a mandatory requirement to provide sufficient information relating to the proposed surface water drainage strategy and consideration must be given to the provision of a sustainable drainage system.

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This is to comply with the requirements set out in Technical Guidance to the National Planning Policy Framework and the Non Statutory Technical Standards for Sustainable Drainage. The applicant's submission is lacking sufficient information to demonstrate compliance with these requirements. The LLFA is therefore unable to confirm that the developer has made appropriate use of sustainable drainage systems and that opportunity has been sought to reduce the overall level of flood risk in the area and beyond.

9th June 2015

I have received contact from Robert Wilson from Simpson Associates on 28th May, 2015, however we still object to the application in its current form. We need further information to assess the application including the following.

1. Explanation to show that the SUDS hierarchy has been given appropriate consideration, including water re use and alternative forms of attenuation including above ground attenuation, permeable paving and storage within the construction layers.
2. Soil condition test results/evidence to demonstrate that site is not suitable for infiltration.
3. Calculations to show the peak discharge rates/ storage volumes.
4. Calculations to show how surface water run off rates will be constrained to existing rates across all of the relevant return periods, i.e. Qbar, Q1, Q30 and Q100 and with climate change.
5. Evidence from ground water table monitoring to show minimum and maximum levels.
6. Further explanation to show how exceedance events will be adequately catered for.
7. General site levels and finished floor levels of the proposed dwellings.
8. Demonstration that existing natural drainage has been fully considered.
9. Evidence needed for proposed Attenuation can cater for 1 in 100 year return period.
10. Clarification of the cover and invert levels relating to Severn Trent Water records.

Please note that proposed foul water is a matter that will be dealt by Severn Trent and is not therefore considered by Lead local flood authority in this response.

8th June 2015

I refer to my previous communication dated 28/05/2015 and write to clarify point 5 in my email.

If ground conditions permits infiltration and you have any proposals for soakaways or underground storage for managing/attenuating storm water then we need to see evidence from groundwater table monitoring minimum and maximum levels.

I suggest therefore that you should develop your SuDs strategy and determine whether or not soakaways/underground storage will be utilised before commencing any on site investigation of the level of water table.

25th June 2015

I refer to the above planning application received by the Lead Local Flood Authority on 7th May 2015 to provide comment on the surface water flood risk. We have submitted our response and received a revised proposal submitted on 17th June, 2015 via email which meets the requirements of a major application of which LLFAs are statutory consultees. We have no objection on this application.

Please note that proposed foul water is a matter that will be dealt by local sewerage authority and is not therefore considered by Lead local flood authority in this response.

It is recommended that the following conditions should apply to any planning approval and their responses should include the information indicated above:

1. Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.
Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.
2. Prior to the commencement of development details of surface water attenuation/storage works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.
Reason: To prevent the increased risk of flooding, It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

Land Drainage Officer

7th July 2015

I am satisfied that the storm water drainage strategy adopted for this proposed development is appropriate and raise no objection to the application.

Severn Trent Water Ltd

1st June 2015

With reference to the above planning application the company's observations regarding sewerage are as follows.

I confirm that Severn Trent Water Limited has NO OBJECTION to the proposal subject to the inclusion of the following condition.

Condition

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the

Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

If you require any further information please contact Rhiannon Thomas on 01902 793883.

Gloucestershire Centre for Environmental Records

15th May 2015

Available to view online

Crime Prevention Design Advisor

19th May 2015

In my capacity as Crime Prevention Design Advisor for Gloucestershire Constabulary, I would like to comment on the material considerations of the planning application specifically relating to designing out crime.

I would like to draw your attention to the PDF document attached to the carrying e-mail which provides detail to the following comments.

1. Re-inforce the private nature of the site with features such as rumble strips, change of road surface (by colour or texture).
2. Planting should not restrict surveillance opportunities, assist in climbing or create hiding places. Planting along footpaths needs to be carefully considered to ensure it will not grow over the path, restricting the width, creating narrower and less inviting areas. Landscaped areas will need to be managed.
3. The lighting plan should be designed to encompass the development and allow for seasonal variations within the planting scheme; thereby removing areas of deep shadow to reduce the fear of crime, along with opportunities of crime and Anti-Social Behaviour.
4. All plots to have doors and windows to BS PAS24:2012.
5. Boundary with neighbouring plots should define ownership and be reinforced to protect the existing properties. External fencing 1.8m Close board not horizontal 'hit & miss', internal fencing 1.5m with 0.3m trellis, any hedging to be robust with native species defensive planting 1.5m wide.
6. Off road mitigation to prevent inappropriate parking.

(See annex A as below, referring to your Planning Authority's planning policy.)

It is recommended that the development is built to meet Secured by Design standards. Secured by Design (SBD) is a police initiative owned by the Association of Chief Police Officers (ACPO), to encourage the building industry to adopt crime prevention measures in the design of developments. It aims to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment, where communities can thrive.

Research conducted by Secured by Design has proven that SBD developments are half as likely to be burgled, have two times less vehicle crime and show a reduction of 25% in criminal damage, thereby increasing the sustainability of a development.

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.

Annex A - Planning Policy

Cheltenham Borough Council's Local Plan which contains Policy CP 4:

"Development will be permitted only where it would:

*(c) make adequate provision for security and the prevention of crime and disorder;
and*

(b) not, by nature of its size, location, layout or design to give rise to crime

Parish Council

18th June 2015

The Council requests that the following observations be noted and considered by the Planning Committee in respect of the plans for the above application:

The Council strongly objects to the application

Reasons/Observations

The application was considered by the Parish Council at its meeting on 11th June 2015.

The proposal would extend the current development at 205 Leckhampton Road up to the boundary of the Cotswold AONB on the south side. This would make the development much more visible from the AONB and from Leckhampton Hill. The site forms a small triangular field between the existing development on the north side and a sparse hedgerow on the south side along the AONB boundary. This field, seen through the hedgerow, reduces the impact of the current development on the AONB and was a factor taken into account when the Parish Council supported the current development in principle.

The proposal is to plant additional trees to thicken the screening. However it will take a considerable time for this thicker screening to mature, even if semi-mature trees were planted. The 3.5 storey height of the proposed new dwellings would also make it difficult for them to be screened sufficiently well even when the screening is mature. The Council is also concerned that because the screening trees will overshadow the new dwellings and will obstruct the view of Leckhampton Hill from these dwellings, residents will be tempted to cut the trees back. The trees will therefore need to be well protected and maintained to ensure that the screening is permanent.

The Council also strongly supports the comments by the Architects Panel that the style of the proposed dwellings is far too urban for this site. The dwellings are too large and too packed in and their 3.5 storey height is very inappropriate, as well as making it more difficult to provide adequate screening from the AONB. The Council agrees that a looser and less dense layout is required, with either substantially fewer dwellings or smaller dwellings with some joined together as suggested by the Architects Panel. The maximum height should be 2.5 storey.

In view of the impact of this proposal on the AONB, the Council wondered whether comments have been sought from the Cotswold AONB Conservation Board and from CPRE Gloucestershire.

Cheltenham Civic Society

15th June 2015

This represents useful provision of extra housing within the urban area. It is a sensible extension to the existing new adjacent development

Architects Panel (comments made in relation to original scheme for 12 dwellings)

11th June 2015

This proposal is for an extension to a site which is currently under construction. The proposed site lies to the south of the construction site and is adjacent to the AONB. As such, it is on the periphery of the town and bounded on two sides by open countryside.

Given its location, the panel felt that the scheme was too urban in its form and a less dense and 'looser' layout would be more appropriate. The units seemed oversized resulting in large areas of unarticulated elevation, and those that were fenestrated lacked satisfactory proportions. The density of the layout requires a storey high retaining structure to the south which would have an adverse impact on amenity space as well as removing any real relationship between the properties and the landscape. The panel was also concerned about how water run-off from the hillside would be dealt with.

The street scene was poorly elevated and the location of the gables needs greater consideration to produce a more harmonious frontage. The panel also felt that the scale of the properties was too great and that perhaps the eaves could be dropped to reduce their impact. It may also be beneficial to join some of the units together.

Overall, the panel felt that a less dense higher quality proposal would be required before support could be given to this application.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	9
Total comments received	2
Number of objections	2
Number of supporting	0
General comment	0

6. OFFICER COMMENTS

6.1 Determining Issues

6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions are made in accordance with the Development Plan, unless materials considerations indicate otherwise.

6.3 The Development Plan for the area is the Cheltenham Borough Local Plan (adopted 2006).

- 6.4** The National Planning Policy Framework ("NPPF") is the Government's national planning policy. The NPPF sets the weight to be attached to existing Local Plan policies. Paragraphs 214 and 215 state that where a Local Plan has not been adopted in accordance with the Planning and Compulsory Act 2004 – as is the case for the Cheltenham Borough Local Plan – weight should be afforded to Local Plan policies in proportion to their degree of consistency with the NPPF.
- 6.5** The Cheltenham Local Plan was adopted in accordance with pre-2004 legislation and therefore only policies which accord with the NPPF carry weight. Where the Local Plan is not in accordance or is silent then the NPPF prevails.
- 6.6** The main issues relevant to the consideration of the planning application are:
- (i) Whether this is a sustainable location in principle for new housing
 - (ii) Affordable housing
 - (iii) Impact on the character and appearance of the area and scenic beauty of the Area of Outstanding Natural Beauty
 - (iv) Access and highway issues
 - (v) Impact on neighbour amenity
 - (vi) Drainage
 - (vii) Ecology

6.7 Whether this is a sustainable location in principle for new housing

- 6.8** The Council cannot currently demonstrate a five year housing supply (plus 20% buffer). The five year housing supply position at 31 March 2015 is that taking account of shortfall and the application of a 5% buffer, the Council has a 3.6 year housing supply. This means that the housing supply policies in the Local Plan are not considered up to date, and the policies in the NPPF should prevail (par. 49).
- 6.9** Paragraph 14 of the NPPF says that where Local Plan policies are out-of-date, planning permission should be granted 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; or specific policies in the Framework indicate development should be restricted.'*
- 6.10** The site is not subject to any specific constraints or environmental designations (although the land to the south is AONB). Therefore, there are no specific policies in the NPPF that indicate that development of this specific site should be restricted.
- 6.11** The site is located on the southern edge of Cheltenham, outside but adjacent the Principal Urban Area. The site is a small grassed paddock, enclosed by hedge and trees on its south and west sides. It is sandwiched between open countryside to the south and new housing currently under construction to the immediate north.
- 6.12** The south boundary of the site, beyond which is the AONB, arguably provides a natural buffer to the town. The site is no more or no less sustainable in terms of its location than the new housing currently being built to the north or the existing housing in the vicinity of the site. The site has reasonable access to shops, services, jobs and public transport. It is a reasonably sustainable location for eleven further homes.
- 6.13** Given the above analysis, the principle of development of the site for 11 new homes is considered acceptable.
- 6.14 Affordable housing**
- 6.15** The proposal is for 11 houses, which falls below the threshold for the negotiation of affordable housing set by Policy HS4 of the Local Plan. The draft Joint Core Strategy sets

a lower threshold of 10 units, however, because this emerging policy has not been properly tested yet and is subject to a number of objections at the examination in public, it cannot be afforded any serious weight. The Council's Planning Policy team has advised that existing Policy HS4 should prevail at this time.

- 6.16** In terms of a requirement for affordable housing, it is considered unreasonable to link the proposal with the development of the adjacent land currently under development for housing. Whilst it is understood that the applicant and the developer of the adjacent site are one in the same, the sites have been two separate entities under different ownership. Therefore, there are no reasonable grounds to amalgamate the two for the purposes of negotiating additional affordable housing.
- 6.17 Impact on the character and appearance of the area and scenic beauty of the Area of Outstanding Natural Beauty**
- 6.18** It is considered that this is the major issue for the application. The site is located on the south edge of the town at the southern end of Leckhampton Road. Beyond the site to the west and south is open countryside and AONB as the land rises in a southerly direction towards Leckhampton Hill.
- 6.19** In landscape terms, the site is easily visible in long distance views from the Devils Chimney at Leckhampton Hill, as well as short and medium terms views from the public footpath that crosses the fields to the immediate west and south of the site.
- 6.20** The development would have a very hard urban edge to it with dwellings closely packed together within a relatively short distance of the south boundary of the site, which provides an important green buffer between town and countryside/AONB.
- 6.21** Serious concerns have been raised by officers about the level of development, the number of houses, their size, design and layout. In response, the applicant has revised the scheme by omitting a unit and making changes to the size, design and layout.
- 6.22** The proposed dwellings are appreciably smaller than the original proposal and their scale and design are similar to the houses being constructed on the adjacent site to the north. The design is reasonably contemporary with the exterior faced in render, buff brick and timber cladding. The rooves would be finished in slate. The dwellings would be attractive and not in themselves objectionable.
- 6.23** The layout of the scheme has also been improved with a more logical flow to the siting arrangement. There would be a communal green space at the front of the site adjacent the new housing to the north which would also act as a green buffer.
- 6.24** What is of greater concern is how the development presents itself to the AONB and countryside to the south. The existing hedge and trees along these boundaries screen the site and adjacent development from countryside and help to provide an important green edge to the town.
- 6.25** Although a unit has been removed from the scheme, Plots 3 to 8 are still tightly packed next to each other. Plots 3 and 4, and 7 and 8 are semi-detached houses. The spacing between these dwellings and adjoining houses is small. Drawing number BM070-212 is a "reverse street scene" showing the rear of the houses when viewed from the public footpath and AONB to the south. It helps to demonstrate that the development would have a hard edge and would appear cramped and overly dense right on the south boundary of the site.
- 6.26** The proposal includes new hedge and planting on the south and west boundaries of the site at this interface with the countryside. This would help to provide some screening and softening of the development. However, the Landscape Officer is very concerned that the tree planting will be too close to the houses. Plots 2 to 9 are south facing and there may

be serious pressure from residents in the future to remove the trees because of shading and loss of light to their properties. Drawing BM070-212 suggests that these trees will be not insubstantial and if they were to be removed in the future then they would expose the development to countryside to the detriment of the AONB and its setting. Even with the hedge and trees matured and retained, it is still felt that the development would have an overly hard edge too close to the countryside.

6.27 The applicant has been advised that the development should be much looser and informal than the denser layout of the houses to the north. The site is on higher ground than the adjacent housing and is much closer to the periphery of the countryside. There should be more of a transition from the dense housing to the north to the countryside and AONB to the south. The proposed development is considered overly dense and harsh in this sense and would be detrimental to the rural edge of the town and setting of the AONB.

6.28 A further concern relates to the future management and maintenance of the important new hedgerow on the south and west boundaries of the site. There is a lack of clarity over whether the hedge would be in private ownership by individual householders and there is concern about future pressure to remove it and replace it with unsympathetic boundary treatment. The layout of the development does not appear to lend itself to natural defence of the hedgerow and if it were to be removed or inappropriately replaced (either whole or in part) then this could have a damaging impact on the rural setting of the site.

6.29 For these reasons, it is considered that the development would result in unacceptable harm to the green edge of Cheltenham and scenic beauty of the adjacent AONB.

6.30 Access and highway issues

6.31 The Highway Authority has carried out a detailed assessment of the proposal and offers no objection to the application. The means of access would be satisfactory and sufficient space would be provided for parking within the development. No severe highway impacts are identified.

6.32 Impact on neighbour amenity

6.33 The layout and position of the dwellings has been designed to limit the impact on the new houses being built to the immediate north. The front of Plots 3 to 8 would be positioned on higher ground and would look towards the rear of the adjacent houses. However, the elevation to elevation distances would be at its closest point more than 25 metres which would ensure more than sufficient separation. The closest of the proposed dwellings to the adjacent housing development would be Plots 1 and 11. Plot 1 would be positioned beside the adjacent house and would result in no substantial issues. Plot 11 would be positioned perpendicular to the adjacent housing, and although on higher ground, its main two storey part would be 10 metres from the boundary, which would be sufficiently far away (there would be a single storey wing at five metres which would also be acceptable). The applicant has provided a section drawing showing that Plot 11 would not adversely impact on sunlight to the adjacent plots.

6.34 There is no reason to believe that the development of the site for housing would give rise to unacceptable conflict with the use of the adjacent land by the scouts.

6.35 There would be no harmful impacts between the dwellings within the development itself.

6.36 In summary, no substantive neighbour amenity issues have been identified.

6.37 Drainage

6.38 Following the submission of further information, the County Council (as local lead flood authority) offers no objection to the application on flood or drainage grounds. A detailed drainage scheme can be secured by condition if planning permission were to be granted.

6.39 Ecology

6.40 The application is supported by an ecological appraisal of the site and no significant harmful impacts are identified. Ecological measures and options to enhance biodiversity could be secured by condition were permission to be granted.

7. CONCLUSION AND RECOMMENDATION

7.1 It is recommended that planning permission is refused on grounds of inappropriate urban development on the rural edge of Cheltenham to the detriment of the scenic beauty of the Cotswold Area of Outstanding Natural Beauty and setting of the town.

8. REFUSAL REASONS

- 1 The proposed development would result in an overly harsh and hard urban edge to this part of Cheltenham. The development would appear as a continuous and tightly packed group of houses immediately adjacent the south boundary of the site, which is an important green buffer to the open countryside and Cotswold Area of Outstanding Natural Beauty to the south. Plots 3 to 8 would be tightly positioned next to each other and would present a harsh and continuous development where there should otherwise be more of a transition from buildings to countryside. The development would appear intrusive and harmful to the green setting of Cheltenham. It would be detrimental to the setting of the adjacent countryside and scenic beauty of the Cotswold Area of Outstanding Natural Beauty.

Plots 2 to 8 would be very close to the south boundary of the site where it is proposed to replace the existing hedge and provide new tree planting. The trees would be on the south side of the adjacent houses and there would likely be pressure from residents in the future to remove the trees due to shading and loss of light to their south aspect. The removal of these trees would further expose the development to the countryside, increasing the harm to the countryside and Area of Outstanding Natural Beauty.

The proposal fails to accord with Policies CP1, CP3, CP7, CO1 and C02 of the Cheltenham Borough Local Plan (adopted 2006), paragraphs 56, 57, 58, 64 and 115 of the National Planning Policy Framework and is unacceptable.

- 2 The application does not include an appropriate mechanism or legal agreement for securing appropriate long term management of the boundary hedges, planting and communal landscaping areas. Without appropriate management, important landscaping could be removed or become poorly maintained to the detriment of the visual appearance of the site, its setting and the amenities of residents.

The proposal fails to accord with Policies CP1, CP3, CP7, CO1 and C02 of the Cheltenham Borough Local Plan (adopted 2006), paragraphs 56, 57, 58, 64 and 115 of the National Planning Policy Framework and is unacceptable.

APPLICATION NO: 15/00681/FUL		OFFICER: Mr Ed Baker
DATE REGISTERED: 2nd May 2015		DATE OF EXPIRY: 1st August 2015
WARD: Leckhampton		PARISH: Leckhampton With Warden Hill
APPLICANT:	Boo Homes (Leckhampton) Ltd	
AGENT:	Mr Richard Manning	
LOCATION:	Land south of 205 Leckhampton Road, Leckhampton Road, Cheltenham	
PROPOSAL:	Erection of 11 houses and associated works (revised scheme)	

Update to Officer Report

The application has been **deferred** at the request of the applicant in order that further discussions can take place on revising the scheme to address the grounds for refusal put forward by officers in the committee report.

The applicant has agreed to an extension of the time period for determination of the application until 30 November under the provisions of Part 6 of Section 34(2)(c) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It is intended that the application will be considered by the planning committee at its meeting on 19 November 2015.

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APPLICATION NO: 15/00681/FUL		OFFICER: Mr Ed Baker
DATE REGISTERED: 2nd May 2015		DATE OF EXPIRY : 1st August 2015
WARD: Leckhampton		PARISH: LECKH
APPLICANT:	Boo Homes (Leckhampton) Ltd	
LOCATION:	Land South Of 205 Leckhampton Road Leckhampton Road Cheltenham	
PROPOSAL:	Erection of 11 houses and associated works (revised scheme)	

REPRESENTATIONS

Number of contributors	2
Number of objections	2
Number of representations	0
Number of supporting	0

12 Chatsworth Drive
Cheltenham
Gloucestershire
GL53 0AG

Comments: 2nd October 2015

I understand the need for additional housing but there is the environmental cost, the disruption to the existing community and the ongoing issues with increased traffic volumes.

Firstly the development that is currently underway has caused several issues with HGV traffic. The vehicles that used Leckhampton Road at the initial stages were overladen at times and travelled too fast down the hill towards the mini roundabouts at school drop off and pick up times. The next stage of building brought more HGV's that ripped branches from the trees lining Leckhampton Road and personally on 4 occasions saw vehicles with roof trusses and timber frame building sections damage trees along the route. Local residents also have to put up with increasing numbers of contractors vehicles parking on Liddington Close, the verges of Leckhampton Road and the end of Collum End Rise. On a day to day basis I see large vehicles and HGV's making deliveries to site that are over the weight limit shown on the signs on the hill. I think that this site is not being managed properly and to propose another development on the same site will only make matters worse.

The new development is creeping right up to the boundary of the AONB I question the ecological impact upon wildlife and the hedgerows in the area. I would also like to question whether the development is proposed to have the same amount of soil and spoil dug away as the current development? Obviously from the street views we see that the roof lines of the proposed houses are at the level or just below the tree line. Would this mean another constant stream of vehicle taking the spoil away only to replace with concrete footings? Is there another method or could the houses be reduced in height to reduce the impact as the development site traverses the hillside?

Safety is a major concern as I have 2 young children and the increase in vehicular activity, both during the build and once completed and residents move in. I can only imagine that the increased volumes will cause congestion both up and down the hill at peak times especially with vehicles entering and leaving the site.

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If this development is to go ahead then there will be NO "Leckhampton Views" for the current residents. I agree with the current provision of houses on the site but object to the increased number of 11 new properties.

37 Hillary Road
Cheltenham
Gloucestershire
GL53 9LB

Comments: 6th October 2015

I wish to object to the building of houses to the south of 205 Leckhampton Road.

It backs onto a community facility Leckhampton Scout hut used by multiple groups within the locality. Scouts , Cubs, Beavers, Woodcraft folk....

Houses will reduce light to the site, it may reduce scouting activities as scouts regularly camp and stay out overnight doing night hikes until 2 am.

The potential building of houses would reduce our access to the hill and may result in reducing outside activities if the local neighbours object to noise at night.

We regularly have fund-raising activities including fires, fireworks and scout jamborees which generate noise.

APPLICATION NO: 15/00681/FUL		OFFICER: Mr Craig Hemphill	
DATE REGISTERED: 2nd May 2015		DATE OF EXPIRY: 1st August 2015	
WARD: Leckhampton		PARISH: Leckhampton With Warden Hill	
APPLICANT:	Boo Homes (Leckhampton) Ltd		
AGENT:	Mr Richard Manning		
LOCATION:	Land south of 205 Leckhampton Road, Leckhampton Road, Cheltenham		
PROPOSAL:	Erection of 10 houses and associated works (revised scheme)		

Update to Officer Report

1. CONSULTATIONS ON REVISED PLANS

Landscape Architect

13th November 2015

Revised Soft Landscape Proposals (Drawing No. BOO19700-11C)

South and West Boundaries - Existing Vegetation

The proposal site lies adjacent to the boundary of the Cotswolds Area of Outstanding Natural Beauty. It is, therefore, a sensitive site.

The existing vegetation along the south and west boundaries helps to screen the proposal site when viewed from the AONB. Should planning permission be granted, the existing boundary vegetation should be preserved, enhanced and managed to provide a continuing, substantial landscape buffer through all stages of development – construction, completion and maturity. This is required in order to maintain adequate screening and so help to mitigate the effect of development.

Discussions with the developer have highlighted the desirability of this boundary vegetation being placed in the ownership of a management company, in order for it to be maintained in perpetuity. (When trees and hedging are incorporated into private gardens they are vulnerable to removal by householders). The developer has agreed to this.

Revised Soft Landscape Proposals (Drawing No. BOO19700-11C) have been submitted showing a post and rail fence along the south, west and east boundaries of the site. This fence constitutes the boundary between rear gardens and the land to be maintained by the management company. However, the boundary line has been drawn very neatly along the proposed hedge line, whereas the existing vegetation is of varying width. As a result 6 trees scheduled for retention are now located in private gardens where they will be vulnerable to removal. The blue dotted line, representing the post and rail fence, should be redrawn to accurately reflect the existing boundary vegetation in order to preserve its screening effect.

In addition, the revised drawing shows 4 fewer existing hawthorn trees to be retained as specimens along the south boundary. This is not acceptable. The retained trees along the south boundary should be as shown in Drawing No. BOO19700 11B and the blue dotted line – the post and rail fence – drawn to accommodate this.

South Boundary – Proposed HedgeHeight

Soft Landscape Proposals (Drawing No. BOO19700-11C) states that the proposed native hedge should be maintained at a height of 1.8m maximum. Along the south boundary this should be revised to a height of 1.8m minimum. This is in order to address concerns about the ridge height of the roofs when viewed from the AONB – a higher hedge would contribute to softening the built form. Please could this be conditioned.

Extra Tree

As previously discussed with the applicant's landscape architect an extra specimen tree could be planted in the section of hedgerow to the rear of Plots 7 & 8 where the existing hawthorn trees shown on the plan are proposed to be laid to form a field hedge.

Proposed Planting Plan

Apart from the issues mentioned above, the soft landscape proposals submitted are acceptable.

Revised Hard Landscape Proposals - Drawing No. BOO19700-12BFencing

The drawing shows the dividing boundaries of private rear gardens being formed by 1.8m and 1.2m high close-board fences. The rear boundary is a post and rail fence. Construction details will be required for the fencing.

It is important to avoid the possibility of residents erecting close-board fences along the rear boundaries of their gardens as this would be an inappropriate boundary with the AONB.

Drawing No. MB070-211 Site SectionsRear Gardens

Drawing No. MB070-211 Site Sections indicates that a dwelling on the southern boundary of the AONB will have a patio width of approximately 3m between the house and a retaining wall of approximately 600mm height. From the retaining wall the garden slopes up to the boundary of the AONB with a slope of approximately 1 in 4. It may be that future residents would seek to create more useable garden space by further terracing of their gardens. The result of this could be that domestic/garden paraphernalia becomes visible above and through the boundary hedge giving rise to an adverse impact when viewed from the AONB. Please could Permitted Development rights be removed to ensure there is no adverse impact upon the adjacent AONB from either inappropriate garden fencing or domestic/garden structures and paraphernalia.

Conclusion

The revised plans have overcome a number of previous concerns. Subject to the suggested amendments being resolved there is no landscape objection to the application

Architects Panel

13th November 2015

The panel had reviewed this application previously and revised plans had subsequently been submitted. These plans show a reduced density which increases the gap between properties, the cross section also works better with the significant level change across the site. Elevationally, the properties are better proportioned and the roof pitch has been lowered which reduces the relative amount of visible roof. This scheme represents an overall improvement and it would therefore be supported by the panel.

2. OFFICER COMMENT

- 2.1. The Officer Report deferred from October 2015 Planning Committee meeting set out the determining issues for this application. These included the principle of the development, affordable housing, its impact on the Area of Outstanding Natural Beauty, access and highway matters, amenity considerations, drainage and ecology.
- 2.2. In considering these issues the Officer Report recommended refusal on the grounds of the proposed development being an inappropriate urban development on the rural edge of Cheltenham to the detriment of the scenic beauty of the Area of Outstanding Natural Beauty and the setting of the town.
- 2.3. This update is to review the recently submitted revised plans, consider if they have overcome the previous concerns and provide a recommendation to Members.
- 2.4. Layout and Design
- 2.5. The original application proposed 12 residential units at the site. This was reduced to 11 in September and further reduced to 10 in the recently submitted revised plans. This has reduced the density from 30dph (which is the density of Leckhampton View, the site adjacent which is currently under construction) to 20dph. The dwellings have been moved 2 metres further away from the southern boundary along with an increase in the gaps between the proposed dwellings, on average from 1.5 m to 3 metres.
- 2.6. The reduction in numbers and the amendments to the layout allows for each dwelling to have a more generous garden space, and, along with the increased gaps between the dwellings, provides for a more suitable density and layout, which responds in a more successful manner to the transition between the existing urban grain and the rural edge of Cheltenham.
- 2.7. The design of the proposed dwellings are contemporary with the exterior faced in render, buff brick and timber cladding with the roofs finished in slate. This design approach is consistent with the adjacent site currently under construction; members are advised that it is the same developer. The Architects' Panel have reviewed the revised plans providing comments now in support of the application. The design and layout of the proposed dwellings is considered to be acceptable.
- 2.8. Landscape and levels
- 2.9. The south and west boundaries of the site are a significant consideration, and have been subject to extensive discussions with the Tree Officer and Landscape Architect. The revised landscape and planting plans have been submitted following these discussions. These revisions are extensive and necessary in this instance due to the landscape sensitivity of the site. An improved landscape plan and planting scheme has been provided along with the landscape boundaries being removed from the residential properties. A protection zone is being proposed to ensure that future residents cannot remove any of the trees or planting, with a management company to be established to manage and maintain these boundaries (and other areas of open space). This would be secured through a S106 agreement.
- 2.10. Both the Tree Officer and the Landscape Architect are satisfied that the revisions to the layout, landscaping and planting details are satisfactory and will successfully mitigate the impact of the proposed dwellings (subject to conditions and the S106). The Landscape Architect has raised additional points on the detail to which the applicant has agreed to incorporate and submit a further revised plan.

- 2.11. It is worth noting that there are currently two significant Ash Trees on the south boundary which are to be removed. Initially the removal of these trees, which are visible from Leckhampton Hill, caused Officers concern. The Tree Officer has subsequently advised that these trees are likely to succumb to Ash die back and are therefore unlikely to last beyond 10 years and that this application provides a good opportunity to establish new planting on this boundary.
- 2.12. The site has a significant change in levels; a slope rises upwards from the middle on the site towards the south boundary. Following discussions, revised plans have been submitted to reduce the heights of the proposed dwellings. The combination of these revisions and the landscape proposals ensure that the proposed dwellings are screened as much as possible from public vantage points. Typically, level conditions are attached to planning permissions, however, due to the sensitivity of this site Officers considered it necessary for the site level information across the site to be submitted in advance of determination, which has now been provided. Should Members be minded to permit the application it is recommendation that a condition is attached requiring works to be carried out in strict accordance with the submitted plans.

3. CONCLUSION AND RECOMMENDATION

- 3.1. In considering the revised plans and information set out above, the recommended refusal reasons set out in the original Committee report and the overall planning balance, Officers are of the view that the revised plans have overcome the previous concerns. The recommendation is therefore for permission to be granted subject to the S106 being agreed and conditions.

4. CONDITIONS

- 4.1. To follow.

APPLICATION NO: 15/00681/FUL		OFFICER: Mr Craig Hemphill
DATE REGISTERED: 2nd May 2015		DATE OF EXPIRY: 1st August 2015
WARD: Leckhampton		PARISH: Leckhampton With Warden Hill
APPLICANT:	Boo Homes (Leckhampton) Ltd	
AGENT:	Mr Richard Manning	
LOCATION:	Land south of 205 Leckhampton Road, Leckhampton Road, Cheltenham	
PROPOSAL:	Erection of 10 houses and associated works (revised scheme)	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. The recommended conditions are set out below. At the time of writing this update, due to IT difficulties, the revised plans cannot be linked the recommended Condition 2* (approved documents). This condition will be updated to include the revised plans as soon as the system is corrected.

2. CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning 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 received.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.
- 3 No occupation of the dwellings hereby approved until the access road layout together with the junction from Leckhampton Road to the development site has been completed to at least binder course level and the works shall be maintained as such thereafter unless and until adopted as highway maintainable at public expense.
Reason: To reduce potential highway impact by ensuring a safe and suitable access, in accordance with paragraphs 32 and 35 of the NPPF, and CBC LP Policy TP1.
- 4 None of the dwellings hereby permitted shall be occupied until the vehicular parking facilities have been provided in accordance with the submitted Drawing BM070-190 and shall be maintained available for that purpose thereafter.
Reason: To reduce potential highway impact in accordance with paragraph 39 of the NPPF.
- 5 No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as either a dedication agreement has been

entered into or a private management and maintenance company has been established.

Reason: To ensure that safe, suitable and secure access is achieved and maintained for all people that minimises the conflict between traffic and cyclists and pedestrians in accordance with paragraph 32 and 35 of The Framework, and to establish and maintain a strong sense of place to create attractive and comfortable places to live, work and visit as required by paragraph 58 of the NPPF and CBC LP Policy TP1 and TP2.

- 6 No dwelling on the development shall be occupied until the carriageway(s) (including surface water drainage/disposal, vehicular turning head(s) and street lighting) providing access from the nearest public highway to that dwelling have been completed to at least binder course level and the footway(s) to surface course level.

Reason: In the interest of highway safety; to ensure safe and suitable access has been provided for all people; and to safeguard the visual amenities of the locality and in accordance with paragraph 32 of the NPPF and CBC LP Policy TP1

- 7 No development shall commence on site until a scheme has been submitted to, and agreed in writing by the Council, for the provision of fire hydrants (served by mains water supply) and no dwelling shall be occupied until the hydrant serving that property has been provided to the satisfaction of the Council.

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.

- 8 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction;
- viii. specify the access points to be used and maintained during the construction phase(s);

Reason: To reduce the potential impact on the public highway and in accordance with paragraph 35 of the National Planning Policy Framework (NPPF) and CBC LP Policy TP1.

- 9 Development shall not begin until drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: This information is required prior to commencement to ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

- 10 Prior to the commencement of development details of surface water attenuation/storage works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: This information is required prior to commencement to prevent the increased risk of flooding, It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

- 11 The development hereby permitted shall not commence until drainage plans for the disposal of foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: This information is required prior to commencement to ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order with or without modification), no extensions, garages, walls, fences or other structures of any kind (other than those forming part of the development hereby permitted) shall be erected without planning permission.

Reason: Any further extension or alteration requires detailed consideration to safeguard the amenities of the locality and the landscape quality of the adjacent Area of Outstanding Natural Beauty in accordance with Local Plan Policies CP4, CP7, CO1 and CO2.

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and/or re-enacting that order with or without modification), no earth works or retaining walls shall be carried out or erected without planning permission.

Reason: Any further alterations to the levels approved will require detailed consideration to safeguard the amenities of the locality and the landscape quality of the adjacent Area of Outstanding Natural Beauty in accordance with Local Plan Policies CP4, CP7, CO1 and CO2.

- 14 Prior to the commencement of development, an annotated elevation with a detailed specification of all external materials and finishes (including all windows and external doors) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure a satisfactory form of development in accordance with Local Plan Policy CP7 relating to design.

- 15 Prior to the commencement of development, a scheme for the provision or improvement of recreational facilities to serve the proposed dwelling(s) shall be submitted to and approved in writing by the Local Planning Authority. The dwelling(s) shall not be occupied until the approved scheme has been implemented.

Reason: To avoid any increase in the Borough's imbalance between population and the provision of outdoor play space and related facilities in accordance with Local Plan Policy RC6 relating to play space in residential development.

- 16 Prior to the commencement of development, a detailed scheme for boundary walls, fences or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority and the boundary walls, fences or other means of enclosure shall be erected before the development hereby permitted is first occupied.

Reason: To ensure that the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Local Plan Policy CP7 relating to design.

- 17 Prior to the commencement of development, plans detailing the specification and location of all hard surfacing materials shall be submitted to and approved in writing by

the Local Planning Authority. All new hard surfacing areas shall be formed from permeable materials or provision shall be made to direct run-off from the hard surface to a permeable or porous area (soakaway) within the site.

Reason: To maximise the absorption of rainfall on site in accordance with Local Plan Policy CP1 relating to sustainable development.

- 18 No development shall be commenced until details of the proposed arrangements for future management and maintenance of the surface water drainage system have been submitted to and approved in writing by the local planning authority. The surface water drainage system shall thereafter be maintained in accordance with the approved management and maintenance details thereafter.

Reason: To ensure the surface water drainage system does not contribute to flooding or pollution of the watercourse in accordance with Local Plan Policy UI3 relating to sustainable drainage systems.

- 19 The landscaping proposals hereby approved 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. All planted materials shall be maintained for 5 years after planting and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within this period shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the planting becomes established and thereby achieves the objectives of Local Plan Policies CP1 and CP7 relating to sustainable development and design.

- 20 A Lighting Scheme comprising of low-level bollards and sensitively placed columns with luminaires that limit light spillage and avoid illumination of the new dedicated bat house, bat boxes, bat panels and the boundary hedgerows, shrubs and trees shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The scheme shall include a lux plan and be implemented in strict accordance with the approved details.

Reason - To avoid light pollution and impact on protected species (bats) and local amenity and in accordance with ODPM Circular 06/2005 plus National Planning Policy Framework paragraphs 109 and 118.

- 21 No hedgerow, tree or shrub removal shall take place between 1st March and 31st August inclusive unless a survey to assess the nesting bird activity on the site during this period has been undertaken and a method of working to protect any nesting bird interest found is established and then implemented.

Reason: To ensure that wild birds building or using their nests are protected as required by law and in accordance with ODPM Circular 06/2005 plus National Planning Policy Framework paragraphs 109 and 118.

- 22 A biodiversity enhancement scheme for bats and nesting birds including features set out in section 4 of the Ecological Appraisal (revision 1) dated February 2015 shall be submitted for written approval by the Local Planning Authority prior to development commencing. Locations and descriptions of features will need to be specified plus any required maintenance regime to maintain biodiversity interest or use. The scheme shall be implemented as approved within three months of the occupation of the first dwelling.

Reason: This is in accordance with National Planning Policy Framework paragraphs 109 and 118 and also Section 40 of the Natural Environment and Rural Communities Act 2006, which confers a general biodiversity duty upon Local Authorities.

- 23 Tree protective fencing shall be installed in accordance with the specifications set out within BS 5837:2012. 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.

- 24 As part of the landscaping scheme all tree pit details shall be submitted to and approved in writing by the Local Planning Authority. Tree pits and planting shall be carried out in strict accordance with the approved details.

Reason: To ensure new tree planting is given the opportunity to successfully establish in accordance with Local Plan Policies GE5 and GE6 relating to the retention, protection and replacement of trees.

- 25 All service runs shall fall outside the Root Protection Area(s) unless otherwise agreed in writing by the Local Planning Authority. Any such works shall be in accordance The National Joint Utilities Group; Volume 4 (2007).

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.

INFORMATIVES :-

- 1 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, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner.

- 2 The proposed development will require works to be carried out on the public highway together with the amending the existing vehicle crossing and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including appropriate bonds) with the Local Highway Authority, (Gloucestershire County Council), before commencing works on the development. Further details can be viewed at <http://www.gloucestershire.gov.uk/mfgs>

The developer will be expected to meet the full costs of supplying and installing the fire hydrants and associated infrastructure.

The Developer is requested to erect a sign at the boundary of the new estate street with the nearest public highway providing the Developer's contact details and informing the public that the County Council is not responsible for the maintenance of the street.

The applicant is advised that to discharge condition 5 that the local planning authority requires a copy of a completed dedication agreement between the applicant and the local highway authority or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.

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APPLICATION NO: 15/01441/OUT	OFFICER: Mr Ed Baker
DATE REGISTERED: 15th August 2015	DATE OF EXPIRY: 10th October 2015
WARD: Battledown	PARISH: Charlton Kings
APPLICANT:	Mr R.J. Ashton
AGENT:	SF Planning Limited
LOCATION:	Land off Harp Hill, Charlton Kings
PROPOSAL:	Outline application for the erection of dwelling (revised submission following refusal of 14/01612/OUT)

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 site comprises a triangular parcel of land which narrows to a point and at its widest, is 24m wide. It is accessed via a track which leads off Harp Hill, this currently provides primary access to Rose Orchard and also provides a secondary access to Kings Welcome, whose main access is further to the west. The site is located within the Cotswolds Area of Outstanding Natural Beauty, is bound by hedging and trees and is currently empty.
- 1.2 The application is made in outline with all matters reserved for future consideration except for access, which would be provided by the existing track. The proposal is for the construction of one new dwelling.
- 1.3 Members may recall that planning permission was refused in November 2014 for a very similar form of development. That application was refused for the following reasons:
- 1.4 *The application site is within the AONB and contributes to the spacious semi-rural character of the area. The development of the site would be detrimental to this character and would result in a cramped form of development which would fail to respond to the prevailing character and layout of the surrounding area. As such the application is contrary to policies CP7 and CO2 of the Adopted Local Plan, the Development on Garden Land and Infill Sites in Cheltenham SPD and advice contained in the NPPF.*
- 1.5 *The application fails to demonstrate that the proposal can ensure safe and suitable means of access. The existing access and visibility from it are inadequate to accommodate the vehicular movements associated with the proposal and as such the proposal would result in highway danger. Therefore the application is contrary to policy TP1 and advice contained in the NPPF.*
- 1.6 This application seeks to overcome both refusal reasons and the application is now supported by a report provided by a transport consultant, as well as further indicative material which demonstrates how the site might be developed. It is before committee at the request of Cllr Babbage.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Area of Outstanding Natural Beauty
Residents Associations

Relevant Planning History:

14/01612/OUT 21st November 2014 REF
Outline application for the erection of 1 dwelling

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
CO 1 Landscape character
CO 2 Development within or affecting the AONB
HS 1 Housing development

HS 2 Housing Density
RC 6 Play space in residential development
RC 7 Amenity space in housing developments
UI 3 Sustainable Drainage Systems
TP 1 Development and highway safety
TP 2 Highway Standards
TP 6 Parking provision in development

Supplementary Planning Guidance/Documents

Development on garden land and infill sites in Cheltenham (2009)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Wales And West Utilities

1st September 2015

Wales & West Utilities acknowledge receipt of your notice received on 20.08.2015, advising us of the planning application and proposals at: land off Harp Hill, Charlton Kings.

We enclose an extract from our mains records of the area covered by your proposals together with a comprehensive list of General Conditions for your guidance. This plan shows only those pipes owned by Wales & West Utilities in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's and also privately owned pipes may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty and the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Wales & West Utilities, its agents or servants for any error or omission.

Wales & West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works. Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable.

You must not build over any of our plant or enclose our apparatus.

Please note that the plans are only valid for 28 days from the date of issue and update plans must be requested before any work commences on site if this period has expired.

Parish Council

25th August 2015

No objection.

GCC Highways Planning Liaison Officer

25th August 2015

I have the following comments on the application for erection of a dwelling:

This is a revised submission following the previous application on 14/01612/OUT on the site that was refused on the grounds that:

'The application fails to demonstrate that the proposal can ensure safe and suitable means of access. The existing access and visibility from it as inadequate to accommodate the vehicular movements associated with the proposal, and as such the proposal would result in highway danger.'

This was based on the conclusion that 'The existing vehicular access is located at a point on Harp Hill where visibility is severely restricted and the intensification in use of that access would increase highway dangers and hazards contrary to the interests of highway safety and paragraph 32 of The Framework'. This conclusion was arrived at due to the lack of suitable evidence supporting the application.

The current application is for the access only with all other matters reserved.

The current application provides suitable visibility splays in both directions from the site entrance onto Harp Hill of 54m to the left (west) and 50m to the right (east) exiting the site on drawing SK_01 rev B based on speed surveys evidence of 85th percentile speeds. The submitted evidence indicated the 85th percentile speed of traffic on Harp Hill as being 35 MPH westbound (towards Cheltenham) and 34 MPH eastbound (away from Cheltenham). Drawing SK_02 further illustrates the availability of suitable forward visibility for a vehicle waiting to turn right into the access.

The existing shared driveway is limited in width with the proposed passing space for two cars set back from the highway up the driveway close to the proposed dwelling as shown on the block plan 730, 81 - 05C. It is considered although not ideal given the low number of movements expected along the driveway to and from the proposed and existing dwellings the impact of the additional dwelling would not be severe to warrant refusal.

The ground floor, site and block plans (730, 81 - 02B, 730, 81 - 05C, 730, 81 - 03C) illustrate parking marked as for two cars fronting the proposed dwelling. The area illustrated is noted to be too small to accommodate two standard size parking spaces and tunin space, however it is considered space is available within the site to provide two parking spaces with turning space for vehicles to enter and exit in forward gear.

Therefore having reviewed the submitted information I recommend no objection on highway grounds subject to the following conditions;

1. The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access measured from the public road carriageway edge (the X point) to a point on the nearer carriageway edge of the public road 54 west and 50m east (the Y points). The area between those splays and the carriageway shall be cut back or reduced in level and thereafter maintained so as to provide clear visibility between 1.05m and 2.0m at the X point and between 0.26m and 2.0m at the Y point above the adjacent carriageway level.

Reason:- To reduce potential highway impact by ensuring that adequate visibility is provided and maintained and to ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with the National Planning Policy Framework paragraph 32.

2. No building on the development shall be occupied until the carriageway including the passing place providing access from the nearest public highway to that dwelling have been completed to at least binder course level and similarly maintained thereafter.

Reason: - To minimise hazards and inconvenience for users of the development by ensuring that there is a safe, suitable and secure means of access for all people that

minimises the conflict between traffic and cyclists and pedestrians in accordance with the National Planning Policy Framework paragraph 32.

3. The car parking, vehicular loading and turning, and cycle parking arrangements agreed as part of the Reserved Matters application shall be provided prior to occupation of the dwelling to which they relate and shall be maintained thereafter.

Reason:- To reduce potential highway impact, in accordance with paragraph 32 and 35 of The Framework.

Tree Officer

7th September 2015

The Tree Section has no objections in principle with this proposal as an outline application. However as with 14/01612/OUT, there are no tree details submitted as a part of this application.

As a minimum CBC Tree Section would anticipate a full BS5837 (2012) tree survey of trees on and within the sphere of influence of this land. Similarly, road/access construction needs to take account of trees within the site as well as trees in adjacent property. Following this survey, it may be decided that a no-dig solution is necessary where the root protection area of trees falls within construction zone. As such this will require a method statement.

Details of proposed underground utility services need to be submitted and agreed. Similarly a method statement for their insertion will be necessary to be submitted and agreed.

A tree protection plan showing trees to be retained and protected will be necessary to be submitted and agreed as a part of the application. It would also be useful if this plan shows trees to be removed and where appropriate, pruned.

Landscaping proposals to mitigate for any loss of soft landscape features should also be submitted.

Battledown Trustees

3rd September 2015

The Trustees confirm that this application does not breach the Battledown Trust covenant. We reiterate the comment made on another application on Harp Hill concerning the safety of the upper part of the road for pedestrians.

Gloucestershire Centre For Environmental Records

1st September 2015

Report available to view on line.

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	13
Total comments received	7
Number of objections	7
Number of supporting	0
General comment	0

- 5.1 Letters were sent to thirteen neighbouring properties to publicise the application, with 7 letters of objection being received. The objections principally focus on two main issues: highway considerations and the view that the proposal would represent an

overdevelopment of the site. There is also concern that the proposal will impact on the amenity of Kings Welcome.

- 5.2** Members are advised that one objection is supported by a detailed transport assessment, a copy of which can be read on-line.

6. OFFICER COMMENTS

- 6.1** Officer comments and a full recommendation will follow as an update to this report.

APPLICATION NO: 15/01441/OUT		OFFICER: Mr Ed Baker
DATE REGISTERED: 15th August 2015		DATE OF EXPIRY : 10th October 2015
WARD: Battledown		PARISH: CHARLK
APPLICANT:	Mr R.J. Ashton	
LOCATION:	Land Off Harp Hill Charlton Kings	
PROPOSAL:	Outline application for the erection of dwelling (revised submission following refusal of 14/01612/OUT)	

REPRESENTATIONS

Number of contributors	7
Number of objections	7
Number of representations	0
Number of supporting	0

18 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RH

Comments: 7th September 2015
Letter attached.

23 Bournside Road
Cheltenham
Gloucestershire
GL51 3AL

Comments: 7th September 2015
Letter attached.

146 Old Bath Road
Cheltenham
Gloucestershire
GL53 7DP

Comments: 8th September 2015
Letter attached.

High View
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 27th October 2015

My wife and I live in High View next to the lane which leads to Vic Fry in King's Welcome. We support his objection to the application to build a large house on a triangular lot, which is very much smaller than the minimum permitted on Battledown Estate. We are also concerned at the overcrowding of the lane, which cannot be widened.

Would you please register our concern and objection to this proposal. Please let us know if we should take any further action to support our case. We have notified the Battledown Trustees of the above.

Comments: 6th November 2015

I was somewhat distressed to learn that Mr Baker has left Cheltenham, apparently without passing on our objection to a request to build a house at the top of the lane leading to Mr V Fry's house, Kings Welcome. This is to be on a small triangular lot of less than 1/4 acre in area.

Therefore I would like to your committee to accept this objection from my wife and myself. Also we would repeat that we would not wish to enlarge the lane in any way, nor would we be prepared to cut down any of our trees or hedges, or indeed to modify them in any way.

We understand that the meeting to discuss this application is scheduled for the 17 November. Please acknowledge receipt of this and let us know if we should make a more formal application. Any further comments would be welcome.

Rose Orchard
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 4th September 2015

The comments submitted on the previous application are reproduced here, with some additional points regarding the new application.

I note the very long and wordy planning and access statement, together with the supporting documents submitted with this application. However, the Applicant has failed to consider the following:

1. AONB Policy CO2 states for no new building, except in very exceptional circumstances.
2. AONB Policy CO3 states only replacement dwellings, subject to increase in size of 10% or 45m³.
3. Related cases 'Land off Harp Hill' was the subject of an earlier refusal.
4. Related cases 'Land at Harp Hill' Rose Orchard was permitted only by the replacement policy existing at the time, subject to many conditions.
5. I now refer to application 03/01494/OUT Haytor Harp Hill This was refused by the Planning officer and his decision was subsequently backed up by a dismissed appeal from the inspector. The carefully considered reasons for refusal, are most relevant to 14/01612/OUT. With particular respect to the location, the openness and sloping nature of the site and the close proximity of existing dwellings. Kindly refer to the various documents on 03/01494/OUT, rather than me quoting them verbatim.

The proposal is an undesirable form of back land development which would create a precedent where a significant environmental alteration is neither desirable nor achievable, contrary to Policy HS73.

Structure Plan Policy S3 requires that development should not be detrimental to the urban environment. PPG3 states that developments should not be viewed in isolation.

I note that Gloucestershire Highways now seem to have capitulated and now approve this application. As one of the users of the current access, I can state that nothing has materially changed from the previous application. The vision splays did not comply previously and do not now. Joining the main road is dangerous particularly as traffic densities continue to increase - soon to be considerably increased as the GCHQ development is built. I find the traffic speed survey results are dubious. I invite you to try leaving the drive as cars approach at high speed, in both directions. The passing place proposed in isolation is unacceptable and a second passing place at the beginning of the drive, is required if reversing onto Harp Hill is to be avoided.

In consideration of all the historical precedents related to above, The decision on this application must be refusal.

Kings Welcome
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 9th September 2015
Appraisal report attached.

Comments: 30th September 2015
Letter attached.

The Bredons
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 24th August 2015

We wish to record our opposition to this application.

First, sited on such a disproportionately small plot in relation to all other houses in the surrounding area, it would result in a squeezed in form of development, just one effect of which would be an unnatural and uncomfortable closeness to the frontage of Kings Welcome.

Second, in turning down a previous application on the same site in November last, a problem was identified with the access and visibility at the driveway's entry/exit point with Harp Hill, and nothing has really changed in this respect. If safety was considered an issue then, it remains so.

The photo-shots of the "existing site" and the "proposed site" could perhaps be clarified so as not to create any confusion with another piece of land, that at road level adjacent to The Gray House.

Mr Ed Baker

Planning Officer

Planning Department

Cheltenham Borough Council

18 Haywards Road

Cheltenham GL52 6RH

REF: 14/01612/OUT

BUILT

3 SEP 2015

ENVIRONMENT

Dear Mr Baker,

Having grown up in Kings Welcome, Harp Hill where my Father still resides, I was concerned to hear about this planning application. There are many reasons why it should not be granted. First of all the shared narrow drive leading up to the proposed plot is only wide enough for one car at a time. On numerous occasions when two cars meet in the driveway one has to reverse to let the other through. They normally reverse onto the main road as it is easier to reverse downhill. A driver driving forwards down the drive way has a very poor view of oncoming traffic along the main road and has to ease out slowly, a car reversing out of the drive way would have no view at all. This would be a danger to any oncoming vehicles on the main road as well as to cyclists and the familiar horse riders seen on Harp Hill. Things have been made even more dangerous with the extra traffic that has emerged with the new development on the old GCHQ site and will get even worse as building continues.

Secondly, my Father and Mother bought Kings Welcome over 30 years ago and planned to live out their lives there as it was so peaceful with such a lovely view rarely found in other parts of Cheltenham. The building of any property on this very small plot would be an eye sore for my Father's house on top of the extra noise from extra traffic. My Father, who is in his 70's is suffering from ill health from the stress caused by this application. The proposed dwelling would just look out of place.

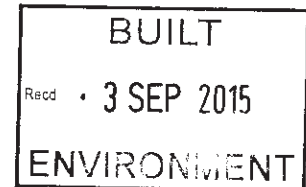
Just a word of note, the owner of the property hadn't maintained the land for over 30 years, but my Father has, by cutting back the hedges and trees that were left to grow wild.

Yours sincerely,

23 Bournside Road
Cheltenham
GL51 3AL

25th August 2015

Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP



Attention: M/s Tracey Crewes – Head of Planning

Dear M/s Crewes

Proposal: Outline application for the erection of 1 dwelling at land off Harp Hill, Charlton Kings (Revised submission following refusal of 14/01612/OUT)

I write with reference to the above planning application.

We are [REDACTED] Kings Welcome) son and daughter-in-law. We have used the single track lane up to Kings Welcome on occasions when we visit and have found it a daunting experience especially on our exit getting out onto Harp Hill as visibility is limited. We have had a number of occasions where vehicles have appeared on our right hand side from nowhere. We consider the lane to be unsuitable for any more vehicular use than it currently has. I must also stress that contrary to what the original planning application says this driveway is not a secondary access to Kings Welcome, it is and always will be the main access to Kings Welcome.

We also object to the proposed development on the basis that the proposed property will:-

1. Be a gross over-development of a very small plot.
2. Will infringe on the views of Kings Welcome with its size and close proximity.

Yours/~~Sincerely~~



H. D. WILKINSON

BSc(Est Man) MRICS

CHARTERED SURVEYOR

Email : hugh.wilkinson@btinternet.com
VAT Reg No : 709 7071 26

146 Old Bath Road
CHELTENHAM
Gloucestershire GL53 7DP

Tel : (01242) 524890
Fax : (01242) 524890

3 September 2015

E Baker Esq
Planning Department
Cheltenham Borough Council
Promenade
CHELTENHAM Glos

Our Ref : DA151

Your Ref : 15/1441/OUT

Dear Mr Baker

Re : Planning Application for Dwelling on Harp Hill, Cheltenham.

I have been requested by my client, [REDACTED] of 'King's Welcome', Harp Hill to write on his behalf a letter of objection to the proposed planning application.

- The proposed development is too large for the site and therefore fails in our view to remain in keeping with the other properties on the Battledown Estate.
- [REDACTED] has always used the current driveway on to the main road and we feel that a further dwelling using this access will prove most dangerous.
- There is no provision for a passing point on this private road and if traffic does meet, then one vehicle has to reverse, causing problems.
- The access on to the main road is dangerous and there is insufficient visibility splay for cars turning right at this junction. Only recently the Highways Authority have placed a notice saying 'Slow Down' due to concealed entrance. I think that this highlights the danger of this access and the problems that another dwelling can only exacerbate.

[REDACTED] is undertaking his own private traffic survey by RSL Highways and Transportation and once this report is to hand, we will forward it to you.

We both feel that the refusal given on the 20th November 2014 still stands and none of the problems given in the Local Authority's Decision Notice have been answered in a positive manner and for this reason we think the Planning Application should be refused.

Yours sincerely

[REDACTED]

H D WILKINSON BSc MRICS

**ACCESS APPRAISAL OF THE
EXISTING DRIVEWAY SERVING
'ROSE ORCHARD' AND 'KINGS WELCOME'
HARP HILL
CHARLTON KINGS**



Existing Driveway Serving
'Rose Orchard' and
'Kings Welcome'
Harp Hill
Charlton Kings
GL52 6PR

ACCESS APPRAISAL

Issue Date:- September 2015

Issue no. **3**

Author: *RPS*

Checked: *RS*

RSL Highways and Transportation
3rd Floor St Peters House
2 College Street
Gloucester
GL1 2NE
www.rslht.co.uk

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1.0 INTRODUCTION

- 1.1 This Access Appraisal has been prepared by *RSL Highways and Transportation* for **Mr V Fry** to accompany a 'Letter of Objection' to a planning application to construct a new dwelling adjacent to 'Rose Orchard'(LPA ref: 15/01441/OUT).
- 1.2 This report aims to assess the suitability of the proposed access, vehicle speeds on the adjacent road, determine the required visibility and consult the current accident database to assess any road safety issues that may be present.
- 1.3 In addition, extracts from the planning application documents have been included in this report where required to demonstrate the available visibility and if it meets with the requirements.
- 1.4 Appendix 1 contains a drawing (using Ordnance Survey data) incorporating the access and visibility splays.

2.0 Site Context

General

- 2.1 'Harp Hill' is situated on the eastern side of Cheltenham. It acts as a link road between Charlton Kings, the A40 and the town centre.
- 2.2 Figure 1 below identifies the site relative to the centre of Cheltenham.



- 2.3 'Harp Hill' is approximately 5.5m wide adjacent to the access that this report relates to. The posted speed limit on this section of road is 30mph.
- 2.4 There is a kerb edge on the southern side but no pavement. Residential development is on the southern side for which there are regular access points. Privacy has been created by the planting of, primarily, evergreen screening plants.

- 2.5 Visibility from the individual residential access points are constrained and there is clear evidence that property owners have moved planting back in order to improve the situation. One property appears to have felled a tree adjacent to the highway boundary.
- 2.6 On the eastern side of the road there is no edging. A narrow verge gives way to a short drop to a hedgerow at the highway boundary.
- 2.7 'Harp Hill' has street lighting adjacent to the existing access and for at least 100 metres either side.
- 2.8 There are regular access points from Pystol Lane serving residential dwellings. Due to the historical arrangement, these access points have restricted visibility. Some dwellings do not have on plot parking.
- 2.9 Automatic Vehicle Counters(ATC), installed either side of the access, recorded average weekday traffic(AWDT) of 3,460 vehicles per day, while at the weekend(AWET) 2,239 vehicles were recorded. In total, for the 7 day period, approximately 21,800 vehicles were recorded. The position of the counters is marked on the drawing attached to appendix 1.
- 2.10 The majority of vehicles recorded were either cars or light goods vehicles(LGVs). Less than 2% of vehicles were HGVs.

Speed Survey

- 2.11 A speed survey was conducted for a seven day period from the 8th to the 16th of September 2015. During that 7 day period, the 85% speed recorded was between 31.6mph and 36.1mph. Appendix 2 and 3 contains the detailed results for each site and for either direction.
- 2.12 The ATC west of the existing access(Site 1) recorded a maximum 59.3mph. In addition, almost 60% of vehicles exceeded the speed limit. The 85% speed at the location for traffic travelling east bound was 36.1mph.

- 2.13 The ATC east of the existing access(Site 2) recorded a maximum speed of 52.2mph. In addition, the percentage of vehicles exceeding the posted speed limit was 31.1%, lower than the number to the west.
- 2.14 The 85% speed at the location for traffic travelling east bound was 31.6mph.
- 2.15 Appendix 4 contains Speed Statistics by Hour for both sites for the duration of the survey.

Accident History

- 2.16 An examination of the accident records for the area revealed that 3 incidents were recorded within 250m of the site. Details are contained in Appendix 7.
- 2.17 The records do not suggest speed may have been the cause, however, inclement weather may have.

3.0 Existing Access Appraisal

- 3.1 The current driveway provides access to 'Rose Orchard' and 'Kings Welcome'. The owner of 'Kings Welcome' has created a new access to the west primarily for safety reasons, however, he still randomly uses the original access.
- 3.2 The Highway Authority has provided comments, as a statutory consultee, to the planning application. They have raised no objection to the application, however, they did raise an objection to a previous application, LPA reference 14/01612/OUT.
- 3.3 The access is 2.5m wide. From the edge of the access to the boundary is approximately 0.45m on either side.
- 3.4 At the junction with 'Harp Hill' there is a large tree on the eastern side. The edge of the trunk is set back approximately 2.6m from the edge of the carriageway.
- 3.5 Below is a photograph of the access as seen from the opposite side of the road:-



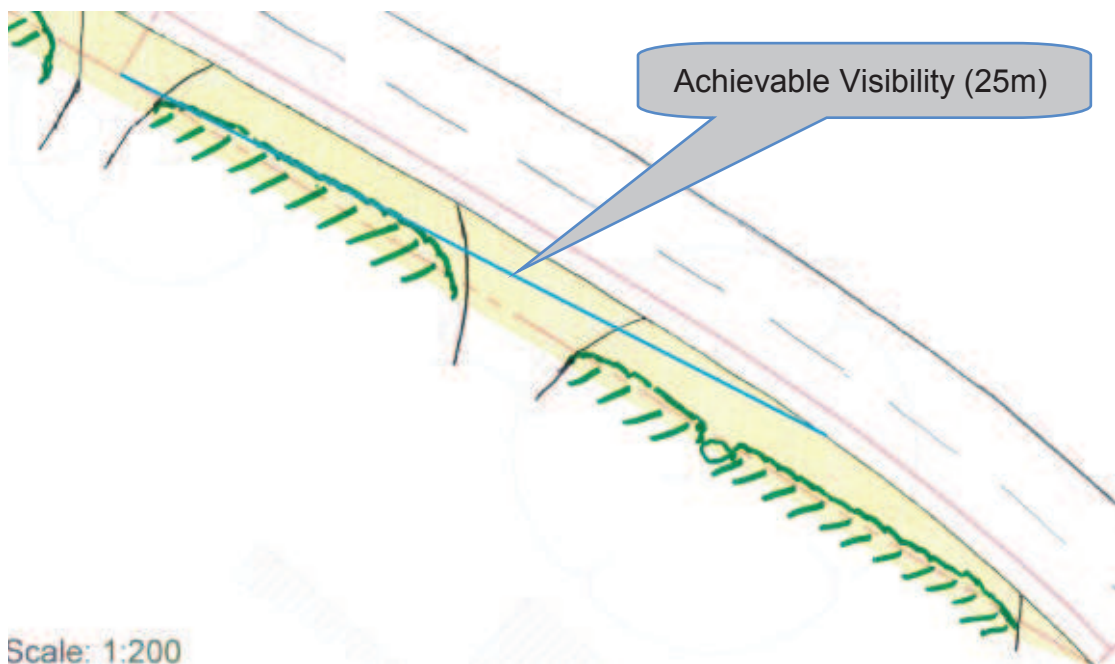
Visibility to the West

- 3.6 The 85% speed for vehicles travelling east, approaching the access, is 36.1mph. This is a “dry weather speed”, the “wet weather speed” for design purposes will be 33.6mph. This broadly aligns with the measured speed contained in the application documents.
- 3.7 The “Standing Advice” contained in Appendix 6 published by Gloucestershire County Council states a visibility splay of 2.4m(X) x 54m(Y) is required at this location.
- 3.8 Using Manual for Streets 2(MfS2), the splay required is 52m. Details of the calculation is contained in Appendix 5.
- 3.9 The visibility splay to the west is achievable which can be seen in the photograph below:-



Visibility to the East

- 3.10 The 85% speed for vehicles travelling west, approaching the access, is 31.6mph. This is a “dry weather speed”, the “wet weather speed” for design purposes will be 29.1mph. This is less than the measured speed contained in the application documents, however, the speed of vehicles increases as they travel west.
- 3.11 The “Standing Advice” contained in Appendix 6 published by Gloucestershire County Council states a visibility splay of 2.4m(X) x 54m(Y) is required at this location.
- 3.12 Using Manual for Streets 2(MfS2), the splay required is 40m. Details of the calculation is contained in Appendix 5.
- 3.13 A drawing contained in the application documents titled “Access Arrangement with Visibility Splays” (see Appendix 8) illustrates that a splay of 54m is achievable. The drawing shows the large trees, however, the hedgerow is not shown. The latter severely impacts on visibility. Below is an extract of the drawing with the achievable splay and correct line of vegetation shown:-



3.14 The photograph below clearly confirms the achievable visibility:-



3.15 The drawing contained in Appendix 1 illustrates the splay for 54m and 40m. In addition the property boundaries can also be seen. If the vegetation was not a restriction then it is likely 3rd party land ownership issues would be. A detailed Land Registry Search is required to confirm boundaries.

Gloucestershire County Council – Standing Advice

3.16 The document is clear in its requirements for residential development in order to protect highway safety. A copy of the document is contained in Appendix 6.

3.17 Pages 7 to 9 of the “Standing Advice” clearly state a minimum access width of 4.1m is required irrespective of road class. The existing access is 2.5m which is substantial below the requirement. Furthermore, there is no space to achieve a width of 4.1m even for the first 20 metres.

4.0 SUMMARY & CONCLUSIONS

- 4.1 This Access Appraisal has been prepared by *RSL Highways and Transportation* for **Mr V Fry** to accompany a 'Letter of Objection' to a planning application to construct a new dwelling adjacent to 'Rose Orchard'(LPA ref: 15/01441/OUT).
- 4.2 The speed survey conducted from the 8th to the 16th of September confirm that the 85% is at or above 30mph which broadly accords with the documents attached to the application .
- 4.3 Visibility to the west in accordance with the "Standing Advice" is achievable, however, to the east vegetation and 3rd party land ownership issues severely restrict the visibility to 25 metres. The details shown in the application documents are incorrect.
- 4.4 Finally, the existing access is 2.5m wide and well below the required minimum of 4.1m. There is no scope to increase the width due to 3rd party land ownership issues.

5.0 APPENDICES

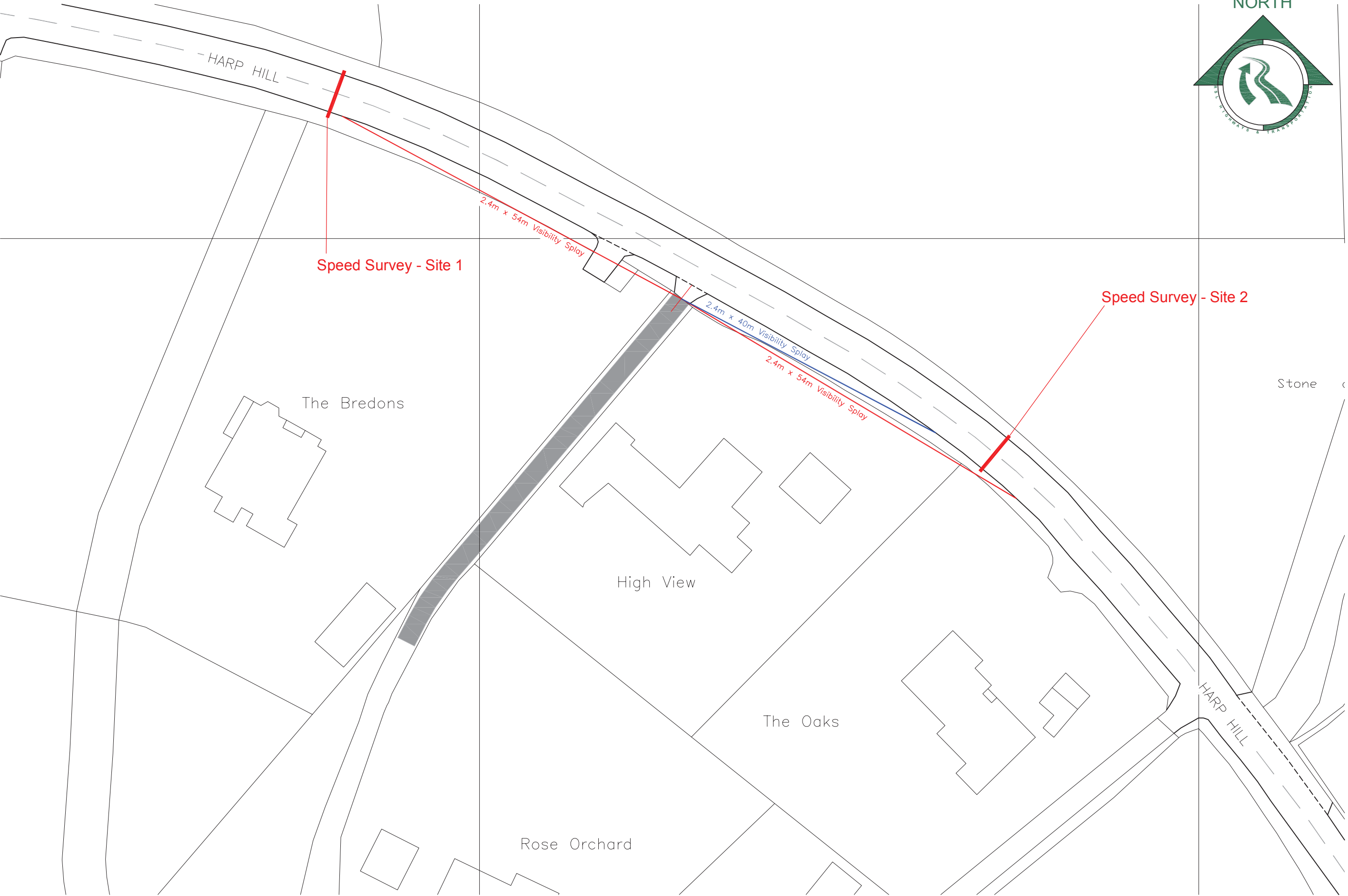


5.1 APPENDIX 1

Exisitng Access and Visibility Splay

(RSLHT drg. no. 0010 rev 01)





Client	Project	Title	Notes	Drg. no.	Rev.	Scale
				RSLHT-7180-P-0101	01	1:500 @ A3
				Revision Notes (18/09/15) Rev. 01 - First Issue		RSL Highways and Transportation 3rd Floor St Peters House 2 College Street Gloucester, GL1 2NE



© 2015 RSL Highways and Transport

Mr V. Fry

Harp Hill
Charlton Kings

Existing Access to 'Rose
Orchard' and 'Kings Welcome'
VISIBILITY SPLAYS

- Notes
1. All Details shown on this drawing are subject to the approval of Local Authority.
 2. Do Not Scale.

Drg. no.
RSLHT-7180-P-0101

Rev.
01

Scale
1:500 @ A3

Revision Notes (18/09/15)
Rev. 01 - First Issue

RSL Highways and Transportation
3rd Floor St Peters House
2 College Street
Gloucester, GL1 2NE



5.2 APPENDIX 2

Speed Survey Results – Site 1

(west of existing access)



Virtual Week Report - Combined

Location: West of Entrance attached to LC25

Site name: Harp Hill, Charlton Kings, GL52 6PR - Site 1

Survey duration: 00:00 09 September 2015 to 00:00 16 September 2015 (7 days, 1 week)

Speed limit: 30 mph

Profile: Cls(2 3 4 5 6 7 8 9 10 11 12) Dir(NESW) Sp(5,99) Headway(>0), Class scheme = DfT-UK

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0	8	3	6	6	6	15	13
1	3	1	0	0	3	2	5
2	0	1	0	0	2	0	4
3	1	1	0	1	3	0	4
4	3	4	3	2	1	2	1
5	10	8	10	10	5	7	3
6	39	31	39	39	46	11	9
7	206	214	216	223	200	41	22
8	512	472	473	478	464	75	52
9	195	191	200	211	209	167	117
10	156	170	143	163	181	189	160
11	168	156	138	191	180	240	213
12	166	151	191	185	223	195	200
13	157	164	182	177	223	206	211
14	168	169	210	206	213	242	183
15	351	297	337	323	365	182	230
16	327	316	337	352	409	214	213
17	371	397	388	407	387	265	143
18	173	249	255	291	244	168	114
19	121	148	165	175	132	96	76
20	52	62	92	94	74	54	38
21	38	58	59	52	51	28	25
22	23	28	25	33	31	14	21
23	5	8	12	11	19	21	10
Total	3253	3299	3481	3630	3671	2434	2067

AM peak	512 (0800)	472 (0800)	473 (0800)	478 (0800)	466 (0745)	240 (1100)	222 (1115)
PM peak	377 (1515)	408 (1645)	388 (1700)	420 (1645)	422 (1645)	275 (1645)	241 (1515)

Speed							
Mean	30.5	30.6	30.5	31.4	31.3	31.4	31.4
Speed 85%	35.1	34.9	35.1	35.8	35.8	35.8	35.8
Percent Ex	56.1	55.3	54.8	65.1	62.9	63.2	62.3

AWDT	AWET
6	14
1	4
1	2
1	2
3	2
9	5
39	10
212	32
480	64
201	142
163	175
167	227
183	198
181	209
193	213
335	206
348	214
390	204
242	141
148	86
75	46
52	27
28	18
11	16
3467	2251

Ave 1 to 5	Ave 6 and 7	Ave 1 to 7
30.9	31.4	31.0
35.3	35.8	35.5
58.8	62.8	60.0

Project Harp Hill Charlton Kings GL52 6PR	Title Speed Survey - Site 1 - West of Entrance Both Directions (Two Way)	Date 20/09/2015		
		Table No. S1/001	Rev. 1	

Virtual Week Report - WESTBOUND

Location: West of Entrance attached to LC25

Site name: Harp Hill, Charlton Kings, GL52 6PR - Site 1

Survey duration: 00:00 09 September 2015 to 00:00 16 September 2015 (7 days, 1 week)

Speed limit: 30 mph

Profile: Cls(2 3 4 5 6 7 8 9 10 11 12) Dir(NESW) Sp(5,99) Headway(>0), Class scheme = DfT-UK

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0	5	1	2	5	2	9	5
1	2	0	0	0	1	1	4
2	0	0	0	0	1	0	1
3	1	1	0	1	2	0	3
4	2	3	2	2	1	2	1
5	3	1	2	2	2	3	2
6	7	9	10	12	9	4	3
7	88	84	92	92	81	16	8
8	282	275	253	255	248	43	21
9	124	113	114	136	133	96	62
10	77	95	87	89	101	108	101
11	93	83	62	92	100	136	126
12	87	73	94	104	129	101	87
13	77	85	108	96	109	108	124
14	90	89	108	101	88	144	88
15	190	149	183	167	200	75	111
16	211	184	213	207	267	109	106
17	193	212	225	242	232	107	76
18	95	151	125	160	129	86	50
19	61	88	83	90	67	51	50
20	27	32	57	50	39	24	22
21	18	11	32	25	24	17	12
22	7	16	13	19	12	8	14
23	2	4	2	5	9	10	6
Total	1742	1759	1867	1952	1986	1258	1083

AM peak	282 (0800)	275 (0800)	253 (0800)	255 (0800)	248 (0800)	136 (1100)	133 (1115)
PM peak	240 (1545)	227 (1645)	232 (1645)	242 (1700)	275 (1545)	144 (1330)	124 (1300)

Speed							
Mean	29.6	29.5	29.8	30.8	31.0	30.9	30.9
Speed 85%	34.0	33.8	34.2	35.1	35.6	35.6	35.1
Percent Ex	47.4	45.3	47.8	60.3	60.1	57.6	58

AWDT	AWET
3	7
1	3
0	1
1	2
2	2
2	3
9	4
87	12
263	32
124	79
90	105
86	131
97	94
95	116
95	116
178	93
216	108
221	92
132	68
78	51
41	23
22	15
13	11
4	8
1861	1171

Ave 1 to 5	Ave 6 and 7	Ave 1 to 7
30.1	30.9	30.4
34.5	35.4	34.8
52.2	57.8	53.8

Project Harp Hill Charlton Kings GL52 6PR	Title Speed Survey - Site 1 - West of Entrance Westbound (B->A)	Date 20/09/2015		
		Table No. S1/003	Rev. 1	

Virtual Week Report - EASTBOUND

Location: West of Entrance attached to LC25

Site name: Harp Hill, Charlton Kings, GL52 6PR - Site 1

Survey duration: 00:00 09 September 2015 to 00:00 16 September 2015 (7 days, 1 week)

Speed limit: 30 mph

Profile: Cls(2 3 4 5 6 7 8 9 10 11 12) Dir(NESW) Sp(5,99) Headway(>0), Class scheme = DfT-UK

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0	3	2	4	1	4	6	8
1	1	1	0	0	2	1	1
2	0	1	0	0	1	0	3
3	0	0	0	0	1	0	1
4	1	1	1	0	0	0	0
5	7	7	8	8	3	4	1
6	32	22	29	27	37	7	6
7	118	130	124	131	119	25	14
8	230	197	220	223	216	32	31
9	71	78	86	75	76	71	55
10	79	75	56	74	80	81	59
11	75	73	76	99	80	104	87
12	79	78	97	81	94	94	113
13	80	79	74	81	114	98	87
14	78	80	102	105	125	98	95
15	161	148	154	156	165	107	119
16	116	132	124	145	142	105	107
17	178	185	163	165	155	158	67
18	78	98	130	131	115	82	64
19	60	60	82	85	65	45	26
20	25	30	35	44	35	30	16
21	20	47	27	27	27	11	13
22	16	12	12	14	19	6	7
23	3	4	10	6	10	11	4
Total	1511	1540	1614	1678	1685	1176	984

AM peak	239 (0745)	209 (0745)	240 (0745)	223 (0745)	236 (0745)	104 (1100)	105 (1145)
PM peak	178 (1700)	185 (1700)	169 (1715)	179 (1645)	170 (1645)	158 (1700)	127 (1515)

Speed							
Mean	31.6	31.8	31.3	32.1	31.7	31.9	32.0
Speed 85%	36.0	36.0	35.8	36.2	36.0	36.2	36.5
Percent Ex	66.2	66.6	62.9	70.7	66.2	69.3	67.0

AWDT	AWET
3	7
1	1
0	2
0	1
1	0
7	3
29	7
124	20
217	32
77	63
73	70
81	96
86	104
86	93
98	97
157	113
132	106
169	113
110	73
70	36
34	23
30	12
15	7
7	8
1606	1080

Ave 1 to 5	Ave 6 and 7	Ave 1 to 7
31.7	32.0	31.8
36.0	36.4	36.1
66.5	68.2	67.0

Project Harp Hill Charlton Kings GL52 6PR	Title Speed Survey - Site 1 - West of Entrance Eastbound (A->B)	Date 20/09/2015		
		Table No. S1/002	Rev. 1	

5.3 APPENDIX 3

Speed Survey Results – Site 2

(east of existing access)



Virtual Week Report - Combined

Location: East of Entrance attached to LC29

Site name: Harp Hill, Charlton Kings, GL52 6PR - Site 2

Survey duration: 00:00 09 September 2015 to 00:00 16 September 2015 (7 days, 1 week)

Speed limit: 30 mph

Profile: Cls(2 3 4 5 6 7 8 9 10 11 12) Dir(NESW) Sp(5,99) Headway(>0), Class scheme = DfT-UK

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0	8	3	6	6	5	15	13
1	3	1	0	0	3	2	5
2	0	1	0	0	2	0	4
3	1	1	0	1	3	0	4
4	3	4	3	2	1	2	1
5	10	8	9	10	5	7	1
6	36	28	40	39	43	11	9
7	209	211	212	220	197	39	21
8	510	474	474	490	473	76	52
9	197	188	200	209	206	167	114
10	160	171	139	164	180	188	158
11	162	156	137	189	179	240	213
12	169	150	193	182	221	196	198
13	160	161	182	176	221	210	207
14	165	165	211	209	213	238	182
15	346	299	336	326	362	180	225
16	322	315	333	352	411	211	214
17	370	399	388	409	391	269	142
18	170	252	256	291	246	165	116
19	124	147	165	173	133	96	76
20	52	62	92	96	75	55	38
21	39	58	58	53	49	27	25
22	23	28	25	33	32	14	21
23	5	8	12	12	18	21	10
Total	3244	3290	3471	3642	3669	2429	2049

AM peak	510 (0800)	474 (0800)	474 (0800)	490 (0800)	474 (0745)	240 (1100)	221 (1115)
PM peak	373 (1515)	412 (1645)	388 (1700)	422 (1645)	424 (1645)	279 (1645)	238 (1515)

Speed							
Mean	28.1	28.4	27.8	28.2	28.4	28.4	28.5
Speed 85%	31.8	32.0	31.8	32.0	32.0	32.0	32.2
Percent Ex	30.3	31.0	29.0	31.8	32.8	31.0	31.6

AWDT	AWET
6	14
1	4
1	2
1	2
3	2
8	4
37	10
210	30
484	64
200	141
163	173
165	227
183	197
180	209
193	210
334	203
347	213
391	206
243	141
148	86
75	47
51	26
28	18
11	16
3463	2239

Ave 1 to 5	Ave 6 and 7	Ave 1 to 7
28.2	28.5	28.3
31.9	32.1	32.0
31.0	31.3	31.1

Project Harp Hill Charlton Kings GL52 6PR	Title Speed Survey - Site 2 - East of Entrance Both Directions (Two Way)	Date 20/09/2015		
		Table No. S2/001	Rev. 1	

Virtual Week Report - EASTBOUND

Location: East of Entrance attached to LC29

Site name: Harp Hill, Charlton Kings, GL52 6PR - Site 2

Survey duration: 00:00 09 September 2015 to 00:00 16 September 2015 (7 days, 1 week)

Speed limit: 30 mph

Profile: Cls(2 3 4 5 6 7 8 9 10 11 12) Dir(NESW) Sp(5,99) Headway(>0), Class scheme = DfT-UK

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0	3	2	4	1	4	6	8
1	1	1	0	0	2	1	1
2	0	1	0	0	1	0	3
3	0	0	0	0	1	0	1
4	1	1	1	0	0	0	0
5	7	7	7	8	3	4	0
6	30	20	30	27	35	7	6
7	118	123	121	128	117	24	14
8	234	204	225	219	219	32	31
9	72	78	87	72	76	70	55
10	83	76	57	77	79	81	62
11	71	74	75	98	82	105	93
12	77	78	99	76	94	94	110
13	82	77	75	80	111	102	83
14	77	77	100	109	130	98	95
15	154	151	151	151	170	106	117
16	114	134	123	145	148	102	109
17	170	188	163	162	155	163	68
18	77	98	134	133	113	82	64
19	64	58	82	82	63	47	27
20	24	30	35	48	36	30	16
21	20	47	26	27	26	11	13
22	15	12	12	14	19	6	7
23	3	4	10	6	10	11	4
Total	1497	1541	1617	1663	1694	1182	987

AM peak	240 (0745)	214 (0745)	244 (0745)	223 (0745)	236 (0745)	106 (1115)	106 (1145)
PM peak	170 (1700)	188 (1700)	168 (1715)	175 (1645)	173 (1645)	163 (1700)	126 (1530)

Speed							
Mean	28.2	28.4	28.0	28.4	28.3	28.5	28.7
Speed 85%	32.2	32.2	32.0	32.2	32.2	32.2	32.7
Percent Ex	32.3	32.8	31.4	34.5	33.2	32.7	33.8

AWDT	AWET
3	7
1	1
0	2
0	1
1	0
6	2
28	7
121	19
220	32
77	63
74	72
80	99
85	102
85	93
99	97
155	112
133	106
168	116
111	73
70	37
35	23
29	12
14	7
7	8
1602	1085

Ave 1 to 5	Ave 6 and 7	Ave 1 to 7
28.3	28.6	28.4
32.2	32.5	32.2
32.8	33.3	33.0

Project Harp Hill Charlton Kings GL52 6PR	Title Speed Survey - Site 1 - East of Entrance Eastbound (A->B)	Date 20/09/2015		
		Table No. S2/002	Rev. 1	

Virtual Week Report - WESTBOUND

Location: East of Entrance attached to LC29

Site name: Harp Hill, Charlton Kings, GL52 6PR - Site 2

Survey duration: 00:00 09 September 2015 to 00:00 16 September 2015 (7 days, 1 week)

Speed limit: 30 mph

Profile: Cls(2 3 4 5 6 7 8 9 10 11 12) Dir(NESW) Sp(5,99) Headway(>0), Class scheme = DfT-UK

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
0	5	1	2	5	1	9	5
1	2	0	0	0	1	1	4
2	0	0	0	0	1	0	1
3	1	1	0	1	2	0	3
4	2	3	2	2	1	2	1
5	3	1	2	2	2	3	1
6	6	8	10	12	8	4	3
7	91	88	91	92	80	15	7
8	276	270	249	271	254	44	21
9	125	110	113	137	130	97	59
10	77	95	82	87	101	107	96
11	91	82	62	91	97	135	120
12	92	72	94	106	127	102	88
13	78	84	107	96	110	108	124
14	88	88	111	100	83	140	87
15	192	148	185	175	192	74	108
16	208	181	210	207	263	109	105
17	200	211	225	247	236	106	74
18	93	154	122	158	133	83	52
19	60	89	83	91	70	49	49
20	28	32	57	48	39	25	22
21	19	11	32	26	23	16	12
22	8	16	13	19	13	8	14
23	2	4	2	6	8	10	6
Total	1747	1749	1854	1979	1975	1247	1062

AM peak	276 (0800)	270 (0800)	249 (0800)	271 (0800)	254 (0800)	135 (1100)	128 (1115)
PM peak	236 (1545)	227 (1645)	228 (1530)	247 (1645)	269 (1530)	140 (1330)	124 (1300)

Speed							
Mean	28.0	28.3	27.7	28.1	28.5	28.3	28.3
Speed 85%	31.5	31.8	31.3	31.5	32.0	31.5	31.8
Percent Ex	28.6	29.3	26.9	29.5	32.4	29.5	29.5

AWDT	AWET
3	7
1	3
0	1
1	2
2	2
2	2
9	4
88	11
264	33
123	78
88	102
85	128
98	95
95	116
94	114
178	91
214	107
224	90
132	68
79	49
41	24
22	14
14	11
4	8
1861	1155

Ave 1 to 5	Ave 6 and 7	Ave 1 to 7
28.1	28.3	28.2
31.6	31.7	31.6
0.0	29.5	0.0

Project Harp Hill Charlton Kings GL52 6PR	Title Speed Survey - Site 1 - East of Entrance Westbound (B->A)	Date 20/09/2015		
		Table No. S2/003	Rev. 1	

5.4 APPENDIX 4

Speed Statistics by Hour – Site 1 & 2



MetroCount Traffic Executive Speed Statistics by Hour

SpeedStatHour-526 -- English (ENG)

Datasets:

Site: [Site 1] !Harp Hill
Attribute: West of Proposed Access
Direction: 2 - East bound, A trigger first. **Lane:** 0
Survey Duration: 10:44 08 September 2015 => 05:21 16 September 2015,
Zone:
File: Site 1 0 2015-09-21 0059.EC0 (Plus)
Identifier: GS55E459 MC56-L5 [MC55] (c)Microcom 19Oct04
Algorithm: Factory default axle (v4.05)
Data type: Axle sensors - Paired (Class/Speed/Count)

Profile:

Filter time: 00:00 09 September 2015 => 00:00 16 September 2015 (7)
Included classes: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
Speed range: 1 - 140 mph.
Direction: North, East, South, West (bound), P = East
Separation: Headway > 0 sec, Span 0 - 100 metre
Name: Default Profile
Scheme: Vehicle classification (DfT-UK)
Units: Part metric (metre, mi, m/s, mph, kg, tonne)
In profile: Vehicles = 21835 / 24346 (89.69%)

Speed Statistics by Hour

SpeedStatHour-526

Site: Site 1.0.0E
Description: !Harp Hill
Filter time: 00:00 09 September 2015 => 00:00 16 September 2015
Scheme: Vehicle classification (DfT-UK)
Filter: Cls(2 3 4 5 6 7 8 9 10 11 12) Dir(NESW) Sp(1,140) Headway(>0) Span(0 - 100)

Vehicles = 21835

Posted speed limit = 30 mph, Exceeding = 13055 (59.79%), Mean Exceeding = 33.98 mph

Maximum = 59.3 mph, Minimum = 4.4 mph, Mean = 31.0 mph

85% Speed = 35.6 mph, 95% Speed = 38.7 mph, Median = 30.9 mph

10 mph Pace = 26 - 36, Number in Pace = 16408 (75.15%)

Variance = 24.20, Standard Deviation = 4.92 mph

Hour Bins

Time	Bin		Min	Max	Mean	Median	85%	95%	>PSL 30 mph	
0000	57	0.3%	16.1	49.6	33.5	32.9	37.4	43.8	45	78.9%
0100	14	0.1%	22.6	53.1	31.5	28.9	37.6	40.7	6	42.9%
0200	7	0.0%	23.1	26.8	25.6	25.9	26.6	26.6	0	0.0%
0300	10	0.0%	25.1	39.1	32.8	31.8	38.7	38.9	8	80.0%
0400	16	0.1%	29.1	46.7	33.0	31.3	34.9	37.6	14	87.5%
0500	53	0.2%	20.5	46.1	33.7	33.1	38.3	41.6	45	84.9%
0600	214	1.0%	6.8	50.9	32.8	32.7	38.5	41.4	160	74.8%
0700	1122	5.1%	6.2	51.6	32.1	32.0	36.5	40.3	770	68.6%
0800	2526	11.6%	4.4	49.8	30.6	30.6	34.9	37.6	1448	57.3%
0900	1290	5.9%	8.4	53.0	30.9	30.6	35.3	38.7	755	58.5%
1000	1162	5.3%	10.4	48.8	30.5	30.2	35.3	38.3	626	53.9%
1100	1286	5.9%	7.7	54.6	30.7	30.4	35.6	38.3	723	56.2%
1200	1311	6.0%	7.1	53.3	30.9	30.6	35.1	38.5	742	56.6%
1300	1320	6.0%	7.4	48.4	30.7	30.6	35.3	38.5	764	57.9%
1400	1391	6.4%	9.5	59.3	30.7	30.6	35.3	38.7	770	55.4%
1500	2085	9.5%	4.9	55.6	30.2	30.2	34.7	37.6	1122	53.8%
1600	2168	9.9%	9.0	53.0	31.0	31.1	35.3	38.3	1350	62.3%
1700	2358	10.8%	5.9	54.9	31.4	31.3	35.8	38.5	1524	64.6%
1800	1494	6.8%	7.1	51.2	31.6	31.5	35.6	38.5	989	66.2%
1900	913	4.2%	6.6	49.8	31.1	31.1	35.8	39.6	561	61.4%
2000	466	2.1%	16.8	54.8	31.6	30.9	36.2	40.7	283	60.7%
2100	311	1.4%	13.3	50.6	31.8	31.1	36.9	39.8	186	59.8%
2200	175	0.8%	16.7	47.3	31.6	31.1	36.0	39.6	101	57.7%
2300	86	0.4%	20.3	44.7	33.5	32.7	38.5	42.5	63	73.3%
----	21835	100.0%	4.4	59.3	31.0	30.9	35.6	38.7	13055	59.8%

MetroCount Traffic Executive Speed Statistics by Hour

SpeedStatHour-527 -- English (ENG)

Datasets:

Site: [Site 2] !Harp Hill
Attribute: East of Proposed Access
Direction: 2 - East bound, A trigger first. **Lane:** 0
Survey Duration: 10:55 08 September 2015 => 05:26 16 September 2015,
Zone:
File: Site 2 0 2015-09-21 0100.EC0 (Plus)
Identifier: GS73R8TF MC56-L5 [MC55] (c)Microcom 19Oct04
Algorithm: Factory default axle (v4.05)
Data type: Axle sensors - Paired (Class/Speed/Count)

Profile:

Filter time: 00:00 09 September 2015 => 00:00 16 September 2015 (7)
Included classes: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12
Speed range: 1 - 140 mph.
Direction: North, East, South, West (bound), P = East
Separation: Headway > 0 sec, Span 0 - 100 metre
Name: Default Profile
Scheme: Vehicle classification (DfT-UK)
Units: Part metric (metre, mi, m/s, mph, kg, tonne)
In profile: Vehicles = 21794 / 24259 (89.84%)

Speed Statistics by Hour

SpeedStatHour-527

Site: Site 2.0.0E
Description: !Harp Hill
Filter time: 00:00 09 September 2015 => 00:00 16 September 2015
Scheme: Vehicle classification (DfT-UK)
Filter: Cls(2 3 4 5 6 7 8 9 10 11 12) Dir(NESW) Sp(1,140) Headway(>0) Span(0 - 100)

Vehicles = 21794

Posted speed limit = 30 mph, Exceeding = 6769 (31.06%), Mean Exceeding = 32.66 mph

Maximum = 52.2 mph, Minimum = 7.2 mph, Mean = 28.2 mph

85% Speed = 32.0 mph, 95% Speed = 34.7 mph, Median = 28.2 mph

10 mph Pace = 23 - 33, Number in Pace = 17849 (81.90%)

Variance = 16.97, Standard Deviation = 4.12 mph

Hour Bins

Time	Bin		Min	Max	Mean	Median	85%	95%	>PSL 30 mph	
0000	56	0.3%	21.1	43.1	30.8	29.5	35.8	41.4	26	46.4%
0100	14	0.1%	25.1	46.6	30.4	26.8	35.8	37.1	5	35.7%
0200	7	0.0%	22.7	34.1	26.3	24.8	27.5	34.0	1	14.3%
0300	10	0.0%	26.4	36.5	30.4	30.4	31.8	36.5	6	60.0%
0400	16	0.1%	26.6	31.9	29.8	30.2	31.1	31.5	9	56.3%
0500	50	0.2%	22.7	42.0	31.1	30.4	35.1	38.9	29	58.0%
0600	206	0.9%	17.6	43.9	29.9	29.5	34.9	37.1	101	49.0%
0700	1109	5.1%	10.4	45.7	29.6	29.3	33.3	36.7	493	44.5%
0800	2549	11.7%	9.1	46.1	28.5	28.4	31.8	34.2	818	32.1%
0900	1281	5.9%	8.6	46.7	28.2	28.2	32.2	34.9	402	31.4%
1000	1160	5.3%	7.2	43.2	27.8	27.7	31.8	34.7	326	28.1%
1100	1276	5.9%	8.7	45.4	27.7	27.7	31.5	34.4	349	27.4%
1200	1309	6.0%	9.3	44.4	27.9	28.0	31.5	34.2	368	28.1%
1300	1317	6.0%	9.6	43.5	28.0	28.0	31.8	34.2	400	30.4%
1400	1383	6.3%	8.8	46.7	27.7	27.7	32.0	34.4	403	29.1%
1500	2074	9.5%	7.7	52.2	27.4	27.3	31.1	33.6	503	24.3%
1600	2158	9.9%	8.2	47.6	28.2	28.2	31.5	34.2	646	29.9%
1700	2368	10.9%	9.5	49.8	28.5	28.4	31.8	34.4	752	31.8%
1800	1496	6.9%	8.9	47.2	28.5	28.4	32.0	34.7	491	32.8%
1900	914	4.2%	10.7	44.1	28.0	27.7	32.0	35.1	258	28.2%
2000	470	2.2%	13.8	46.7	28.6	28.4	32.9	35.6	160	34.0%
2100	309	1.4%	13.3	46.3	28.8	28.4	33.6	37.4	110	35.6%
2200	176	0.8%	15.7	45.8	28.8	28.4	32.9	35.8	66	37.5%
2300	86	0.4%	18.7	41.3	30.4	30.6	34.7	36.7	47	54.7%
----	21794	100.0%	7.2	52.2	28.2	28.2	32.0	34.7	6769	31.1%

5.5 APPENDIX 5

MfS(2) Visibility Calculations



$$SSD = v*t + (v^2 / (2*(d + (0.1*a))))$$

v = speed (m/s)

t = driver perception-reaction time (s)

d = deceleration (m/s/s)

a = longitudinal gradient (%)

Design Speed	Vehicle Type	Reaction Time (s)	Deceleration rate (g)	d
60 k/h (37.28 mph) or below	Car & LGV	1.5	0.45	4.41
	HGV	1.5	0.375	3.68
	Bus	1.5	0.375	3.68
Above 60 k/h (37.28 mph)	All vehicles	2	0.375 (Absolute min. SSD)	3.68
	All vehicles	2	0.25 (Desirable min. SSD)	2.45

N.B. 'a' is positive (+) if uphill and negative (-) if downhill

v (mph) = 36.1 (Dry Weather Speed)

v (mph) = 33.6 converted to --> v (m/s) = 15.02057

v*t = 22.53086

t = 1.5 from table above

v² = 225.61758

d = 4.41 from table above

0.1*a = -0.20

a = -2.0

d + (0.1*a) = 4.21

2*(d + (0.1*a)) = 8.42

v² / (2*(d + (0.1*a))) = 26.79544

SSD = 49.33 m

Note: This calculation is based on Manual for Streets 2 para. 10.1.5 dated September 2010

"Y" Distance (SSD + 2.4m Bonnet Length) = 51.73 m

Project Harp Hill, Charlton Kings Speed Survey	Title SSD Visibility Calculation Looking West	Date 20/09/2015	RSL Highways and Transportation 3rd Floor St Peters House, 2 College Street, Gloucester, GL1 2NE. 
		Rev. 01	

$$SSD = v*t + (v^2 / (2*(d + (0.1*a))))$$

v = speed (m/s)

t = driver perception-reaction time (s)

d = deceleration (m/s/s)

a = longitudinal gradient (%)

Design Speed	Vehicle Type	Reaction Time (s)	Deceleration rate (g)	d
60 k/h (37.28 mph) or below	Car & LGV	1.5	0.45	4.41
	HGV	1.5	0.375	3.68
	Bus	1.5	0.375	3.68
Above 60 k/h (37.28 mph)	All vehicles	2	0.375 (Absolute min. SSD)	3.68
	All vehicles	2	0.25 (Desirable min. SSD)	2.45

N.B. 'a' is positive (+) if uphill and negative (-) if downhill

v (mph) = 31.6 (Dry Weather Speed)

v (mph) = 29.1 converted to --> v (m/s) = 13.00889

v*t = 19.51333

t = 1.5 from table above

v² = 169.23117

d = 4.41 from table above

0.1*a = 0.20

a = 2.0

d + (0.1*a) = 4.61

2*(d + (0.1*a)) = 9.22

v² / (2*(d + (0.1*a))) = 18.35479

SSD = 37.87 m

Note: This calculation is based on Manual for Streets 2 para. 10.1.5 dated September 2010

"Y" Distance (SSD + 2.4m Bonnet Length) = 40.27 m

Project Harp Hill, Charlton Kings Speed Survey	Title SSD Visibility Calculation Looking East	Date 20/09/2015	RSL Highways and Transportation 3rd Floor St Peters House, 2 College Street, Gloucester, GL1 2NE. 
		Rev. 01	

5.6 APPENDIX 6

Gloucestershire County Council Standing Advice



Gloucestershire County Council

Highways Development Co-ordination

Standing Advice

Proposed or Existing

Residential Development

comprising 5 dwellings or less.

1.0 Introduction

1.1 Gloucestershire County Council grants planning permission for a range of developments within Gloucestershire, including minerals extraction, waste management and disposal and the County Council's own developments (for example, schools and libraries). All other planning applications, including applications for residential, office, industrial, and retail development are determined by the six Local Planning Authorities (LPA's).

1.2 The LPA's consult Gloucestershire County Council as Highway Authority under the Town and Country Planning (Development Management Procedure) Order 2010 on any relevant highway and transportation issues relating to the proposal, where development:-

- is likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway;
- is likely to prejudice the improvement or construction of a classified road or proposed highway;
- involves the formation, laying out or alteration of any means of access to a highway; or
- consists of or includes the laying out or construction of a new street

1.3 In response to Section 16 1 (d) of the Town and Country Planning (Development Management Procedure) (England) Order 2010, Gloucestershire County Council, as Local Highway Authority, has resolved that it does not intend to make representations to Local Planning Authorities on new or existing residential developments comprising 5 dwellings or less which are accessed off a Class 3 highway that is subject to a 30mph speed limit, or off a Class 4 (or lower) highway, as defined in this Standing Advice, subject to the exceptions set out in this Standing Advice.

2.0 Criteria to be Applied

2.1 If a planning application is for a residential development of 5 dwellings or less, and:

either:-

a). the application site is adjacent to a Class 3 highway subject to a 30mph speed limit or lower; or

b). the application site is adjacent to a Class 4 highway or lower;

and

the circumstances of paragraph 2.4 do not apply,

then the Highway Authority need not be contacted direct and the guidance contained in Section 3 and the Appendices of this document should be utilised.

2.2 Any queries regarding the classification of a highway should be referred to Gloucestershire County Council Highway Records Team tel. (01452) 426398 or (01452) 425563 or e-mail highwayrecords@gloucestershire.gov.uk.

2.3 The Highway Authority should be consulted on all other types of development that meet the criteria set out in section 1.2 above. It is recommended that the Highway Authority should not be consulted in respect of minor developments/improvements comprising replacement windows/doors, replacement fascia, fascia signs, hanging signs, conservatories, erection of walls and retaining walls (below 1.37m and beyond 3.6m from the highway), porches, swimming pools, car ports, single and double garages, loft conversions, reroofing/roofing improvements, re-cladding, erection of sheds/summerhouses, CCTV equipment, non-illuminated signs, demolition of sheds or outbuildings, single storey extensions to existing residential properties, or vegetation removal.

2.4 There are other circumstances which are not covered by the above selection criteria:

- a). the Highway Authority will provide a consultation response where the application affects any road improvement, traffic scheme, or ongoing transportation study. This will be identified by the Highway Authority.
- b). the Highway Authority will provide a consultation response when a written request to do so is made by the LPA due to special circumstances or a County Council member within whose Division the development is located,
- c). the Highway Authority reserves the right to comment on any planning application that could potentially affect the operation or road safety of any highway under the control of the County Council. This is to allow for sites falling outside the above criteria which may have site-specific issues that could result in significant highway impacts,

- d). in some locations individual plots have previously provided small lengths of footway across their frontage. Any such future planning applications should be referred to the County Council for a consultation response.

2.5 The LPA will need to acquire certain basic information from the applicant about the highway elements of the planning application in order for the County Council to carry out the consultation. The County Council may request further information on the larger and more complex applications.

3.0 Guidance to Local Planning Authorities

The following best practice should be applied by LPA's to planning applications with highway matters not considered by the Highway Authority.

3.1 Domestic Accesses / Drives – Geometric Layout

3.1.1 For a single domestic vehicular access from adopted public highway the access arrangement should be as set out in Figures 3.1 to 3.4 below depending on local context.

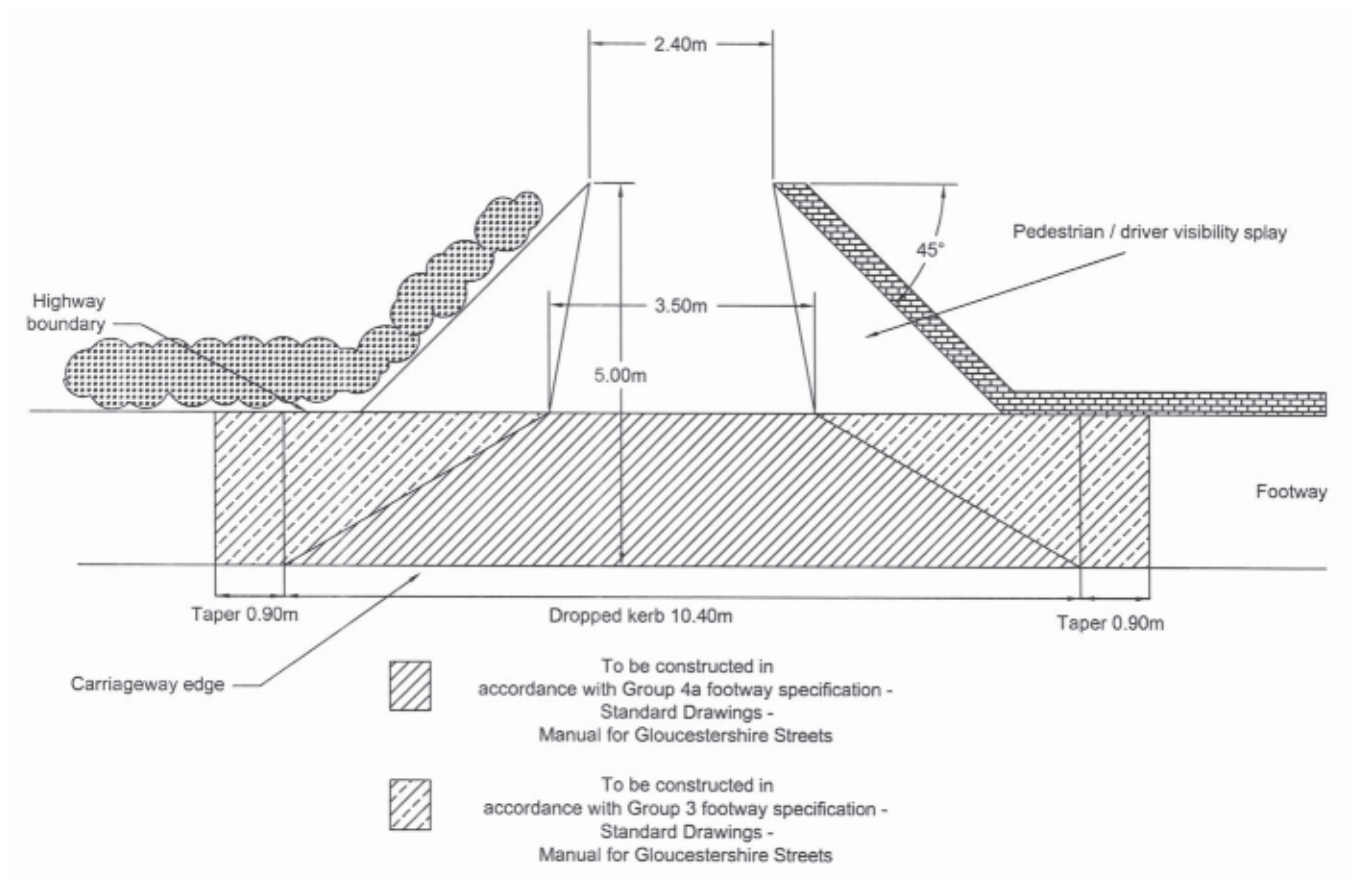


Figure 3.1 – Standard access to 1 dwelling over footway.

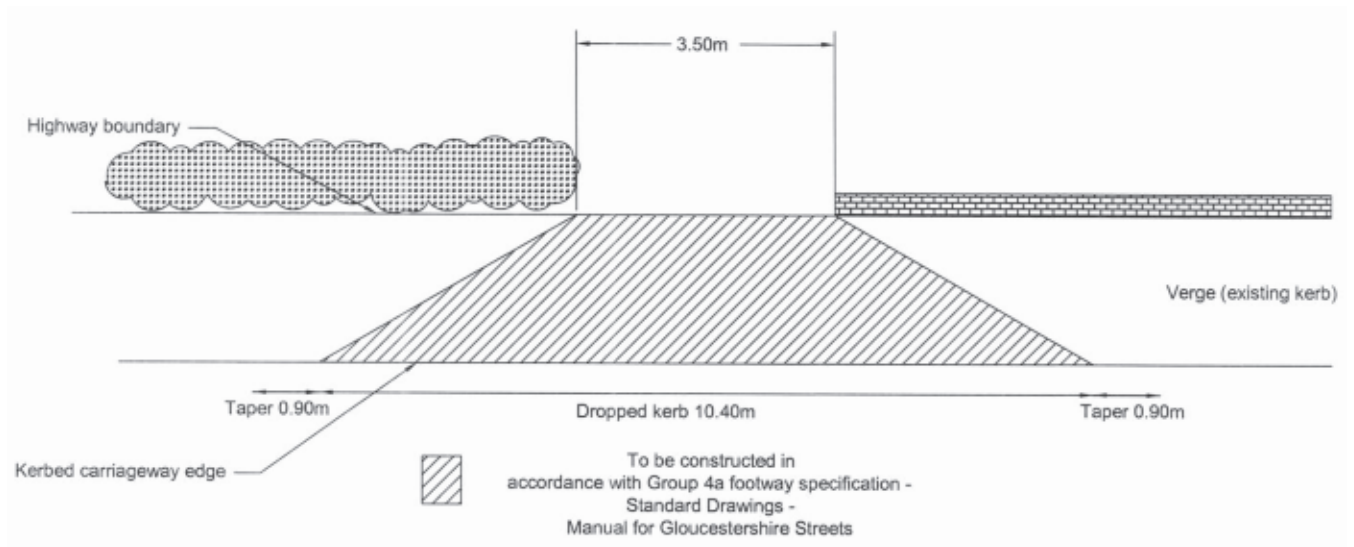


Figure 3.2 – Standard access to 1 dwelling over kerbed highway verge.

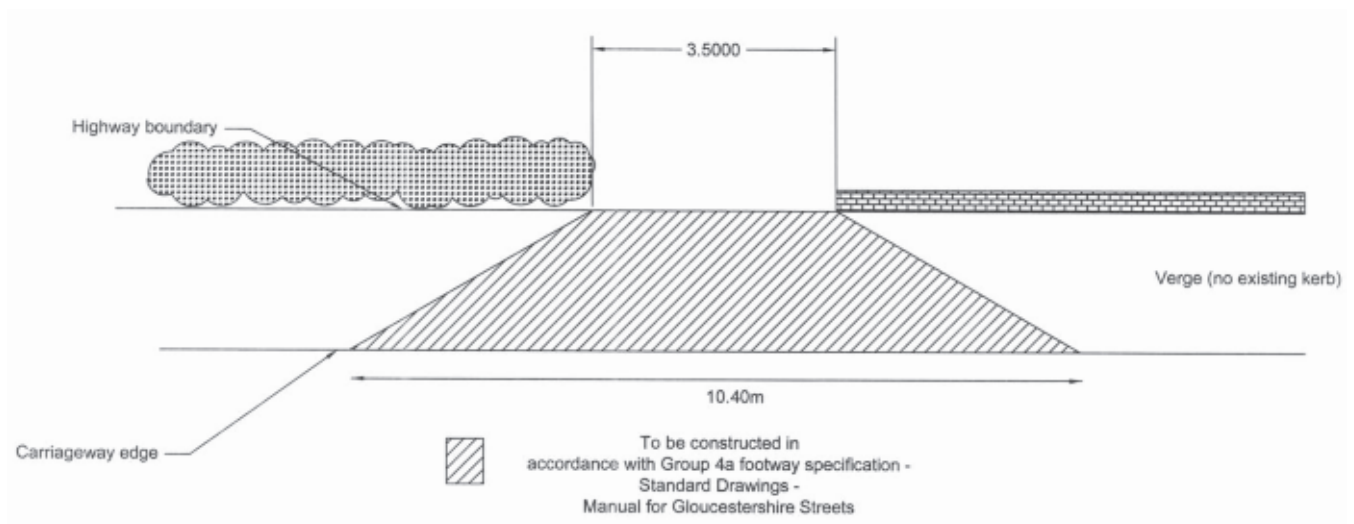
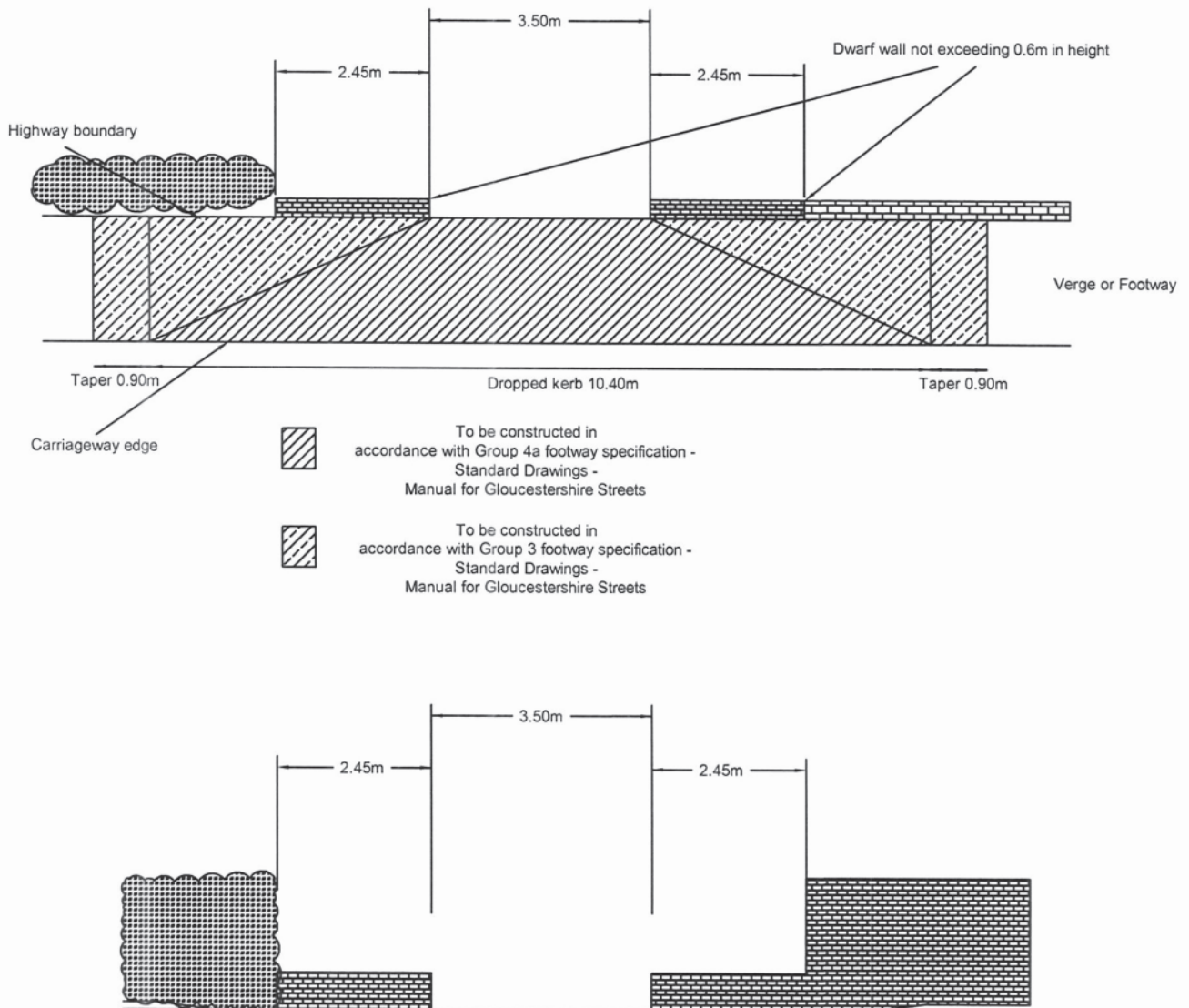


Figure 3.3 – Standard access to 1 dwelling over highway verge (no kerb).



N.B. Permitted development rights to raise height of boundary wall to be removed

Figure 3.4 – Alternative access to 1 dwelling on constrained site where gate post positions cannot be set back 5.0m.

3.1.2 A shared vehicular access from a Class 4 (or lower) highway serving between 2 and 5 dwellings should be designed to accord with the access layouts as set out in Figures 3.5 or 3.6 below. All shared accesses should be designed to a target speed of no greater than 20mph. It is considered acceptable for servicing and deliveries to take place from the existing highway and there is no requirement to accommodate large vehicles within the site. Access should be via a dropped kerb (see 3.1.3 below).

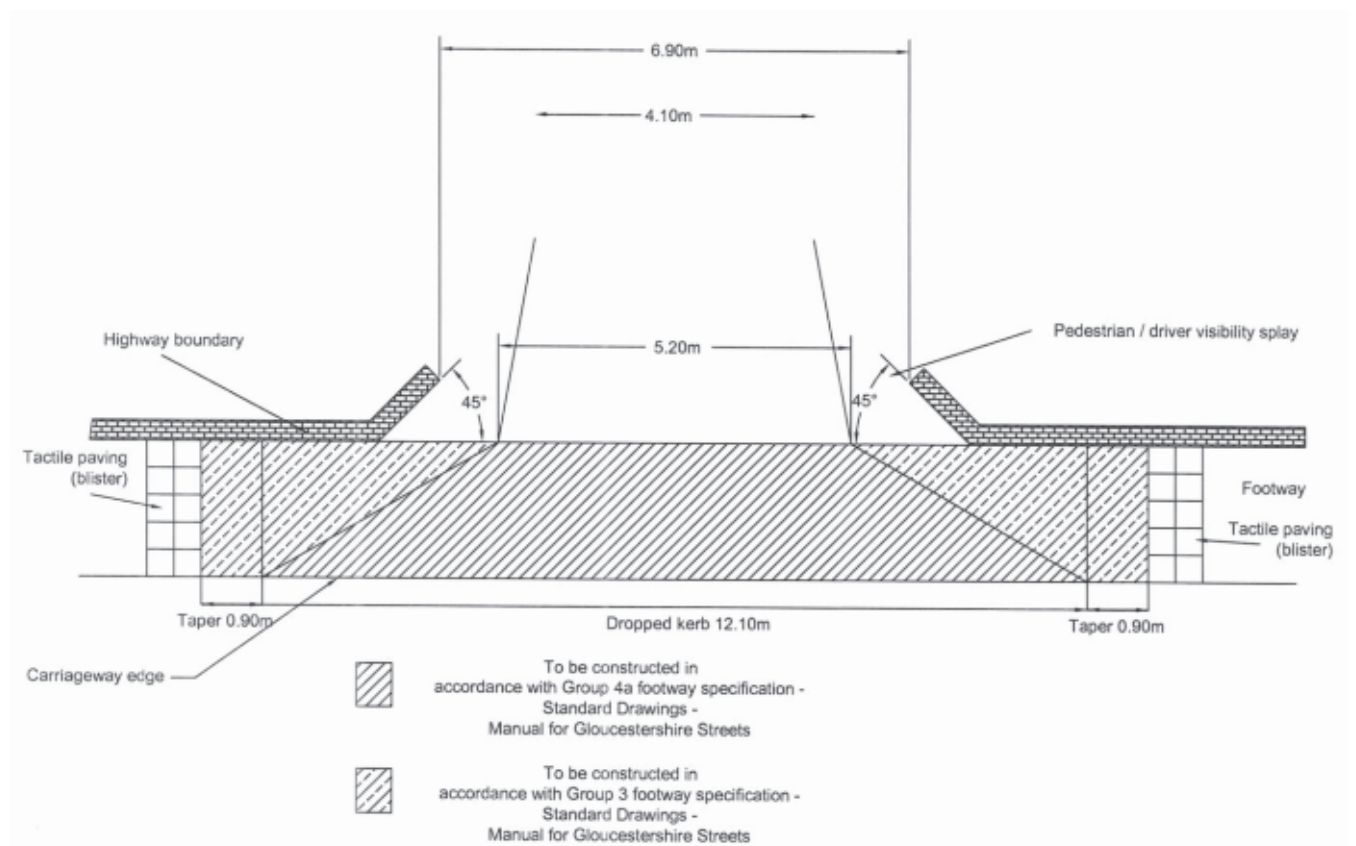


Figure 3.5 – Standard access to 2 to 5 dwellings over footway (only to be used on Class 4 highway or below).

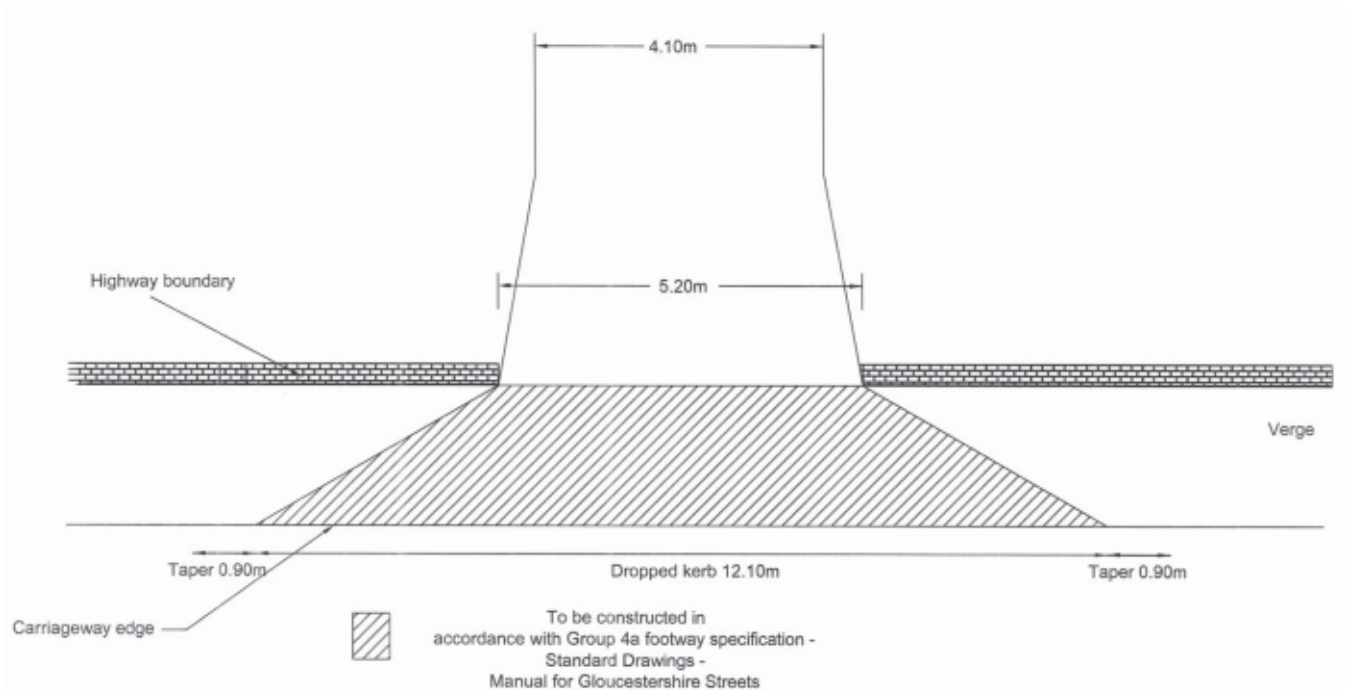


Figure 3.6 – Standard access to 2 to 5 dwellings over verge (only to be used on Class 4 highway or below).

3.1.3 Where access is being taken via a dropped kerb, the maximum longitudinal gradient is 10% (1 in 10) and the maximum crossfall gradient is 2.5% (1 in 40), unless the existing topography prevents this. The maximum kerb height across the access is 25mm. To achieve these requirements it is likely that the back of footway will need to be dropped and a corresponding lowering in height of the private access to the rear of the footway. Details are set out in Figure 3.7 below.

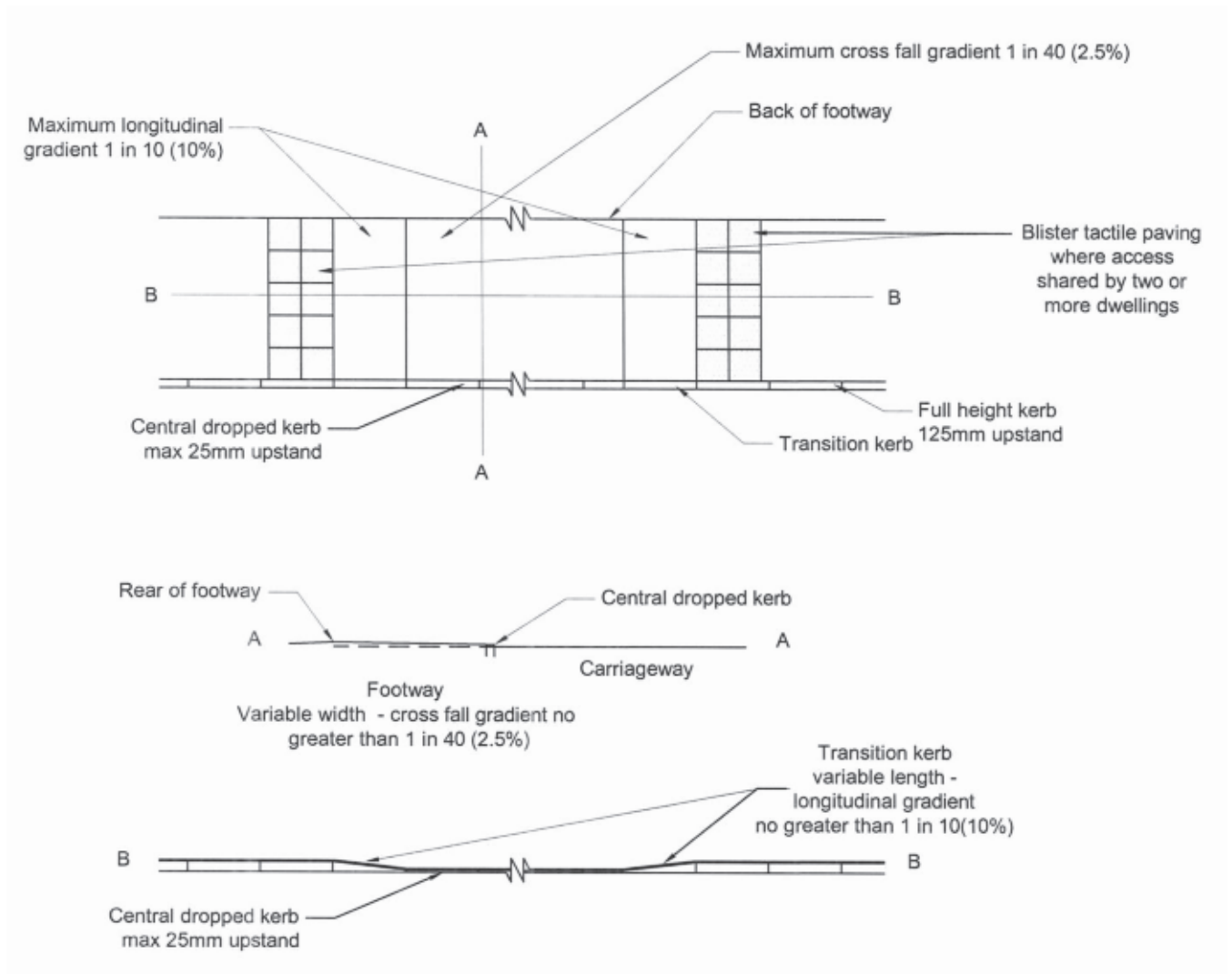


Figure 3.7 – Kerb and tactile paving detail in respect of standard access to 2 to 5 dwellings over footway (only to be used on Class 4 highway or below).

3.1.4 A shared vehicular access from a Class 3 (subject to a 30mph speed limit) highway serving between 2 and 5 dwellings should be designed to accord with the layout set out in Figure 3.8 below . It is considered appropriate to retain the free flow of traffic on a Class 3 highway and there is a requirement to accommodate large vehicles within the site. Facilities for pedestrians need to be provided across the access and details are set out in Figure 3.9 below.

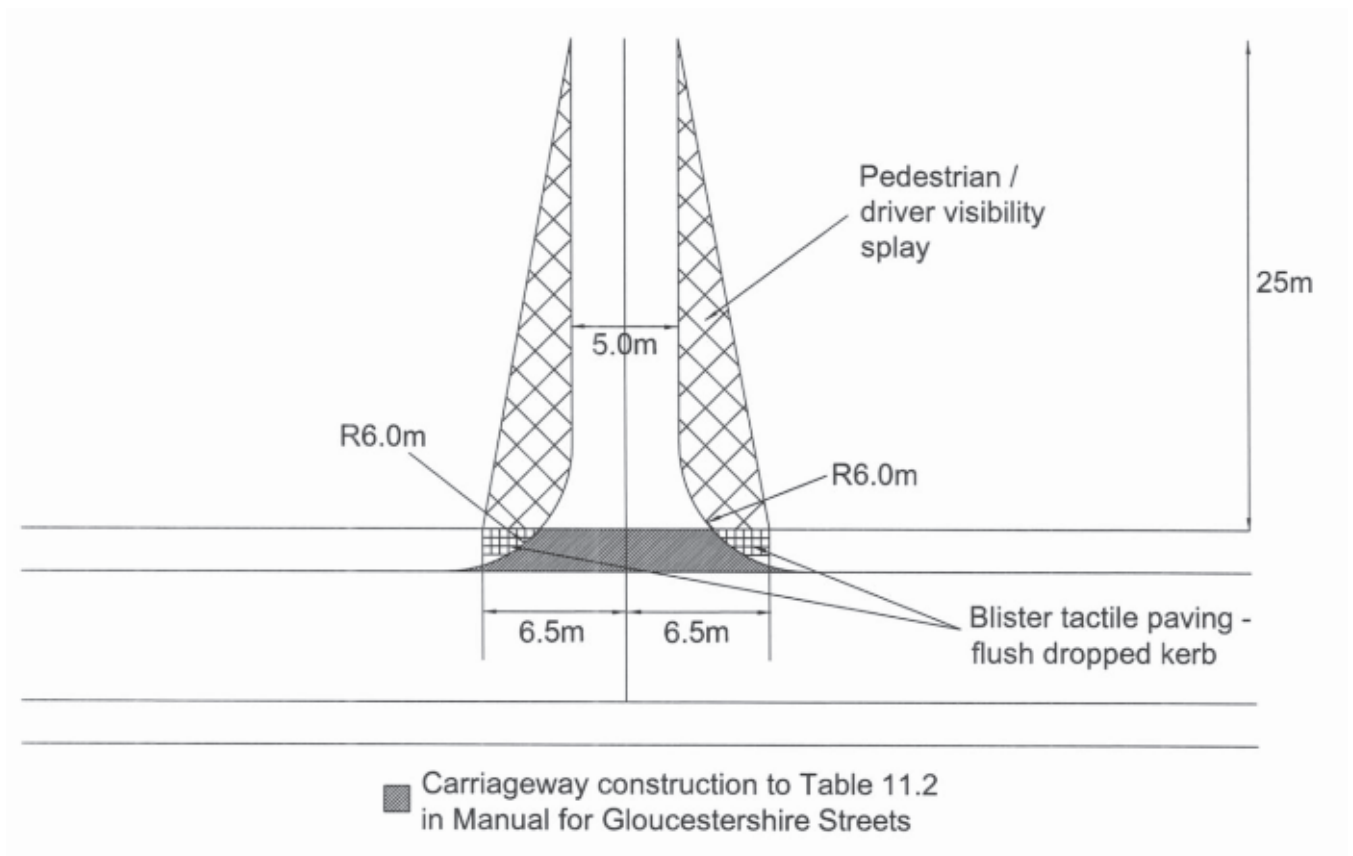


Figure 3.8 – Standard access to 2 to 5 dwellings over footway (to be used on Class 3 highway).

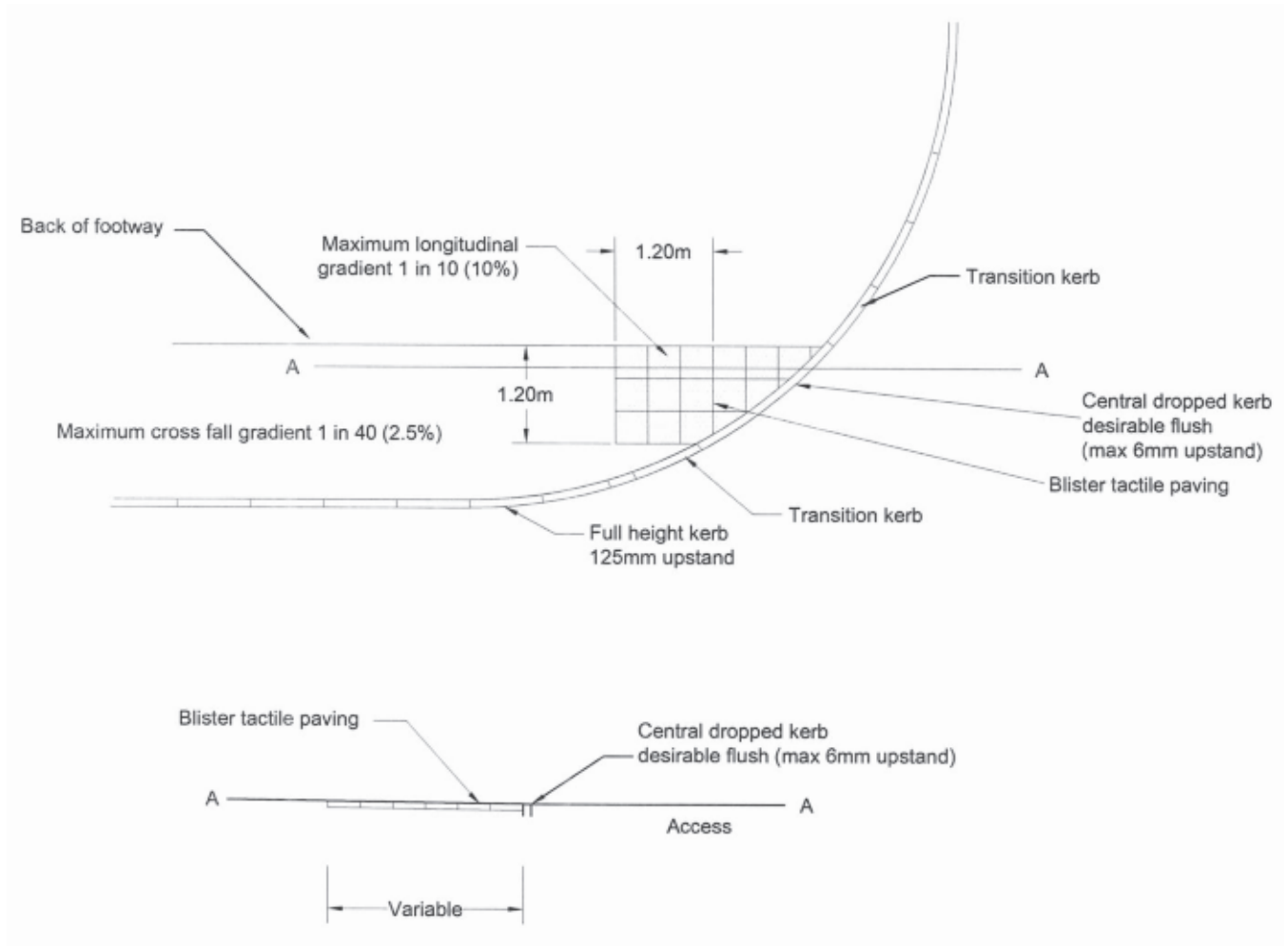


Figure 3.9 – Kerb and tactile paving detail in respect of standard access to 2 to 5 dwellings (to be used on Class 3 highway).

3.1.5 Works on the public highway to drop the footway to provide access requires the permission of the County Council. Application forms for permissions can be obtained by telephoning Gloucestershire Highways tel. 08000 514 514.

3.2 Visibility

3.2.1 The provision of adequate visibility between all highway users as a result of the development is vital for the safety of all road users. Visibility splays should be measured as set out in Figures 3.10 to 3.14 below, depending on the alignment of the adjacent public highway.

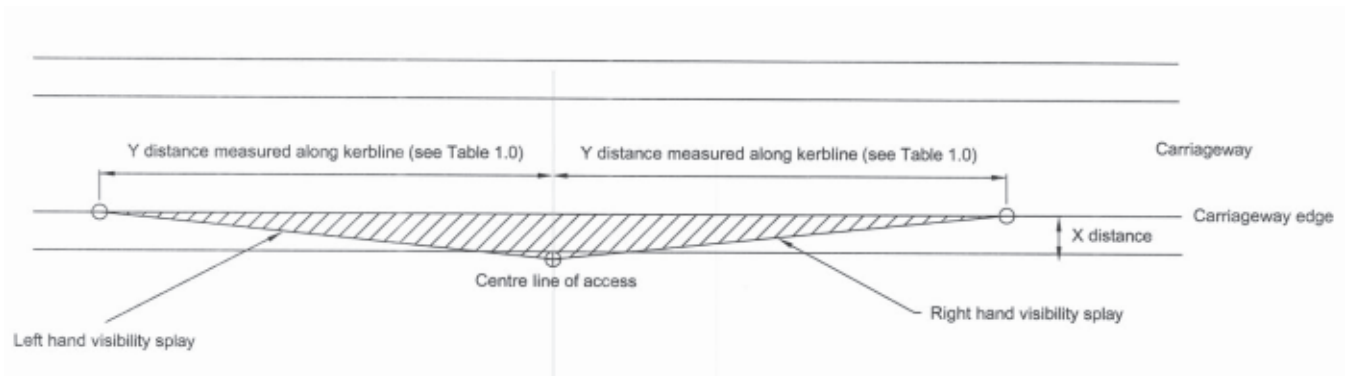


Figure 3.10 – Access visibility splay for traffic exiting development access where access is on a straight highway (measured to nearside edge of carriageway).

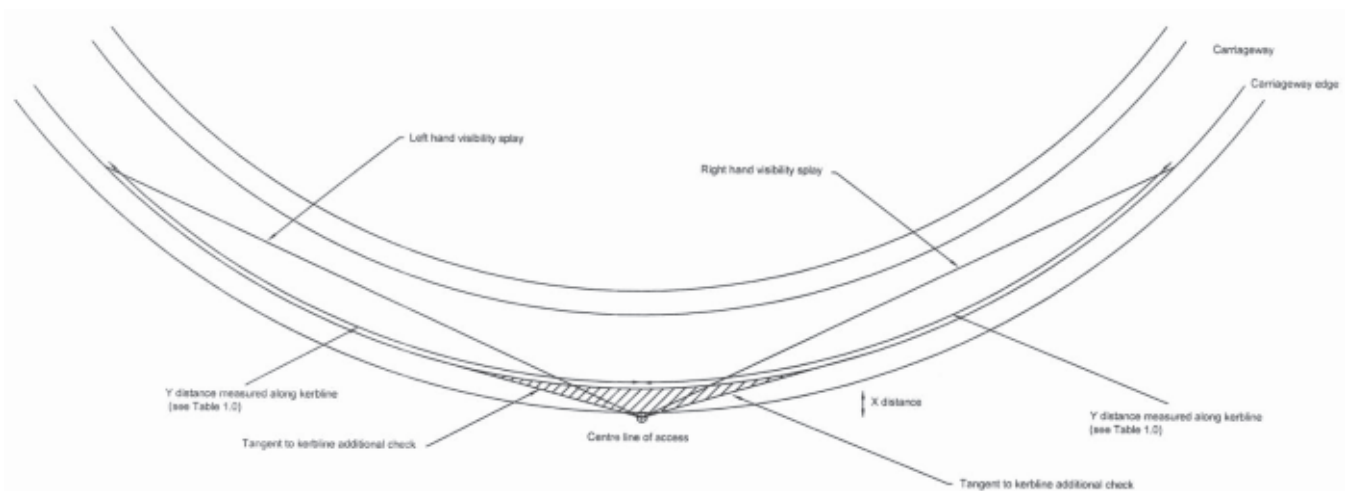


Figure 3.11 – Access visibility splay for traffic exiting development access where access is on the outside of a bend (measured to nearside edge of carriageway).

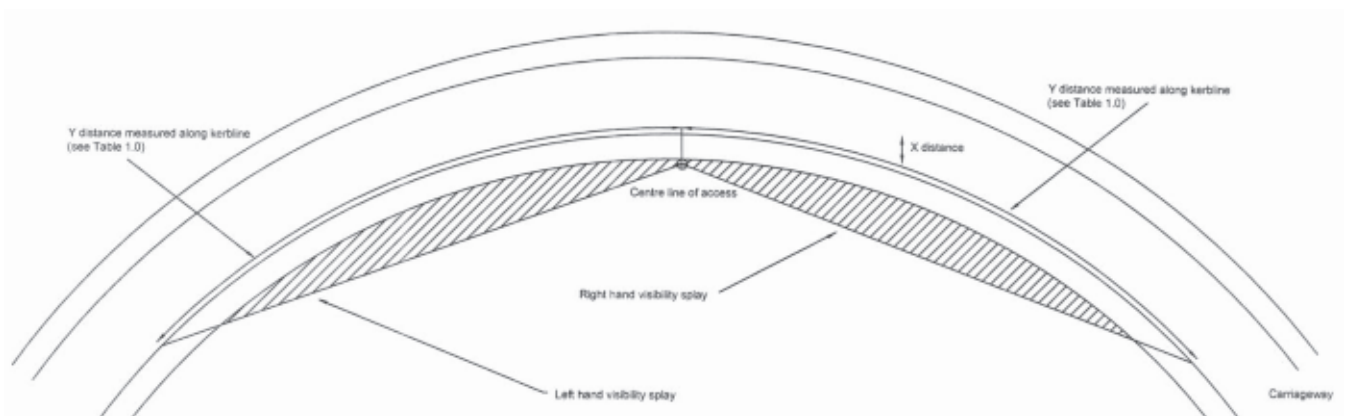


Figure 3.12 – Access visibility splay for traffic exiting development access where access is on the inside of a bend (measured to nearside edge of carriageway)

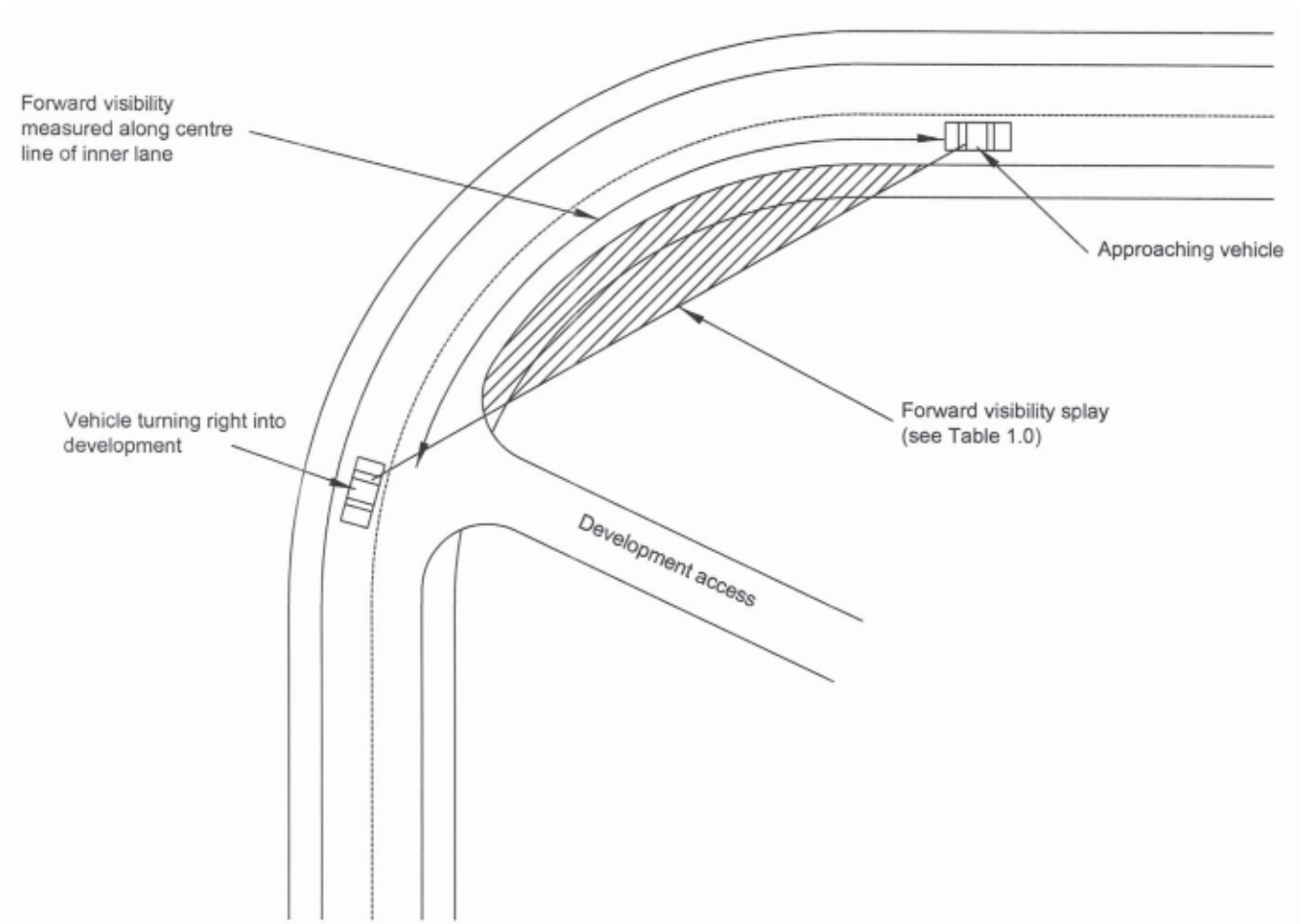


Figure 3.13 – Forward visibility splay for right turning traffic into development access (measured along centre line of inner lane).

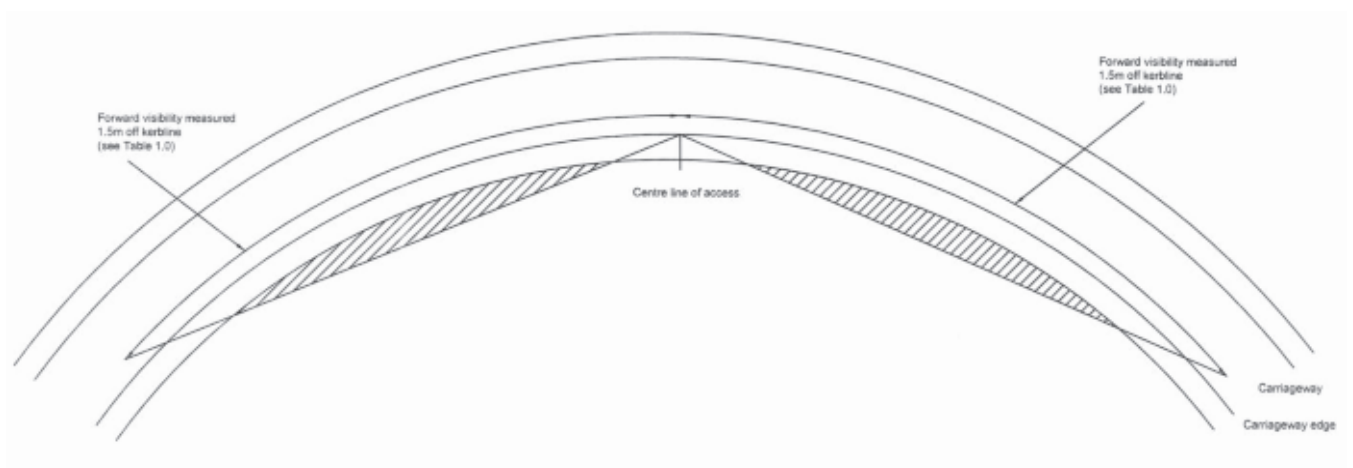


Figure 3.14 – Forward visibility splay for traffic approaching development access (measured 1.5m off edge of carriageway).

3.2.2 If visibility splays cannot be provided in accordance with the deemed to satisfy requirements set out below, the appropriate level of visibility can be derived from a speed survey.

Deemed to Satisfy Visibility Standards

Speed Limit (mph)	20	30	40	50	60	70
Y-distance (m)	22	54	120	160	215	295

Table 3.10

Note: Local evidence from the Gloucestershire County Council (Annual Speed Monitoring Report 1998 to 2006) indicates that the 85%ile speeds for 30mph highway is 34mph;

3.2.3 The speed survey should be undertaken in accordance with TA22/81 (Appendix 2). Confirmation of compliance will be required from the survey company commissioned by the Applicant. In the opinion of the County Council, on 30mph highway a speed survey can be undertaken using a hand held radar gun is acceptable. On 40mph highway, an automatic survey should be undertaken over a 7 day period.

3.2.4 x-distance

The default x-distance for this Standing Advice is 2.4m. Where 2.4m cannot be achieved, consideration can be given to reducing the x-distance to 2.0m where:-

- the speed limit is no greater than 30mph; and
- the site is located on a residential street; and
- there is no departure from the forward visibility requirements; and
- the adjacent highway carriageway width is not less than 5.5m.

3.2.5 y-distance

The parameters to be used to determine the appropriate y-distances are dependent upon the character of the highway. On highway subject to a 30mph speed limit or lower, the parameters will come from Manual for Streets, although these will depend on whether the site is located on a bus route, whether the adjacent highway has a high HGV content (above 5%) and whether the corrected 85%ile wet weather speed is greater than 37mph.

This is to take account of the different braking characteristics of types of vehicles and driver behaviour.

On a highway subject to a 40mph speed limit, it is possible that drivers treat the highway as a street, depending on local context. The way the highway is treated can be determined from traffic data, the assumption being that where the average speed is at or below the speed limit, the highway is being treated as a street. If the average speed is greater than the speed limit, the highway is being treated as a road and, under such circumstances, it would be necessary to use the parameters from the Design Manual for Roads and Bridges (DMRB).

On highways with speeds limits of 50mph, 60mph or 70mph, it is necessary to use the parameters from DMRB.

The Y-distances for each scenario are set out in Appendix 1.

3.3 Pedestrian Movement

3.3.1 Design of footways and footpaths:

As identified in Section 2 of this document, schemes proposing alterations to the existing public highway (including changes the carriageway, footway, cycleway, verge and street furniture) or proposing the adoption of highway should be referred to the Highway Authority for highways development management advice.

3.3.2 Improve existing highway and access continuity:

Always attempt to link all private footpaths with the adjacent adopted footway provision to ensure a safe and suitable access for all people.

3.3.3 Crime Prevention:

Footpaths and cycleways should be designed so as to encourage use (i.e. direct and along desire lines) and be lit and overlooked.

3.4 Cycle Movement

3.4.1 Design of highways:

It should be recognised that cyclists will use all streets within and leading to development. Street design should therefore be suitable for this purpose both with regard to safety and the suitability of surfaces.

Where footpaths are to be provided that provide more direct routes than the streets within or to outside the development, consideration should be given to building these as cycleways.

Where cycleways are to be provided, these should meet the Council's Cycle Facility Guidelines, with particular attention to achieving good sightlines at junctions for typical cycling

speeds of 15mph. Where the cycleway intersects a carriageway it should be flush and connect seamlessly without the use of dropped kerbs. Where possible, a separate (segregated by level difference) footway should be provided for pedestrians.

3.4.2 Cycle Parking

All dwellings should be provided with covered, secure storage for cycles. The provision of a garage will be sufficient to provide an adequate facility. Where no garages are proposed, dedicated cycle storage should be provided close to the main entrance and be as close and convenient as any proposed car parking.

Bespoke cycle accommodation to match the dwelling is preferred but various commercial products are also available.

3.5 Surface Water Drainage

3.5.1 Adequate provision should be made to ensure that surface water does not drain on to the public highway. Equally any new access should be designed to ensure that highway water does not drain on to the development site.

3.6 Rights Of Way

3.6.1 The planning application should identify if there is any effect on public rights of way. The need for stopping up or diversion orders should be identified. For further advice on the process please contact the Public Rights of Way section of Gloucestershire County Council.

3.6.2 The planning application should establish rights of access of others to the highway and consider any subsequent effects. It should be noted however that in many cases private rights of access issues will be a civil matter.

3.7 Overhanging

3.7.1 Anything that overhangs the highway must be over 2.1m above the footway level (or a minimum 3.5m above a cycleway level) and no closer than 500mm from the carriageway edge.

3.8 Planting

3.8.1 Roots or overhanging vegetation which causes damage or obstruction to the highway can be removed by the appropriate order by the County Council. It is advised that any planting scheme, especially proposals for trees, allows sufficient clearance from the highway allowing for seasonal growth of vegetation.

3.9 Lighting

3.9.1 Any development shall ensure that any external lighting systems do not interfere with the use of highway.

3.10 Car Parking

3.10.1 Car parking provision should be in accordance with the Development Plan policies and other material consideration, including the National Planning Policy Framework. Residential development should provide sufficient car parking to accommodate likely demand (taking into account the accessibility of the site, the type of dwellings, the availability of and opportunities for public transport, local car ownership levels and the overall need to reduce the use of high-emission vehicles.)

3.10.2 The minimum dimensions of a usable car parking space are 2.4m wide and 4.8m long. If the parking space is also the only available pedestrian route to the dwelling, the width should be increased to 3.2m. If walls are to be constructed on both sides of the proposed car parking space and an alternative pedestrian route is available, the minimum internal width of the parking facility is 3.0m, to allow doors to be opened. However, if this is also the only available pedestrian route to the dwelling, the width should be increased to 3.2m.

3.10.3 For garages, the minimum internal dimensions are 6.0m by 3.0m, with a 2.4m wide access.

3.10.4 In respect of communal residential car parking facilities, provision can be either parallel or angled arrangements. The minimum width of a parallel parking bay is 2.0m where any boundary structure adjacent to the bay is set back at least 1.8m or where a footway is to be provided. The width of the bay should be increased to 3.2m where access will be restricted, to allow access for disabled people. Parallel parking bays should not be provided to the rear of footways, since this could reduce the amount of existing on-street parking. Details are shown in Figure 3.15 below.

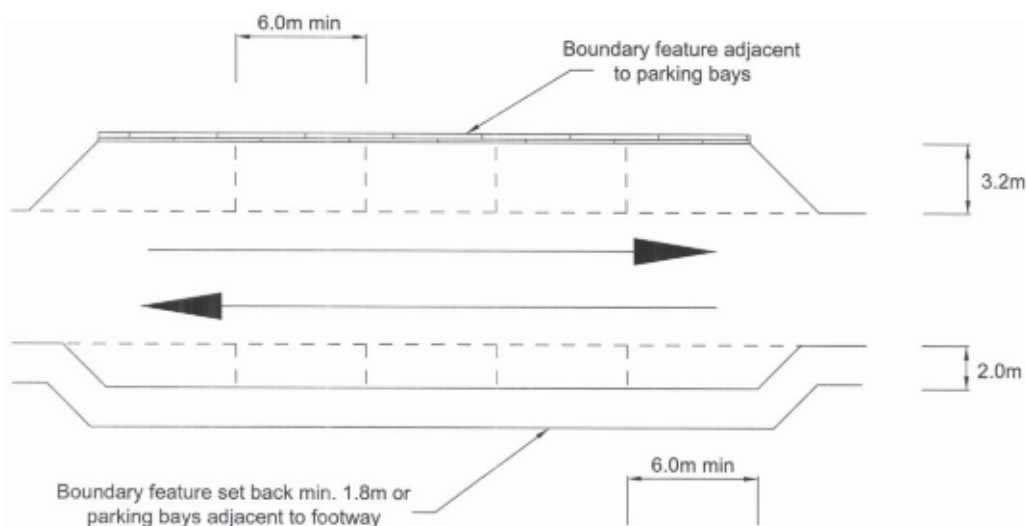


Figure 3.15 – Parallel parking bay detail

3.10.5 The width needed to access echelon or perpendicular spaces conveniently, depends on the width of the bay and the angle of approach. For a 2.4 m wide bay, these values are:

- at 90 degrees, $W = 6.0$ m;
- at 60 degrees, $W = 4.2$ m;
- at 45 degrees, $W = 3.6$ m.

These width requirements can be reduced if the spaces are made wider. Swept-path analysis can be used to assess the effect of oversized spaces on reducing the need for manoeuvring space. Details are shown in Figure 3.16 in below.

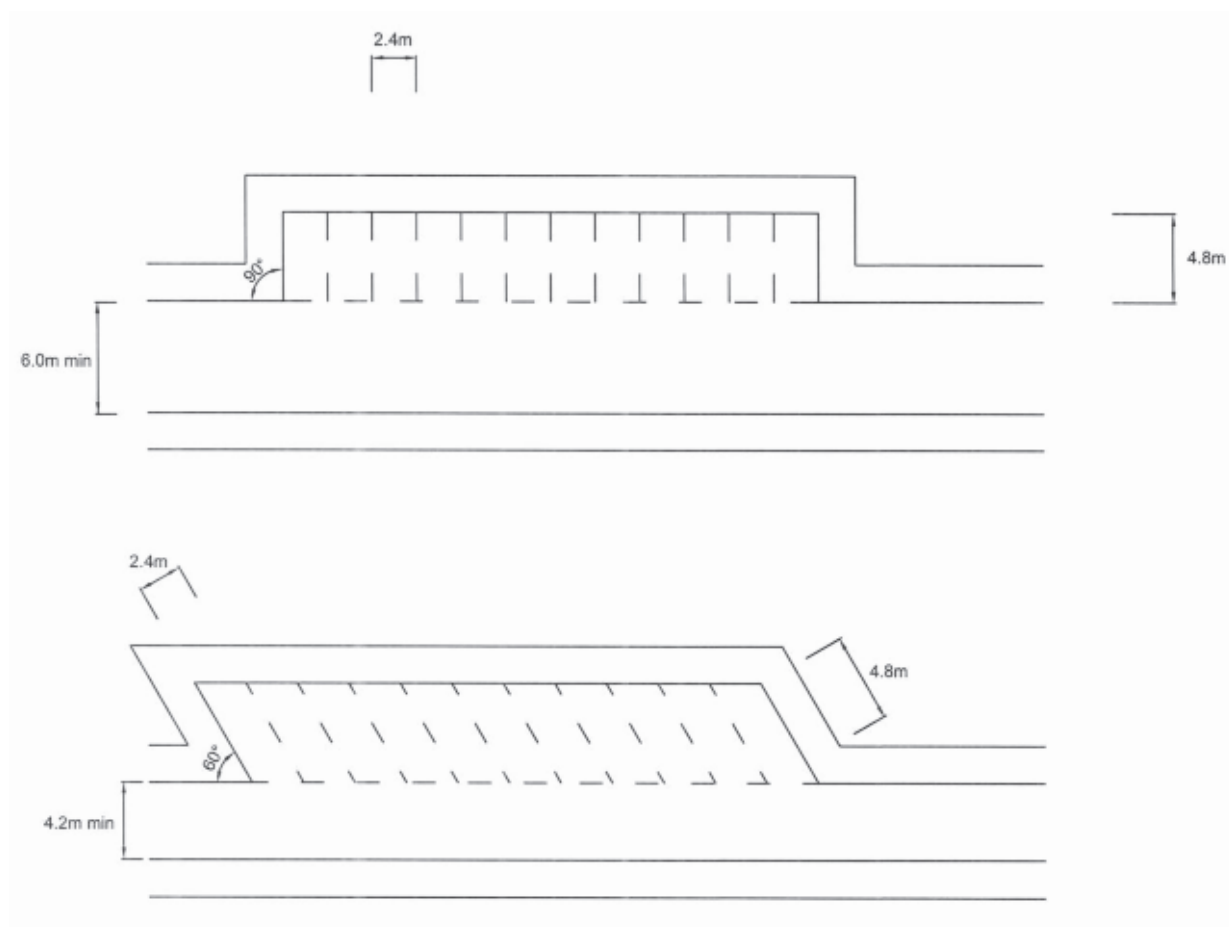


Figure 3.16 – Angled parking bay details.

3.11 Turning Areas

3.11.1 A single residential drive will not require turning facilities.

3.11.2 Shared residential drives serving between 2 and 5 dwellings accessed off a Class 4 street (or lower) should provide turning facilities sufficient to accommodate a car. The deemed to satisfy standards are set out in Figures 3.17 to 3.20 below.

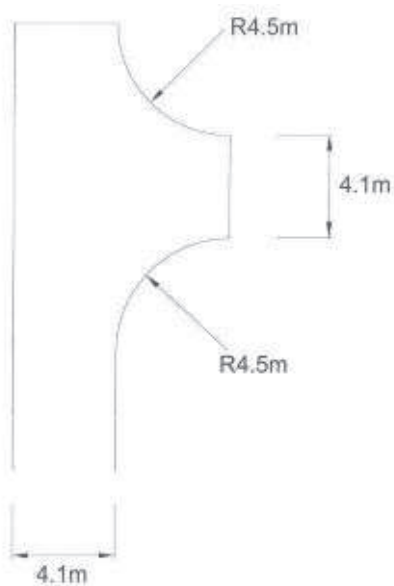


Figure 3.17 – Car turning facility – Option 1

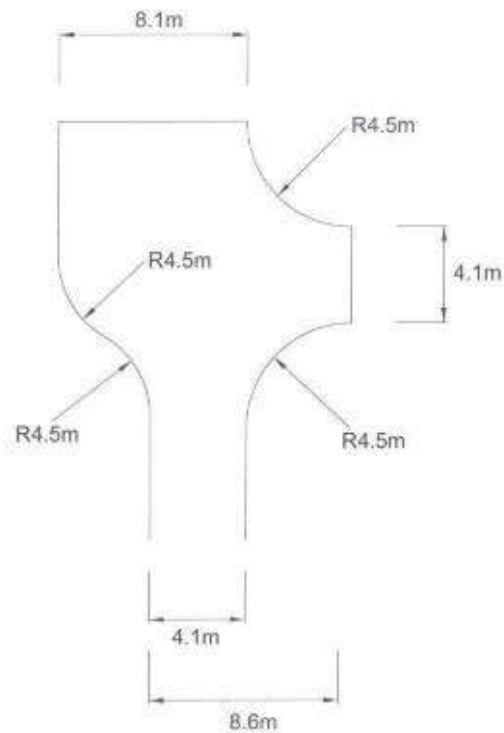


Figure 3.18 – Car turning facility – Option 2

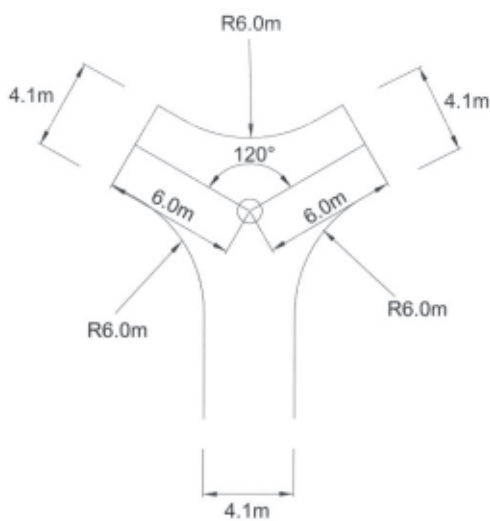


Figure 3.19 – Car turning facility – Option 3

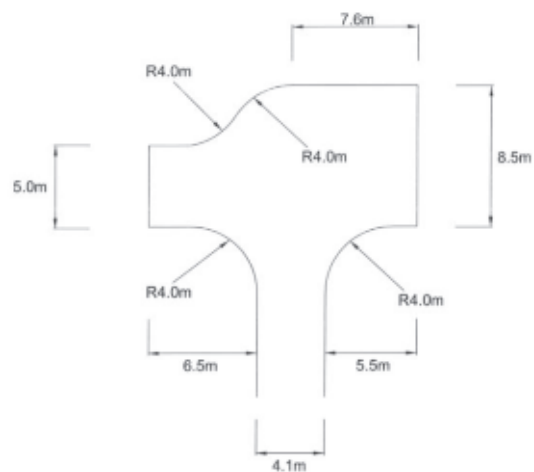


Figure 3.20 – Car turning facility – Option 4

3.11.3 Shared residential drives serving between 2 and 5 dwellings accessed off a Class 3 street subject to a 30mph speed limit (or lower) should provide turning facilities suitable for use by a large refuse vehicle. The deemed to satisfy options as set out in Figures 3.21 to 3.22 below.

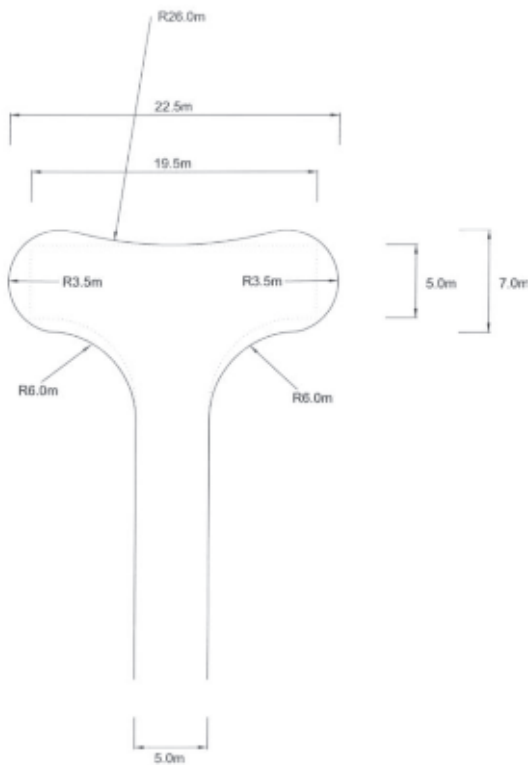


Figure 3.21 – Large vehicle turning facility
Option 1

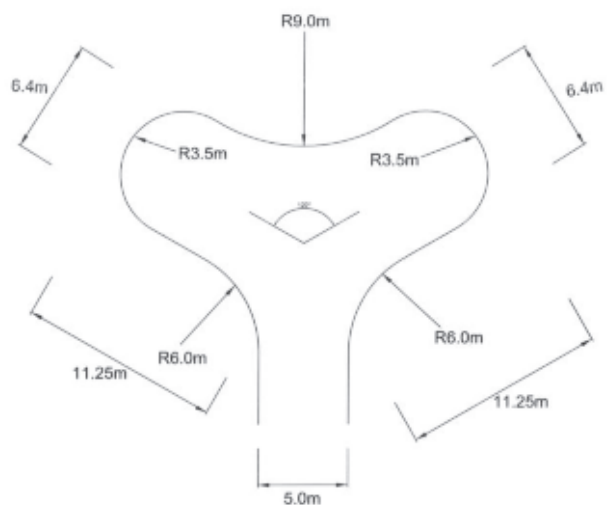


Figure 3.22 – Large vehicle turning facility
Option 2

4.0 Reasons and Conditions for refusal.

4.1 Appendix 3 of this Standing Advice includes examples of Model Highway Conditions and consideration should be given to attaching such conditions where the relevant tests are met. The list of examples is not intended to be exhaustive. They provide a prompt for Local Planning Authorities to help them undertake their own assessment of planning applications not considered by the County Council.

4.2 In the event that the LPA is considering refusing an application on highways/transport grounds early discussion with Highway Authority officers is strongly recommended. Support in the event of an appeal will only be considered if such liaison has taken place.

APPENDIX 1

Y-Distances

MfS

i). The first column relates to sites not on a bus route and/or a highway with low HGV use (below 5%). This parameter has a reaction time of 1.5 seconds and deceleration rate of 4.41m/s up to 37mph and a reaction time of 2 seconds and deceleration rate of 3.68 m/s thereafter. The distance in brackets is to be used for forward visibility where allowance has been made for bonnet lengths.

ii). The second column relates to sites either on a bus route or on a highway with significant HGV use (above 5%). This parameter has a reaction time of 1.5 seconds and deceleration rate of 3.68m/s up to 37mph and a reaction time of 2 seconds and deceleration rate of 3.68 m/s thereafter. The distance in brackets is to be used for forward visibility where allowance has been made for bonnet lengths.

85%ile speed	Column 1	Column 2
<=12mph	12m (14m)	12m (14m)
13mph	13m (15m)	13m (16m)
14mph	14m (16m)	15m (17m)
15mph	15m (18m)	16m (19m)
16mph	17m (19m)	18m (20m)
17mph	18m (20m)	19m (22m)
18mph	19m (22m)	21m (23m)
19mph	21m (23m)	23m (25m)
20mph	22m (25m)	24m (27m)
21mph	24m (26m)	26m (28m)
22mph	26m (28m)	28m (30m)
23mph	27m (30m)	30m (32m)
24mph	29m (32m)	32m (34m)
25mph	31m (33m)	34m (36m)
26mph	33m (35m)	36m (38m)
27mph	35m (37m)	38m (40m)
28mph	37m (39m)	40m (42m)
29mph	39m (41m)	42m (45m)
30mph	41m (43m)	45m (47m)
31mph	43m (45m)	47m (49m)
32mph	45m (47m)	49m (52m)
33mph	47m (49m)	52m (54m)
34mph	49m (51m)	54m (57m)
35mph	51m (54m)	57m (59m)
36mph	54m (56m)	59m (62m)
37mph	62m (64m)	62m (64m)
38mph	73m (76m)	73m (76m)
39mph	76m (79m)	76m (79m)
40mph	79m (82m)	79m (82m)
41mph	82m (85m)	82m (85m)
42mph	85m (88m)	85m (88m)
43mph	89m (91m)	89m (91m)
44mph	92m (94m)	92m (94m)
45mph	95m (98m)	95m (98m)
46mph	99m (101m)	99m (101m)
47mph	102m (104m)	102m (104m)

DMRB

i). This parameter has a reaction time of 2 seconds and deceleration rate of 2.45m/s. The distance in brackets is to be used for forward visibility where allowance has been made for bonnet lengths.

85%ile speed	Y-distances
45mph	123m (125m)
46mph	127m (130m)
47mph	132m (135m)
48mph	137m (139m)
49mph	142m (144m)
50mph	147m (149m)
51mph	152m (154m)
52mph	157m (159m)
53mph	162m (165m)
54mph	167m (170m)
55mph	173m (175m)
56mph	178m (180m)
57mph	183m (186m)
58mph	189m (191m)
59mph	195m (197m)
60mph	200m (203m)
61mph	206m (209m)
62mph	212m (215m)
63mph	218m (221m)
64mph	224m (227m)
65mph	230m (233m)
66mph	237m (239m)
67mph	243m (245m)
68mph	249m (252m)
69mph	256m (258m)

APPENDIX 2

TA 22/81 – Vehicle Speed Measurements on All Purpose Roads.



THE HIGHWAYS AGENCY

TA 22/81



THE SCOTTISH OFFICE DEVELOPMENT DEPARTMENT



THE WELSH OFFICE
Y SWYDDFA GYMREIG



THE DEPARTMENT OF THE ENVIRONMENT FOR
NORTHERN IRELAND

Vehicle Speed Measurement on All Purpose Roads

Summary: This Advice Note provides advice on vehicle speed measurement for determining speed limits, for the improvement of alignments and major/minor junctions and accesses, for the layout of new major/minor junctions and accesses on existing roads, and for traffic signal design.

DESIGN MANUAL FOR ROADS AND BRIDGES

VOLUME 5	ASSESSMENT AND PREPARATION OF ROAD SCHEMES
SECTION 1	ASSESSMENT OF ROAD SCHEMES

TA 22/81**VEHICLE SPEED MEASUREMENT
ON ALL PURPOSE ROADS****Contents****Chapter**

1. Introduction
2. Scope
3. Explanation of Terms and Concepts
4. Sources of Variability in Speeds
5. Setting-Up and Use of Recording Instruments
6. Analysis and Assessment of Results
7. References
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Appendix 1
Appendix 2
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Appendix 4

November 1981

1. INTRODUCTION

1.1 The Department's current advice on speed limits (Ref 1) contains a reference to detailed guidance on the "measurement and analysis of speed". This note provides some further advice on vehicle speed measurement for the purpose of determining speed limits. It discusses in detail techniques for carrying out measurement of speed using recently developed methods and for analysing results and supersedes paragraphs 27 and 28 of Ref 1.

1.2 There are also applications for improvement of alignments on all purpose roads such as at bends and short diversions. Whereas for new works and major improvements the Department's Highway Link Design Standard (Ref 2) details the necessary techniques for geometric design using as a basis recent speed/flow/geometry relations, minor scheme design can better be based on the use of the measured 85 percentile vehicle speed of approach to the improvement section.

1.3 The layout of major/minor junctions and accesses as described in Departmental Advice Note TA 20/81 (Ref 3) is also, in a number of ways, dependent on a correct assessment of the 85 percentile vehicle speed. The advice herein should therefore be used as a basis.

1.4 Additionally there are applications for the design of traffic signal installations. Here the position of the speed measurement is important, especially for new installations.

2. SCOPE

The methods described herein are

Radar speedmeter measurement.

Measurement using vehicle detectors/timers such as inductive loops or noisy cables.

This note is concerned with "when?", "where?", "how much?" and "how accurate?". Although the note generally applies to vehicles the sample can be confined to cars. Mention of this is made in the text at the appropriate points. Other publications such as Ref 4 provide useful information though of earlier date.

3. EXPLANATION OF TERMS AND CONCEPTS

The following explanations are given to amplify terms and concepts used in this Advice Note.

3.1 Spot speed/Journey speed

The former is the instantaneous vehicle speed measured at a point as distinct from the latter which is measured over a length of road. Spot speeds are measured using devices such as radar speed meters or inductive loops. Journey speeds are measured by moving observer methods or by recording and matching registration numbers at times of passing.

3.2 Free flow

There is no generally accepted definition of this term. However, it may be stated that in free flow conditions headways and lateral displacements are usually so large as to ensure that drivers are in no way prevented, by the close proximity of other vehicles, from driving at the speed of their own choice. These conditions cannot be measured precisely and so it must be a subjective judgement as to whether or not traffic is in a free flow condition. For the purposes of this document it is considered more helpful to suggest times and circumstances when free flow conditions are most unlikely to occur -

Well defined directional morning and evening peaks

Times of high heavy vehicle flow

Directional weekend peaks

Local events (market days, sports events, etc.)

Roadworks

Bad weather

Additionally, sections of the road under consideration where the layout is likely to restrict speeds to a level markedly below that at other points should be avoided. However, if most of the length consists of such features it is neither desirable nor possible to avoid them.

3.3 Speeds (speed limits)

For determining speed limits the 85 percentile dry weather spot speed of cars is used as a yardstick. This is the speed only exceeded by 15% of the cars. When the 85 percentile spot speed has been arrived at, as described later in this Advice Note, it is used to determine the speed limit in the way described in Ref 1.

Chapter 3
Explanation of Terms and Concepts**Volume 5 Section 1**
TA 22/81**3.4** Speeds (improvement of alignment and junctions)

Whereas for speed limits the 85 percentile dry weather spot speed of cars is required, for improvement of alignments and major/minor junctions or accesses, and for new major/minor junctions or accesses on existing roads, the normal design methods are based on the 85 percentile wet weather journey speed of vehicles. The precise point at which the measurements are taken and the timing is important. A point just before the scheme length and a time of free flow are suitable. Measurements must be taken at both ends of the scheme so that traffic approaching from both directions is covered. If different values are obtained the higher speed value should be used in the design process. To get from the dry weather spot speed of vehicles measured to the wet weather journey speed used in design one of the following correction factors should be used -

For AP Dual carriageways ... deduct 8kph

For AP Single carriageways ... deduct 4kph

3.5 Speeds (traffic signal design)

These remarks are confined to areas outside 30mph speed limits. Two types of signal equipment are currently in use related to the following conditions:-

- a) 85 percentile dry weather spot speed of vehicle approach between 55 and 72kph, double vehicle extensions with speed discrimination.
- b) 85 percentile dry weather spot speed of vehicle approach between 72 and 105kph with either triple vehicle extensions with speed discrimination or double vehicle extension with speed assessment.

For a) above measurements should be taken at not less than 80m in advance of the stop line (as seen by traffic) nor more than 100m.

For b) above the values should be 150m to 200m.

To ensure accuracy certain conditions are necessary which are listed at Appendix 1.

4. SOURCES OF VARIABILITY IN SPEEDS

4.1 The results of the measurements are likely to be taken as representative of the speeds of all vehicles using the road in some undefined period - probably a whole year - but the measurements will have been taken within a much shorter period - perhaps no more than two or three hours. The way in which the measurement periods are chosen is every bit as important as the size of the sample.

4.2 Speeds vary from hour to hour, from day to day, from month to month, and from year to year, in a fairly systematic way. They have also been found to vary from one occasion to another more than would be expected from their variability on any one occasion. The total effect of all these variations, even when the times mentioned in paragraph 3.2 above are excluded and only one year is considered, may produce a difference of more than 5kph between the highest and lowest levels of speed. It is essential, therefore, that more than one set of measurements be taken. At least two (and preferably more) recording periods at the site are required, at different times of day and on different days of the week. If measurements cannot be taken in different months, they should be taken in a month that is "neutral" as far as seasonal variation in traffic is concerned - late Spring and early Autumn are recommended, avoiding Bank Holidays - though this is less necessary for urban roads.

4.3 During each recording period at the site, the number of speeds measured will affect the reliability of the result as an estimate of the true value at that time, obviously the larger the sample the better. A sample of 200 vehicles would normally give an estimate of the 85 percentile speed for that period to within + or - 3% at the 95% confidence level, eg. 65 kph + or - 2.0 kph. The value for another period may well be less than 60 or more than 70 kph.

4.4 When using vehicle detectors/timers (inductive loops/noisy cables) at least whole hour periods of free flow (see para 3.2) can be examined at any one time, if not more.

4.5 Measurement error may also arise from the choice of sites, from the way in which the recording device is set up and used, and from the way in which the data are analysed.

4.6 Finally, it cannot be emphasised too strongly that a small total sample from a radar speedmeter is perhaps much more useful than a large sample obtained with little thought provided the survey is carefully planned, executed and analysed by the methods described in this Advice Note. With vehicle detectors/timers, given measurement in free flow periods, the sample problem does not arise to the same extent as it can be very large.

5. SETTING-UP AND USE OF RECORDING INSTRUMENTS

5.1 General

5.1.1 If there is any doubt that the traffic in one direction only, at one site, can be regarded as representative of free flowing traffic on the length of road in question, measurements will have to be made at other places, or in the other direction. Roughly equal samples should be obtained for each site/direction/occasion. In the case of measurement for improvement of alignments and major/minor junctions or accesses, and for new major/minor junctions or accesses on existing roads, the directional samples should be taken at either end of the proposed scheme.

5.1.2 Weather conditions and any unusual circumstances should be recorded at the time and not left until later.

5.2 Radar Speedmeters

5.2.1 When using a radar speedmeter the first requirement is that a chosen site should have sufficient space to accommodate the meter and the observers (usually in a car) without disturbing the traffic. A verge, an unused entrance, or the beginning of a layby, are suitable. The installation should be as inconspicuous as possible, and if the meter's antenna unit can be mounted on a car window instead of on a tripod it will be less noticeable.

5.2.2 The site should not be near junctions (unless readings are being taken in connection with improvements to the junction) or bus stops, see paragraph 3.2 above. Situations where the radar beam may be obstructed by parked cars, or where vehicles are likely to be accelerating or braking, should also be avoided. Except at very light flows, it is not advisable to measure the speeds of vehicles on the far side of a single carriageway (and especially not on the far carriageway of a dual carriageway road).

5.2.3 The operating instructions for the meter should be carefully followed, especially in relation to interference and calibration. Some meters can be adjusted to ignore vehicles travelling in the "wrong" direction. With most meters, however, the response to those vehicles should be minimised by careful aiming of the antenna or by reducing the range setting. The aiming of the antenna is important, since a meter measures speeds along the centreline of the beam and then allows for any intended angle between that and the direction of the road. With meters that are designed to be aimed straight along the road, an error of 10 degrees either way (towards the road, or away from it) will cause the meter to underread by 1.5%. With meters that have a built-in offset correction, and are designed to be set with the beam at a particular angle to the road direction (say 20 degrees) an error of 10 degrees will cause the meter to overread by 5% or underread by 8%. When correctly set, the error of the meter is probably less than 2 kph.

5.2.4 It is best to have two observers, one reading the meter and the other recording the values. Using this method measurements can be confined to cars only if required. Provided that the traffic flow is light enough, and the observers have had enough practice, the speed readings for all vehicles (in one direction) should be recorded if possible. If the flow is too heavy for all vehicles (cars) to be measured some sort of sampling procedure is needed. To avoid bias, the sampling must be based on an attribute that is not related to speed, and is easily decided. The most satisfactory bases are colour (white cars for instance have been found to be representative in type and age, and to give approximately a 20% sample but this will change over the years), or registration number (where odd or even numbers will give a 50% sample, and specified first or last digits will give 10%, 20%, etc - approximately). The latter method is necessary if all vehicles are being sampled.

Chapter 5
Setting-up and Use of Recording Instruments**Volume 5 Section 1**
TA 22/81

5.2.5 A value should be recorded for every vehicle that satisfies the sampling criterion. Ideally, that value would be a steady reading on the meter, but except at very low flows, it will not be possible to get a steady reading for every vehicle that passes. Sometimes the meter will give a brief indication - a flick of the needle, or a flicker of the digits - that can be recognised and accepted as the speed of the vehicle in question. Sometimes there will be no response at all. There are two different situations where readings are likely to be missed completely:-

- a) where a vehicle is overtaking another vehicle while both are in the radar beam.
- b) where a vehicle is following closely behind other vehicles, and the observer cannot be sure that the meter gave a separate reading for each.

If the missed readings are simply ignored, or recorded as a vehicle passing but no speed registered and then omitted from the analysis, it is equivalent to assuming that the true speeds of these vehicles have the same distribution as those that were measured, and with the same mean. But if these missed speeds are likely to form a significant proportion of the total (say, more than 10%) some alternative assumptions are preferable. They are:-

- a) that vehicles travelling in a fairly compact bunch all have the same speed; and
- b) that overtaking vehicles are travelling (say) 15 kph faster than the overtaken vehicle. Since the overtaken vehicle will often be a large vehicle, and since it is in any case closer to the meter, it will probably give a reliable reading.

Values arrived at in this way should carry a distinguishing mark in the records.

5.2.6 On dual carriageways, an alternative procedure is to record the lane of travel for all vehicles passing, and to assume that missed vehicles in either lane have the same speed distribution as those recorded in the same lane. Speeds in the two lanes would then be analysed separately, and combined in the proportions of the numbers of vehicles passing in each lane, not the numbers with speeds recorded.

5.2.7 These practices may seem complicated, and if they are not necessary (as at low flows), they should be avoided. However, if a lot of speeds are missed, to ignore them may bias the answer. The best time to estimate an individual speed is when the vehicle passes - not later, when the observer's memory of the circumstances will have faded. It is reasonable to expect that a sensible observer's estimate is better than the assumption that the missed vehicles are average.

5.2.8 Where measurements are required for modifying an existing traffic signal installation a different technique may be used with radar speedmeters or other methods which require an operator to be present. The sample should include only those vehicles that pass (at a point 150-200m back from the stop line) while a green signal is showing and no queue is present.

5.3 Vehicle Detectors/Timers

5.3.1 Speed measuring equipment based on vehicle detectors is entirely automatic in operation. It can provide mean speeds and frequency distributions, and other traffic data. However, unlike radar speedometers, it cannot distinguish cars from other vehicles, although vehicle separation by length is possible. Pairs of inductive loops or noisy cables are stuck to (or installed in) the road surface and connected to a detector/timer/counter unit which is securely fastened to some convenient roadside furniture. The passage of a vehicle over a loop/cable generates an electrical signal. The time interval between the start of the signal from the first loop/cable and the start of the signal from the second loop/cable is measured and, using the separation distance of the loops/cables, converted into a speed, which is recorded.

5.3.2 In one version of this sort of equipment, the detector/timer/counter unit is very small and inconspicuous. A separate control/output unit is temporarily connected to it to enable site information (including loop/cable spacing) to be programmed and the equipment to be tested, and is then removed. At the end of the measurement period, the control/output unit is reconnected to extract the results and it will then display them on command, or output them to a printer or VDU. The output can consist of a frequency distribution, or mean speed and various percentile speeds, for preset intervals over a period (eg, every hour for two weeks). Up to three lanes of traffic can be dealt with.

5.3.3 Where inductive loops are used each loop should consist of 4-6 turns if possible, at least 2m wide (ie, across the road) and 1m long (along the road), accurately laid and securely fastened - loose loops can be a traffic hazard. Two loops about 1m apart are laid in each lane of travel, so that the separation of their leading edges is about 2m, but this will vary with the type of equipment used. On dual carriageways each loop pair should be at least 2m laterally from the loop pair in the adjacent lane, to minimise double counting of straddling vehicles. On single carriageways one loop pair will generally be used for each direction, and vehicles crossing the loops in the wrong direction will not be recorded.

5.3.4 The manufacturer's installation and operating instructions should be carefully followed and these will include checks to ensure that the equipment is working properly. Wherever possible a vehicle with a calibrated speedometer should be used for a broad check on the readings given.

5.3.5 If the equipment can distinguish short vehicles, say those less than 5m long, longer vehicles may be excluded. If all vehicles are included a correction can be applied later in order to estimate the 85 percentile speed of cars only (see paragraph 6.6).

6. ANALYSIS AND ASSESSMENT OF RESULTS

6.1 Appendix 2 gives a check list to apply to results before analysing and assessing them. It is emphasised that the value finally arrived at is reliable only if the surveys were carefully planned, the measurements carefully taken and the results carefully assessed. The checks in Appendix 2 are therefore important and must not be overlooked.

6.2 There are several ways of estimating the 85 percentile speed from sets of measurements. The most direct way is to list all the speeds in ascending order, and count from the highest value until 15% of the total number of values have been passed. The speed arrived at is the 85 percentile speed. A quicker method is to group the values into, say, 10 kph groups and then plot the "cumulative frequency distribution" as explained in Appendix 3.

6.3 A quite different way of estimating the 85 percentile speed, and the only way that can be recommended for total samples of less than, say, 200 speeds such as may be obtained with a radar speedmeter is to make use of the well known shape of speed distributions. They are, for all practical purposes, Gaussian (ie, Normal). For a Normal Distribution, the 85 percentile is 1.037 standard deviations above the mean, where the standard deviation of speed, v , is estimated as-

$$\sqrt{\frac{(v - \text{mean})^2}{n - 1}}$$

It is sufficiently accurate to take

$$85 \text{ percentile} = \text{mean} + \text{standard deviation}$$

Some electronic speed measuring equipment gives the mean and standard deviation (and/or the 85 percentile) in its output and many pocket calculators will give the mean and standard deviation of values entered in case they are needed; however, the formulae are given in Appendix 3.

6.4 Separate calculation of either the 85 percentile speed (as in para 6.2) or the standard deviation (as in para 6.3) provides a useful check on the reliability of the measurements, since the ratio

$$\frac{85 \text{ percentile}}{\text{mean}} \quad \text{or} \quad \frac{\text{standard deviation}}{\text{mean}}$$

can then be compared with its expected value.

Because the standard deviation of speeds is usually equal to about one sixth of the mean speed, the ratio:-

$$85 \text{ percentile} / \text{mean}$$

usually lies in the range 1.1-1.25. (In Highway Link Design, Ref 2, this ratio is taken as the fourth root of 2 or 1.18 approximately. Further advice is given in the Advice Note on Highway Link Design.)

Chapter 6
Analysis and Assessment of Results**Volume 5 Section 1**
TA 22/81

6.5 Where measurements are required for modifying an existing traffic signal installation and all the vehicles have been included (rather than the restricted sample defined in paragraph 5.2.8) the mean speed will reflect the lower speed of vehicles approaching a red signal or a queue. In these circumstances the 85 percentile speed must be derived directly as in paragraph 6.2 and not from the mean speed. The ratios

$$\frac{\text{85 percentile}}{\text{mean}} \quad \text{and} \quad \frac{\text{standard deviation}}{\text{mean}}$$

given above will not apply.

6.6 The 85 percentile speed of cars required for speed limit setting may be estimated from the 85 percentile speed of all vehicles (including long vehicles) by adding 1kph on single carriageways or 2 kph on dual carriageways for every 15% of heavy vehicles.

Appendix D

- 6 Do not set up the equipment at or near:-
- a junction
 - traffic lights (including pelicans)
 - roadworks
 - pedestrian crossings
 - parked or stationary vehicles
 - considerable frontage access
 - features where traffic has to slow down, eg, a sharp bend, where the road narrows, a steep gradient, etc.
- 7 In addition to the points above read the manufacturer's instructions regarding setting up the equipment and follow them carefully. Check that the equipment and the operators are not conspicuous to drivers as this could affect speeds.
- 8 When vehicle detector/timers having peripheral logic and print-out facilities are being used the 85 percentile speeds printed out can be used with confidence for subsequent determination of speed limits provided items 1-7 above have been fully complied with and the advice for converting vehicle speeds to car speeds in paragraph 6.6 of the Advice Note is followed. In other circumstances the instructions in paragraph 6 and appendices 2 and 3 should be taken into account as applicable.
- 9 Refer to DTp Circular Roads 1/80 "Local Speed Limits" for general advice in determining speed limits.

GENERAL CHECKLIST FOR THOSE PLANNING TO SET UP VEHICLE DETECTOR/TIMERS OR RADAR SPEEDMETERS FOR TAKING MEASUREMENTS TO ASSESS THE NEED FOR SPEED LIMITS

(The implications of various points below are discussed in the main text)

- 1 Take readings where possible in late spring or early autumn.
- 2 Take readings at different times of the day and on different days of the week. A minimum of two sets is required, for instance, during the morning on one day and during the afternoon on another day.
- 3 A set of readings must include a minimum of 200 vehicles. However, the longer the period measured the more accurate will be the results. Always take as many measurements as is practical.
- 4 The preferred times for taking readings are 10.00 - 12.00 and 14.00 - 16.00 hours.
- 5 Do not take readings during:-
 - morning and evening peaks if these cause congestion
 - local events, eg market days, local holidays, fetes, race meetings, etc.
 - bank holidays
 - weekends
 - bad weather
 - high heavy goods vehicle flows

This procedure should enable an accurate assessment to be made of the speed of vehicles along the road in "free flow" conditions.

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For calculation purposes, a useful relationship is:-

$$\sum (v-m)^2 = \sum v^2 - (\sum v)^2/n$$

For example, if 150 speeds are measured, and the sum of the speeds is 7,500 and the sum of the squares of the speeds is 385,765, then:-

$$m = \sum v/n = 7,500/150 = \underline{50.0}$$

$$\begin{aligned}\sum v-m^2 &= \sum v^2 - (\sum v)^2/n = 385,765 - 7,500^2/150 \\ &= 385,765 - 375,000 = 10,765\end{aligned}$$

$$s = \sqrt{\sum (v-m)^2/n-1} = \sqrt{10,765/149} = \sqrt{72.25} = \underline{8.5}$$

Note that the standard deviation, 8.5, is approximately one sixth of the mean:

$$50 \div 6 = 8.3$$

the 85 percentile is then given by

$$v = m + s = 50 + 8.5 = \underline{58.5}$$

which should be rounded to 59. (If use in minor scheme design is intended the caveats/corrections given in paragraph 3.4 need taking into account).

a) There should not be a parked vehicle or other obstruction, such as roadworks, within 100m of the measuring point.

b) Measurements should be taken as close to the junction as possible.

c) Only those vehicles which can be expected to clear run through the junction should be included. Any which deliberately speed up to go through on amber should be included using subjective judgement.

d) Care should be taken by any enumerators to be as inconspicuous as possible so as not to influence traffic behaviour.

e) Because the (proposed) equipment does not come into use at higher flows, as the signals run to maximum, measurements should be taken when flow does not exceed 50% of maximum flow.

f) The ideal arrangement is to take speed measurements when flows are 20-40% of maximum.

b) Have more than 20% of speeds been estimated in the way suggested? If so, it may be concluded that a radar speedmeter is not suitable for measuring speeds in those conditions. In that case, can the traffic fairly be described as free flowing?

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c) Do the speeds recorded (excluding those with obvious bias towards round numbers like 30, 35, 50? If so, check more carefully. About 10% of the values should end in "5", and 10% in "0", but up to twice those proportions would be acceptable in a sample of 100 or so. Beyond that, regard the measurements with suspicion.

d) Do the speeds recorded show any obvious bias towards odd or even numbers? This is especially likely with meters that have a needle on a scale display, rather than a digital display, and is not important.

Data recorded by measurement using vehicle/detector timers such as inductive loops or noisy cables are not prone to the faults above, but other faults are possible. Some equipment, for example, may give spurious readings for closely spaced vehicles. These faults may be obvious in the output - perhaps through a suspiciously high number of very low speeds. They may, however, be detected during the analysis of results.

full reasons for each condition imposed, specifying all policies and proposals in the development plan which are relevant;

However, not all development plan policies have been saved and circumstances are constantly changing. The weight to be given even to 'saved' policies can be diminished by later planning policy guidance, particularly if the guidance is at odds with the development plan policies. The general (that is not site specific) 'saved' Local Plan policies that currently appear to make some reference to highways and transport issues are appended.

Highway safety is a matter of acknowledged importance, hence the requirement in the GDPO for the LPA to consult the LHA in some circumstances. Thus, even in the absence of reference to a specific development plan policy, any recommendation that a condition (or refusal reason) be imposed for highway safety purposes should be taken into account as a material consideration. The need for the LPA to refer to a specific policy is likely to be more necessary when our representations relate to accessibility or provision of transport infrastructure.

Timing

Some of the common beginnings to conditions that can be used instead of the wording in the model conditions below are:-

- a) Prior to occupation of the dwelling hereby permitted
- b) No dwelling on the development hereby permitted shall be occupied until....
- c) No works shall commence on site until...
- d) Prior to the change of use hereby permitted occurring...
- e) Within 3 months of the date of this permission (use for retrospective proposals)

The timing in the model conditions is shown in italics and optional text most likely to be amended to suit development-specific situations is shown in square brackets [.]. Some common options are shown below the reason. Asterisks represent details to be added.

Condition #1: ACCESS

Prior to the occupation of the development hereby permitted, the vehicular access shall be laid out and constructed in accordance with the submitted plan [drawing no.*****]¹ [with any gates situated at least [4.5m]² back from the carriageway edge of the public road and hung so as not to open outwards towards the public highway and]³ [with the area of driveway within at least 4.5m of the carriageway edge of the public road surfaced in bound material]⁴, and shall be maintained thereafter.

Reason: - To reduce potential highway impact by ensuring the access is suitably laid out and constructed [and in accordance with Policy **]⁵.

1 insert drawing number if known or date received by LPA

2 amend distance to allow vehicle to wait clear of carriageway

3 or [without entrance gates and]

4 only use if acceptable surfacing not shown on plan

5 insert relevant Local Plan policy if available

Condition #2: DRAINAGE (SURFACE WATER)

The vehicular access hereby permitted shall not be brought into use until provision has been made within the site for the catchment and disposal of surface water, and such provision shall be maintained thereafter.

Reason:- To reduce potential highway impact by ensuring that surface water does not have to be discharged on to the public highway, [and in accordance with Policy **]¹.

1 insert relevant Local Plan policy if available

Condition #3: PARKING & TURNING

The building(s) hereby permitted shall not be occupied until the vehicular parking [and turning]¹ [and loading/unloading]² facilities have been provided in accordance with the submitted plan [drawing no.*****]³, and those facilities shall be maintained available for those purposes thereafter.

Reason:- To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site, [and in accordance with Policy **]⁴.

1 if turning area shown and required

2 if facilities for goods vehicles are shown and required.

3 insert drawing number if known or date received by LPA

4 insert relevant Local Plan policy if available

Condition #4: TURNING/PARKING (no details required - only use this condition if you are certain that there is sufficient land within the site to comply. Otherwise obtain details of the proposed turning and parking facilities and secure by attaching Condition #3 above)

The dwellings hereby permitted shall not be occupied until space has been laid out within the site for [**]¹ cars to be parked, and for all vehicles to be able to turn so as to enter and leave the site in forward gear, and such provision shall be maintained thereafter.

Reason: To reduce potential highway impact by ensuring that vehicles do not have to reverse to or from the public highway, [and in accordance with Policy **]².

¹ insert a number of spaces if necessary

² insert relevant Local Plan policy if available

Condition #5: PARKING (full permission)

[The dwelling hereby permitted shall not be occupied]¹ until the car parking associated with that dwelling (including garages and car ports where proposed) has been provided in accordance with the submitted plan [drawing no. ****]², and shall be maintained available for that purpose thereafter.

Reason: - To reduce potential highway impact by ensuring that vehicles do not have to park on the highway, [and in accordance with Policy **]³

¹ for multiple dwellings use [None of the dwellings hereby permitted shall be occupied]

² insert drawing number if known or date received by LPA

³ insert relevant Local Plan policy if available

Condition #6: VISIBILITY (Vehicular)

The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been [set back]¹ to provide visibility splays extending from a point [2.4m]² back along the centre of the access (measured from the public road carriageway edge) to a point on the nearer carriageway edge of the public road [**m]³ distant in both directions, and the area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between those points at a height of between 1 metre and 2.1m above the adjacent carriageway level.

Reason:- To reduce potential highway impact by ensuring that adequate visibility is provided and maintained, [and in accordance with Policy **]⁴.

¹ could be [lowered] in some situations

² [2.0m] could be consider in some very lightly-trafficked and slow speed situations (see section 3.2.4 above)

³ distance based on criteria in appropriate guidance (see section 3.2.5 above)

⁴ insert relevant Local Plan policy if available

Condition #7: VISIBILITY (pedestrian)

The vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 4.5m back along the centre of the access, measured nearer edge of the footway, extending at an angle of 45 degrees to the footway, and the area between those splays and the footway shall be reduced in level and thereafter maintained so as to provide clear visibility at a height of 600mm above the adjacent footway level.

Reason:- To reduce potential highway impact by ensuring that adequate pedestrian visibility is provided and maintained, [and in accordance with Policy **]¹

¹ insert relevant Local Plan policy if available

Condition #8: JUNCTION COMPLETION

No works shall commence on site (other than those required by this condition) on the development hereby permitted until the first [20m]¹ of the proposed access road, including the junction with the existing public road and associated visibility splays, has been completed to at least binder course level.

Reason:- To reduce potential highway impact by ensuring that there is a satisfactory access at the commencement of construction works [and in accordance with Policy **]².

¹ alter as appropriate

² insert relevant Local Plan policy if available

Condition #9: ACCESS RESTRICTION (outline - 'access' reserved)

The vehicular access to the development shall be gained only from [High Street]^{1&2}.

Reason: - To reduce potential highway impact by ensuring that there is no additional vehicular access to [ROAD NAME] from and use of a road considered unsuitable to serve further development

¹ insert road name as appropriate

² or specify location such as [situated at the western extremity of the site frontage] or [shall be positioned to provide optimum visibility]

Condition #10: CLOSURE OF ACCESS

The vehicular access hereby permitted shall not be brought into use until all existing vehicular accesses to the site (other than that intended to serve the development) have been permanently closed, and the footway/verge in front has been reinstated, in accordance with details to be submitted to and agreed in writing beforehand by the Local Planning Authority.

Reason:- To reduce potential highway impact by ensuring there is no further use of an access that is deemed to be unsuitable to the serve the development.

Condition #11: CONSTRUCTION METHOD STATEMENT

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. provide for the parking of vehicles of site operatives and visitors;
- iii. provide for the loading and unloading of plant and materials;
- iv. provide for the storage of plant and materials used in constructing the development;
- v. provide for wheel washing facilities;
- vi. specify the intended hours of construction operations;
- vii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway [and in accordance with Policy **]¹.

1 insert relevant Local Plan policy if available

Condition #12: RETROSPECTIVE PERMISSION

Unless within [one]¹ month of the date of this decision a scheme for [whatever works are required]², is submitted in writing to the Local Planning Authority for approval, and unless the approved scheme is then implemented within [three]³ months of the Local Planning Authority's approval, the use of the site for the purpose otherwise permitted by this permission shall cease.

Reason:- To ensure that the development is carried out in a manner that does not have a detrimental effect on the public highway [and in accordance with Policy **]⁴.

1 amend as appropriate

2 specify works required

3 amend as appropriate

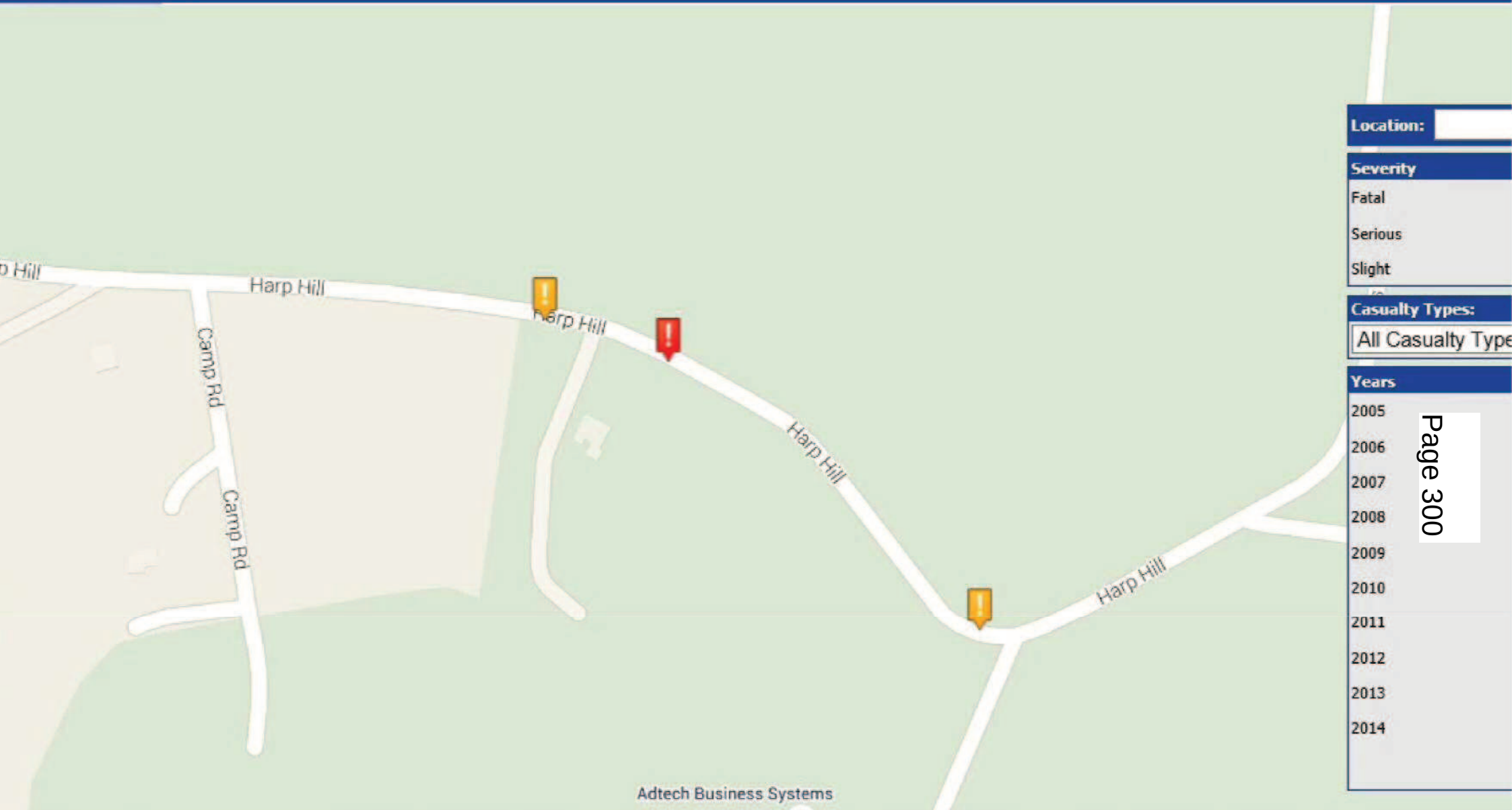
4 insert relevant Local Plan policy if available

5.7 APPENDIX 7

Accident Data

(CrashMap)





Location:

Severity

Fatal

Serious

Slight

Casualty Types:

All Casualty Type

Years

2005

2006

2007

2008

2009

2010

2011

2012

2013

2014



Crash Date:	Saturday, February 04, 2006	Time of Crash:	1:45:00 PM	Crash Reference:	2006530185309
Highest Injury Severity:	Slight	Number of Vehicles:	2	Number of Casualties:	1
Highway Authority:	Gloucestershire			OS Grid Reference:	397150 222230
Local Authority:	Cheltenham Borough				
Road Number:	U0	Road Type:	Single carriageway		
Weather Description:	Fine without high winds				
Road Surface Description:	Snow				
Speed Limit:	60	Junction Control:	Unknown		
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Not at or within 20 metres of junction				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				

Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre
1	Car (excluding private hire cars 2005 onwards)	16	Female	46 - 55	Vehicle proceeding normally along the carriageway, not on a bend
2	Car (excluding private hire cars 2005 onwards)	5	Male	46 - 55	Vehicle proceeding normally along the carriageway, not on a bend

For more information about the data please visit: <http://www.crashmap.com/home/aboutthedata> and <http://www.crashmap.com/home/definitions>



Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Driver or rider	Female	46 - 55	Unknown or other	Unknown or other



Crash Date:	Tuesday, July 01, 2008	Time of Crash:	1:10:00 AM	Crash Reference:	2008530195099
Highest Injury Severity:	Serious	Number of Vehicles:	1	Number of Casualties:	2
Highway Authority:	Gloucestershire	OS Grid Reference:	397210	222210	
Local Authority:	Cheltenham Borough				
Road Number:	U0	Road Type:	Single carriageway		
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30	Junction Control:	Unknown		
Light Conditions:	Darkness: street lights present and lit				
Carriageway Hazards:	None				
Junction Detail:	Not at or within 20 metres of junction				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				

Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre
1	Motorcycle over 125cc and up to 500cc (2005 onwards)	-1	Male	16 - 20	Vehicle proceeding normally along the carriageway, on a left hand bend



Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Serious	Driver or rider	Male	16 - 20	Unknown or other	Unknown or other
1	2	Serious	Vehicle or pillion passenger	Male	11 - 15	Unknown or other	Unknown or other



Crash Date:	Friday, May 22, 2009	Time of Crash:	5:39:00 PM	Crash Reference:	2009530198568
Highest Injury Severity:	Slight	Number of Vehicles:	2	Number of Casualties:	1
Highway Authority:	Gloucestershire			OS Grid Reference:	397360 222080
Local Authority:	Cheltenham Borough				
Road Number:	U0	Road Type:	Single carriageway		
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30	Junction Control:	Give way or uncontrolled		
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Other junction				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				

Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Maneuvre
1	Car (excluding private hire cars 2005 onwards)	12	Male	26 - 35	Vehicle is slowing down or stopping
2	Car (excluding private hire cars 2005 onwards)	-1	Male	36 - 45	Vehicle proceeding normally along the carriageway, not on a bend



Casualties

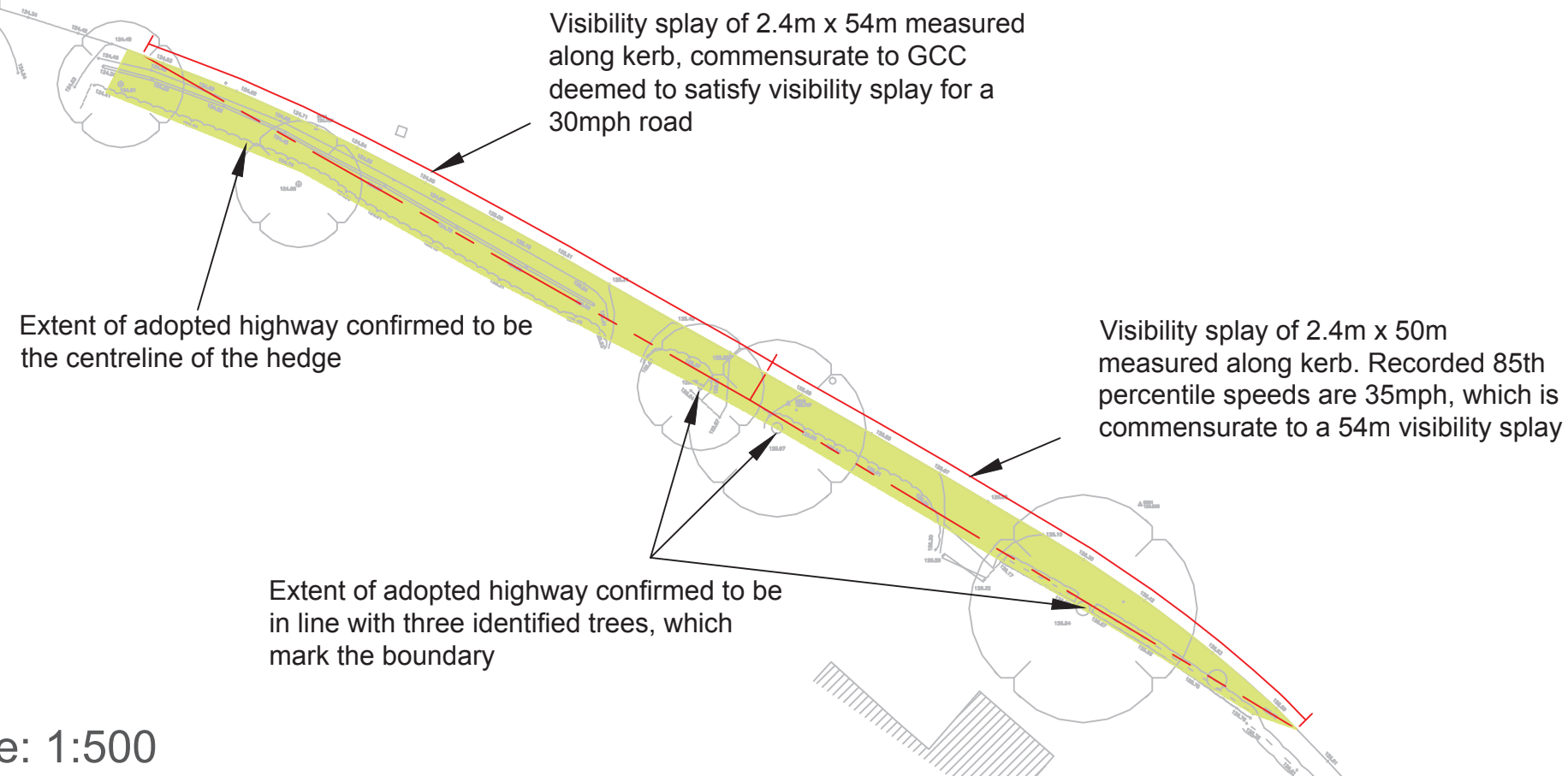
Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Driver or rider	Male	26 - 35	Unknown or other	Unknown or other

5.8 APPENDIX 8

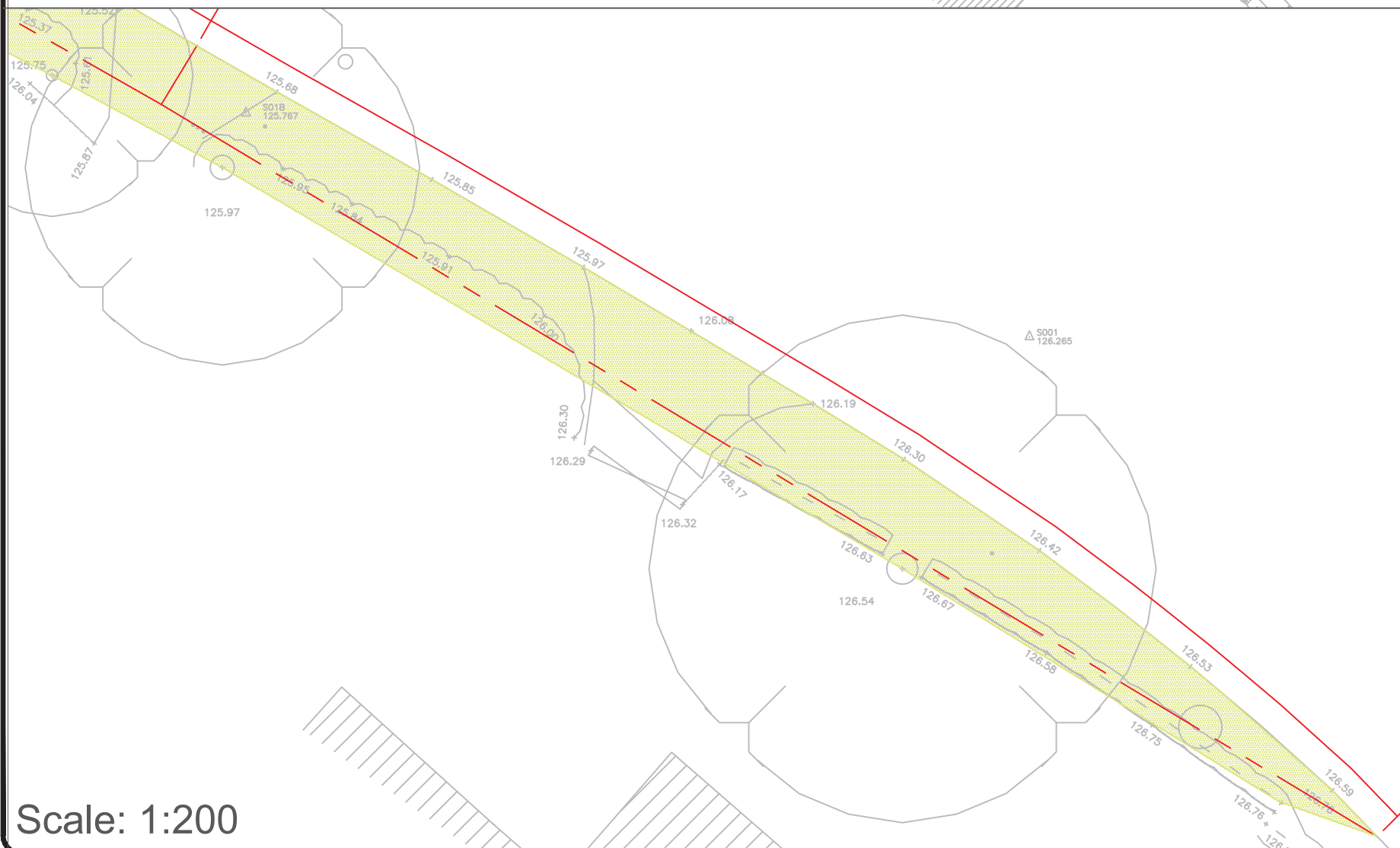
“Access Arrangement with Visibility Splays”

(published by CTP drg. No. SK_01)





Scale: 1:500



Scale: 1:200

Notes:



Extent of adopted highway



**COTSWOLD
TRANSPORT
PLANNING**

Cotswold Transport Planning Ltd
121 Promenade
Cheltenham Tel: 01242 370283
Gloucestershire cheltenham@cotswoldtp.co.uk
GL50 1NW www.cotswoldtp.co.uk

Drawing Title:
Access Arrangement with Visibility Splays

Client:
Mr R. J. Ashton

Project:
Land off Harp Hill, Cheltenham

Drawing No: SK_01	Revision: B

Date Drawn: 02/03/15	Issue Date:

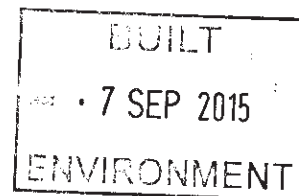
Drawn by: AP	Checked by: AP

Project Code: CTP-15-109	Scale at A3: AS SHOWN

Drawing Status:
INFORMATION


Kings Welcome
Harp Hill
Charlton Kings
Cheltenham
GL52 6PR

M/s Tracey Crews
Head of Planning
Cheltenham Borough Council
P O Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP



Your Ref: 15/01441/OUT

4th September 2015

Dear M/s Crewes,

Proposal: Outline application for the erection of dwelling (revised submission following refusal of 14/01612/OUT) at land off Harp Hill, Charlton Kings

Thank you for your letter dated 17th August regarding the above proposal.

I am opposed to this proposal for the following reasons: -

1. The proposed house is shoehorned in to a much smaller plot than is usual for this immediate area and this results, amongst other things, in it's location being crammed in much too near to the southern boundary and uncomfortably close to the main frontage of my property, Kings Welcome.
2. The access via the drive onto Harp Hill was previously adjudged unsafe and nothing has changed since. Further, the proposed tight passing place is far too distant from the junction with Harp Hill to be fit for purpose in case of need. This is my own main access and is also used daily by my postman and other delivery services. From my own experience, I am of the firm opinion that the drive cannot safely bear the coming and going of a further 2 or maybe 3 vehicles which would be associated with a further property.
3. I am not aware of when the indicated speed check was undertaken, nor over what period of time. What I wish to point out is that, for many weeks in the recent past, there were traffic light controlled pipe excavation works immediately to the east of this driveway junction which as a consequence had the impact of suppressing the speed of traffic travelling in both directions.

Yours sincerely



APPLICATION NO: 15/01441/OUT		OFFICER: Mr Ed Baker
DATE REGISTERED: 15th August 2015		DATE OF EXPIRY: 10th October 2015
WARD: Battledown		PARISH: Charlton Kings
APPLICANT:	Mr R.J. Ashton	
AGENT:	Mrs Becky Brown	
LOCATION:	Land off Harp Hill, Charlton Kings	
PROPOSAL:	Outline application for the erection of dwelling (revised submission following refusal of 14/01612/OUT)	

Update to Officer Report

1. OFFICER COMMENTS

1.1. Determining Issues

1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions are made in accordance with the Development Plan, unless materials considerations indicate otherwise.

1.3. The Development Plan for the area is the Cheltenham Borough Local Plan (adopted 2006).

1.4. The main issues relevant to the consideration of the planning application are:

- (i) Planning history
- (ii) Housing supply
- (iii) Impact on the Area of Outstanding Natural Beauty and character and appearance of the area
- (iv) Access and highway issues
- (v) Impact on neighbouring property

1.5. Planning history

1.6. Outline planning permission was refused for the erection of a dwelling on the site in November 2014 (14/01612/OUT). The grounds for refusal were:

1. The application site is within the AONB and contributes to the spacious semi-rural character of the area. The development of the site would be detrimental to this character and would result in a cramped form of development which would fail to respond to the prevailing character and layout of the surrounding area. As such the application is contrary to policies CP7 and CO2 of the Adopted Local Plan, the Development on Garden Land and Infill Sites in Cheltenham SPD and advice contained in the NPPF.
2. The application fails to demonstrate that the proposal can ensure safe and suitable means of access. The existing access and visibility from it are inadequate to accommodate the vehicular movements associated with the

proposal and as such the proposal would result in highway danger. Therefore the application is contrary to policy TP1 and advice contained in the NPPF.

- 1.7. The current application is almost identical to the previous refused scheme save for the submission of a transport report on the means of access and the provision of a passing bay on the access track (some 65 metres from the access junction onto Harp Hill). There have also been adjustments to the indicative design including the removal of the detached garage and minor changes to the design of the dwelling.
- 1.8. **Housing supply**
- 1.9. The Council cannot currently demonstrate a five year housing supply (plus 20% buffer). The five year housing supply position at 31 March 2015 is that taking account of shortfall and the application of a 5% buffer, the Council has a 3.6 year housing supply. This means that the housing supply policies in the Local Plan are not considered up to date, and the policies in the NPPF should prevail (par. 49).
- 1.10. Paragraph 14 of the NPPF says that where Local Plan policies are out-of-date, planning permission should be granted 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; or specific policies in the Framework indicate development should be restricted.'*
- 1.11. The lack of a five year housing supply is an important material consideration.
- 1.12. The site is located within the Principal Urban Area as identified by the Local Plan. It is a reasonably sustainable location for one new dwelling with access to shops, services, jobs and public transport. The application proposal would make use of undeveloped land in a residential part of the town. The Council has recently accepted the principle of development of land to the west of the site for two new dwellings (land adjacent the Gray House, 15/01165/FUL). Moreover, the Council did not refuse the previous application for a dwelling on the site on grounds of sustainability.
- 1.13. For these reasons, development of the site for a single dwelling is considered acceptable in principle.
- 1.14. **Impact on the scenic beauty of the AONB and character and appearance of the area**
- 1.15. The previous application was refused on two grounds, the first relating to the impact of the dwelling on the AONB. The refusal reason is reproduced below:

'The application site is within the AONB and contributes to the spacious semi-rural character of the area. The development of the site would be detrimental to this character and would result in a cramped form of development which would fail to respond to the prevailing character and layout of the surrounding area. As such the application is contrary to policies CP7 and CO2 of the Adopted Local Plan, the Development on Garden Land and Infill Sites in Cheltenham SPD and advice contained in the NPPF.'
- 1.16. As mentioned, the site forms part of an area of transition at the east edge of the town. It is located within the edge of the AONB, although it is not rural countryside, but within an area of loose-knit housing. The Council's Landscape Architect notes that to the east side of the Gray House located to the west (whose boundary forms

the edge of the AONB), the built form becomes less ordered, more loose-knit, with dwellings set back from the road within large plots. There is a spacious, semi-rural character to the area.

1.17. The proposal is for a single dwelling on a small triangular parcel of land. The site is substantially smaller than the plots surrounding it, including The Bredons to the north west, High View to the north, Rose Orchard to the north east and Kings Welcome to the south. It is considered that the new dwelling would appear cramped and out of character with the surrounding larger dwellings, which are set in more spacious plots. In this regard, nothing substantive has changed since the previous application and the proposal would remain harmful to the character and appearance of the area.

1.18. The applicant seeks to argue that the new dwelling would be set behind existing houses and would not be particularly visible from public vantage points. In the committee report to the previous application 14/01612/OUT), the planning officer quoted a then recent appeal decision relating to proposed back-land development at Cold Pool Lane (13/02161/FUL):

'The SPD [on development on garden land and infill sites in Cheltenham] seeks to provide an objective means of assessing proposals such as this appeal scheme. Even so, it clearly states "there are few, if any, absolutes in the assessment process"³ and, through a series of questions, it addresses the need to take account of a wide range of different factors. These begin with matters relating to local character and distinctiveness "within the street, block or neighbourhood, including its spacious character"⁴. Thus, even though rear gardens are unlikely to have townscape significance if they are not particularly prominent or visible in the street scene, their spaciousness and mature planting may be of 'environmental significance'⁵, thereby contributing to the area's character. (emphasis added).

1.19. It is considered that these findings support the case for refusal of the application even where the impact of the development on the public realm may not be significant.

1.20. It is of relevance that the planning committee recently resolved to grant planning permission for the erection of two large dwellings on land to the west, between The Gray House and The Bredons (15/01165/FUL, 22 October 2015). However, that proposal is for two much larger dwellings in bigger plots, not out of character with the existing houses in the immediate locality. In comparison, the proposed dwelling would over intensify the level of development in the area and would thus be visually harmful. Plot 1 of the adjacent development would significantly screen the application site from Harp Hill. Nevertheless, as previously mentioned, that the proposal may not be significantly visible from public vantage points does not make it acceptable.

1.21. It is considered that the grounds for refusal of the previous application relating to impact on the AONB have not been overcome.

1.22. Access and highway issues

1.23. The application has been resubmitted following pre-application discussions with the Highway Authority. The second ground for refusal related to the access to the site being substandard in that the required levels of visibility to make the development safe were not available and that the access was too narrow to allow two vehicles to pass each other.

- 1.24. The Highway Authority is satisfied that the applicant has now demonstrated that sufficient visibility can be achieved in both a westerly and easterly direction. The normal standard of visibility expected in this location is 2.4 metres by 54 metres in either direction. This can be achieved in a westerly direction with slightly less visibility in an easterly direction at 50 metres. Nevertheless, the Highway Authority considers this to be adequate and the access to be suitably safe.
- 1.25. The level of visibility has been challenged by objectors. The neighbour at Kings Welcome to the rear of the site (and who also shares the same access drive as the proposed dwelling as a secondary access) has commissioned their own highway report which disputes the findings of the applicant and Highway Authority. That report has been sent to the Highway Authority for their consideration. However, having reviewed that objection, the Highway Authority maintains its position that adequate visibility can be achieved. No severe impacts on the highway are identified.
- 1.26. The application also now proposes a passing place on the access track to enable two vehicles to pass. Whilst this passing place is some distance from the access onto the highway and not ideal, given the low level of traffic which is likely to use the access and track, this is considered acceptable.
- 1.27. In view of the Highway Authority's advice, it is considered that the applicant has satisfactorily demonstrated that suitable levels of visibility can be achieved and that the means of access is safe. The second refusal reason has therefore been overcome.
- 1.28. Impact on neighbouring property**
- 1.29. The site is surrounded by neighbouring houses to the north (The Bredons), east (Rose Orchard and High View) and south (Kings Welcome).
- 1.30. There would be more than sufficient separation between the new dwelling and The Bredons, Rose Orchard and High View to the north and east so as not to harm their living conditions. Moreover, this is an outline application and the dwelling could be designed to further minimise the impact on those properties.
- 1.31. Kings Welcome at the rear is the neighbour most likely to be affected by the new dwelling. Kings Welcome is on higher ground to the immediate south. It enjoys excellent medium and long distant views of the countryside to the north. The proposed dwelling, just in front of Kings Welcome, has the potential to significantly reduce its outlook. The indicative design shows the proposed dwelling dug into the ground but it is not clear what the relationship or impact on Kings Welcome and its outlook would be. The indicative plans show a two storey dwelling with flat roof and a single storey dwelling might significantly improve the relationship with Kings Welcome, although it cannot be certain.
- 1.32. The previous application was not refused on grounds loss of outlook or harm to the living conditions of Kings Welcome (or any other neighbours). It would be unreasonable to introduce this issue as a refusal reason now. It would be more appropriate to deal with this issue at the reserved matters stage were outline planning permission to be granted, paying particular attention to the size, scale and floor levels of the new dwelling and its impact on Kings Welcome.
- 1.33. Concerns have been expressed by Kings Welcome about noise from additional traffic. However, given the relationship of the two properties, it is extremely unlikely

that traffic noise would unacceptably harm the living conditions of Kings Welcome. Moreover, this was not raised as a reason for refusal of the previous application.

2. CONCLUSION AND RECOMMENDATION

- 2.1. It is recommended that planning permission is refused on grounds that the proposal does not overcome the reason for refusal of the previous application relating to harm to the AONB, and character and appearance of the area.
- 2.2. Whilst the Council cannot currently demonstrate a five year land supply, it is considered that the harm caused by the proposed dwelling would outweigh the marginal contribution that it would make towards meeting the local housing supply.

3. REFUSAL REASONS

- 1 The application site is within the Cotswolds Area of Outstanding Natural Beauty and contributes to the spacious semi-rural character of the area. The development of the site would be detrimental to this character and would result in a cramped form of development which would fail to respond to the prevailing character and layout of the surrounding area. As such the application is contrary to Policies CP7 and CO2 of the Cheltenham Borough Local Plan (adopted 2006), the Development on Garden Land and Infill Sites in Cheltenham SPD and advice contained in the National Planning Policy Framework.

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APPLICATION NO: 15/01441/OUT		OFFICER: Mr Ed Baker
DATE REGISTERED: 15th August 2015		DATE OF EXPIRY: 10th October 2015
WARD: Battledown		PARISH: Charlton Kings
APPLICANT:	Mr R.J. Ashton	
AGENT:	Mrs Becky Brown	
LOCATION:	Land off Harp Hill, Charlton Kings	
PROPOSAL:	Outline application for the erection of dwelling (revised submission following refusal of 14/01612/OUT)	

Update to Officer Report

1. OFFICER COMMENTS

- 1.1. Upon further consideration of the necessary visibility splays, officers have identified a potential flaw in the highways analysis that supports this application. The submitted drawings which identify the necessary splays suggest that these can be provided without encroaching onto third party land. Unfortunately, the annotations on the drawings that set out the necessary dimensions (50m to the east and 54 metres to the west) do not tally with the lines themselves. Having discussed this matter with the Highways Authority, it would appear that this is because the lines do not account for the curve in the road and therefore suitability is still provided.
- 1.2. Having reflected on this matter, and given the importance of the issue at stake, officers would like further comfort on this point and therefore advise that members resolve delegate authority back to officers to refuse planning permission based on the reason set out below, but also on highway safety matters should the submitted drawing be found to be incorrect.

2. REFUSAL REASONS

- 1 The application site is within the AONB and contributes to the spacious semi-rural character of the area. The development of the site would be detrimental to this character and would result in a cramped form of development which would fail to respond to the prevailing character and layout of the surrounding area. As such the application is contrary to policies CP7 and CO2 of the Adopted Local Plan, the Development on Garden Land and Infill Sites in Cheltenham SPD and advice contained in the National Planning Policy Framework.

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emailed to Members, 18th November 2015

Dear Councillors,

Planning Committee, 19th November 2015, Agenda item 6d – Land at Harp Hill (15/01441/OUT)

SF Planning are the agents for this application and we would be grateful if you could take the following into consideration when determining this proposal at Committee tomorrow.

I understand you visited the site yesterday.

As explained by your officers, this is a revised application to that refused by Committee in November last year on the Chairman's casting vote.

Your officers recognise that we have addressed the 2nd previous refusal reason by the submission of additional information regarding the access and as such Gloucestershire Highways now raise no objection subject to conditions.

However, officers are recommending refusal due to the alleged detrimental impact of the development on the character and layout of the area and quote Policies CP7 and CO2 of the Local Plan.

As part of the further information submitted with the application, we included an assessment of the character and layout of the locality. This is a mixed area where the pattern of development is organic, varied and certainly not exclusively frontage development. In fact backland development has been a characteristic of the immediate area since the 1920s. We therefore fail to understand how the proposed development could not be considered to complement and respect neighbouring development and the character of the locality/landscape as required by Local Plan Policy CP7.

The Committee report, at paragraph 1.17, refers to the proposed development being 'cramped'. Layout is a reserved matter so does not fall to be considered now but it is important to note that the footprint to plot ratio as shown on the indicative layout submitted is less than that for the two new houses to the west on Land adjacent to The Gray House, approved at last month's Committee meeting (17% as opposed to 23%, excluding the access drives). This is another factor which does not support the cramped argument.

We also genuinely struggle to understand how this proposal can be considered to be 'visually harmful' (ref. paragraph 1.20 of the officers' report) when it will be barely visible from any public vantage points, especially when either of the two extant schemes for Land adjacent to The Gray House has been implemented. The photomontages submitted with the application clearly demonstrate this (attached for ease).

On this point, officers refer to an appeal decision in Cold Pool Lane dating back to 2013 but the circumstances of that proposal and this current application are very different. That included the construction of a new access drive to serve the new dwelling at the rear whereas, as you will know, the access drive off Harp Hill already exists and already provides access to this application site. For all intents and purposes, as you can see from the photo montage, the glimpsed view up the access drive from Harp Hill will be the same.

Based on the context of the site, we are honestly finding it difficult to understand how officers feel this application will harm the natural beauty of the landscape of the AONB

(ref. Local Plan Policy CO2) when the proposal next door for two much larger and more visible houses would not.

The highways concern was the main issue for a number of Members when determining the previous application for this site in November 2014 and the application was narrowly refused by the Chairman's casting vote. Now that this issue has fallen away and any impact on the surrounding area would at worst be negligible, we would ask that you support this proposal and grant planning permission subject to conditions.

With best regards,
Becky

Becky Brown MRTPI

SF Planning Limited | 12 Royal Crescent
Cheltenham | Gloucestershire | GL50 3DA



APPLICATION NO: 15/01604/LBC	OFFICER: Miss Michelle Payne
DATE REGISTERED: 12th September 2015	DATE OF EXPIRY: 7th November 2015
WARD: Lansdown	PARISH: N/A
APPLICANT:	Cheltenham Borough Council
AGENT:	Odgers Conservation Consultants
LOCATION:	Cenotaph, Promenade, Cheltenham
PROPOSAL:	Conservation of the war memorial to include cleaning of the stonework, carrying out repairs to decayed and fractured stone, repointing, re-cutting and re-filling deteriorated letters, and incising 8no. new names to match original style

RECOMMENDATION: Grant subject to ratification by National Planning Casework Unit



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This is an application for listed building consent for works to the War Memorial on the Promenade in front of the Municipal Offices.
- 1.2 The cenotaph is Cheltenham's memorial to the fallen of the First World War, and is set within a paved precinct in the Long Gardens. Bronze plaques, commemorating those who lost their lives during World War II, were later fixed to the east section of the perimeter balustrade. The Portland stone obelisk and the surrounding precinct, which we see today, were designed by R.L. Boulton & Sons, and was unveiled on 1st October 1921.
- 1.3 Whilst the cenotaph itself is not listed in its own right, it is curtilage listed as part of the grade II* listed Regency terrace which houses the Municipal Offices. The site is prominently located within the Montpellier character area, one of 19 character areas that together form Cheltenham's Central conservation area.
- 1.4 The application proposes various conservation works to the war memorial to include:
 - cleaning of the stonework
 - carrying out repairs to decayed and fractured stonework
 - repointing
 - re-cutting and re-filling deteriorated letters
 - incising 8no. new names to match original style
- 1.5 Two elements of the works originally proposed have been omitted from the scheme during the course of the application in response to concerns raised by Historic England; namely, the insertion of stainless steel flashing above the inscription panels and 4no. replacement lanterns.
- 1.6 The application is before the planning committee as Cheltenham Borough Council is the applicant.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints:

Conservation Area
Core Commercial Area
Smoke Control Order

Relevant Planning History:

12/01767/LBC

GRANT

11th February 2013

Replacement of paving slabs with natural stone paving. Replacement of edging of raised planting bed with Forest of Dean stone plinth. Installation of uplighters and LED strip lights to illuminate Cenotaph and plaques. Repair of plinth steps and balustrade stonework. Replacement of existing lanterns with replicas of those originally installed. Installation of information panels

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 3 Sustainable environment
CP 7 Design

4. CONSULTATION RESPONSES

Heritage and Conservation

24th September 2015

Comments:

1. The proposed works are the result of an extensive programme to appoint a suitable conservation consultant who has then advised on the proposed works, who then oversaw a small trial panel of some of the proposed works, and then prepared the Design and Access Statement and application for listed building consent.
2. In general terms the proposed works are not only acceptable but the conservation approach as proposed is exemplar.
3. The proposed re-cutting of some of the eroded letters will not only allow the names to be legible, but also at the same time be the least invasive method of work to this historic structure. Therefore this method is welcomed, for its sensitive approach.
4. However it is recognised that the letter cutting on decayed stone and the necessary subtle corrections to individual letters, is an extremely specialised skill and the tender procurement process will need to also recognise this skill may be limited to a few individuals who will be able to complete this skilled work with at acceptable level of quality.
5. The schedule of the proposed works has been included on page 53 of the Design and Access Statement. Also included within the Design and Access Statement is a full method statement and justification for the various items of work to the stonework and lettering as proposed. All of this work is acceptable and I suggest that in relation to this work, a condition is attached to ensure that the work is undertaken in accordance with the Design and Access Statement.
6. However the proposed design of new lantern globes has yet to be confirmed in detail and the Design and Access Statement states that further information is awaited. Therefore I suggest that condition is attached, which asks for the detailed design of these lanterns prior to their installation.

SUMMARY: I do not object to the proposals.

SUGGESTED CONDITIONS RELATING TO CONSERVATION AND HERITAGE MATTERS:

LIS01C Design detail incl. elevations & sections

Prior to the installation of the lighting lantern fittings, the detailed design including materials, finishes and colour of these light fittings items 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.

Historic England

9th October 2015

Thank you for your letter of 16 September 2015 notifying Historic England of the above application.

Summary

It is understood that the Cenotaph is considered curtilage listed at Grade II* by Cheltenham Borough Council because of its association with the municipal buildings on the promenade, although it is likely to be considered for independent listing as part of the Historic England Strategic Project. The memorial was constructed in 1921 and paid for by donations. Its significance lies mainly in its historic value in commemorating the tragic loss of the First World War and the way in which it has subsequently been added to commemorate the loss in later conflicts.

Historic England supports the proposals to clean and repair this monument, agreeing that the approach outlined in the design and access statement is sensitive and appropriate. We are concerned however that the proposed stainless steel flashing will detrimentally impact on the aesthetic and architectural value of the monument's design and that further alternative solutions should be investigated. Further to this, at present the proposals to replace the existing lanterns with replicas of their earlier form are not supported by sufficient evidence or details to be agreed.

Historic England Advice

Significance of the heritage asset

The Cenotaph was constructed as the Cheltenham Town War Memorial in 1921. Initially a competition was held and four designs were shortlisted for the memorial, however due to the failure to raise the funds required to complete any of the shortlisted designs a revised scheme was requested from the architects R.L Boulton & Sons, a local masonry company. This design has been implemented and resulted in the memorial constructed.

Monuments of this type hold a great deal of historic significance; marking a great (and tragic) age of memorial building in the aftermath of the First World War. The Cenotaph in Cheltenham was paid for by the community and makes use of a conventional obelisk architectural design. Its prominent location and surrounding balustrading adds to its sense of impact and the continual investment in its upkeep and the addition of new plaques marking later conflicts attached to the balustrading signifies its continuing importance.

The Cenotaph is not currently an independently nationally designated heritage asset, however it is considered curtilage listed by Cheltenham Borough Council because of its association with the Grade II* to the municipal buildings on the promenade. The monument is likely to be assessed for independent listing as part of our strategic project to consider War Memorials for listing. War memorials attract considerable public interest and will warrant serious consideration for designating, especially during the centenary of the First World War. The Historic England Listing Selection Guide for Commemorative Structures (April, 2011) states that unless compromised by alteration or of little design interest, there is a presumption in favour of listing all war memorials.

Impact of the proposals on the heritage asset

This application proposes the cleaning of stonework, the carrying out of repairs to decayed and fractured stone, repointing, and inserting stainless steel flashing above inscription panels, re-cutting and re-filling deteriorated letters, incising 8 new names to match the

original style. There are also plans to install new heads to the 4 lanterns that currently surrounding the monument.

Historic England is keen to support the continuing upkeep of these important memorials and is pleased to see that the information provided by Odgers Conservation is very comprehensive and thorough. The trials undertaken include gentle cleaning methods which are very much advocated by Historic England, in contrast to the more intensive approaches that may have been undertaken in the past.

The decision to remove the grey re-painting and resin from lettering and re-fill with an appropriately specified mortar mix appears to be suitable and trials have worked well, however care should be taken when advocating re-cutting of lettering. As stated in the guidance provided jointly by Historic England (was English Heritage) and the War Memorials Trust in 2013 'The inscriptions on war memorials are of paramount significance' however it goes on to outline the complexity of issues surrounding methods of replacing or enhancing the legibility. These guidelines are referenced on page 41 of the Design and Access Statement accompanying this application which recognises that the lettering on the Cenotaph are still quite legible with only some losing definition. This acknowledges that the recommendation would normally be that 'consideration should be given to slightly sharpening the letters but not to totally re-cutting them since re-cutting can only take place once.' The proposed outline for works to the Cenotaph makes several references to the re-cutting of letters. Historic England would therefore highlight that the quality of this work and the detail of the specification provided will be key to ensuring the success of this delicate work. Only the minimum amount of re-cutting should be permitted to ensure the future legibility and mortar adherence. Further care should be taken to ensure that an appropriate mortar mix for the infilling of the letters is specified. At present these details have not been provided.

Further works propose the insertion of a rigid stainless steel flashing above the inscription panel (to be coated in RAL colour to match the Portland stone). Historic England is concerned that the addition of this new element will have a detrimental impact on the visual aesthetics and architectural design of the memorial, causing harm to the overall heritage significance of the monument (Para 134, NPPF). While we understand that some issues with regards to weathering and water run-off have been identified, we would request that alternative less intrusive options for management of water are investigated. An alternative way forward would be withdraw this element of the scheme from the application and move forward with the cleaning and repair, after which a period of monitoring should be undertaken to better understand the need for such an intrusive new feature.

Finally, it is proposed to design and provide 4 new lantern heads based on archival evidence for their original design and form. The Historic England guidance document entitled 'Conservation Principles' (2008) is quite clear that restoration works should be justified by compelling evidence of the evolution of the place, and executed in accordance with that evidence. At present the Design and Access Statement provides only one, not very clear, image upon which to base any new lantern design. While we are not against the principle of lanterns that better represent the historic form of the war memorial, further evidence is required to better understand what that historic form may have been. We would also require detailed drawings of what is proposed before the impact of the alteration on the significance of the heritage asset and surrounding area could be assessed. At present the information provided is not sufficient to justify the proposed changes (Para 128, National Planning Policy Framework (NPPF)).

Relevant Planning Policy

In order that these works adhere to the requirements of the Planning (Listed Building and Conservation Areas) Act 1990, section 66, which states that special regard should be given 'to the desirability of preserving the building or its setting or any features of special

architectural or historic interest which it possesses', we would suggest that some alterations to the scheme are required.

The National Planning Policy Framework (NPPF), paragraph 128, requires 'the applicant to describe the significance of any heritage assets affected and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. Due to the irreplaceable nature of these heritage assets 'any harm or loss should require clear and convincing justification' as specified in paragraph 132.

Paragraph 134 of the NPPF states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'

NPPF paragraph 137 is also relevant regarding developments within the settings of heritage assets, where local authorities are advised 'to look for opportunities for new development ...within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.'

The National Planning Policy Framework for England and planning practice guidance defines the setting of a heritage asset and 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

Further to this, policies in NPPF paragraphs 7, 8, 9, and 17 are relevant. These concern the overarching objectives for conservation and sustainable development, the need to take opportunities for enhancement and the importance of avoiding conflict. Sustainable development in this context means a solution that achieves economic, social and environmental gains. Environmental gain includes the continued conservation of the affected heritage asset so that its high heritage value or significance can be enjoyed by this and future generations - an overarching planning objective (NPPF 17). If, in the development proposal, conflict has not been avoided, or opportunity not taken for enhancement, or harmful impacts of the development not clearly and convincingly justified and adequately mitigated, then the development will not be sustainable and national planning policy indicates that the local authority should refuse the application.

Recommendation

While Historic England is in full support of proposals to clean and repair the Cenotaph, we are unable to support this application in its present form. The introduction of stainless steel flashing (even when coloured) will impact on the aesthetic and architectural value of the war memorial and we would request that alternative solutions are considered. We also concerned that the proposals for the replacement of the four lanterns are not supported by sufficient evidence and detail.

We would recommend that this application be deferred to allow further information to be provided and allow the applicant to consider making amendments that take account of the comments made above.

We would welcome the opportunity of advising further. Please consult us again if any additional information or amendments are submitted. If, notwithstanding our advice, you propose to approve the scheme in its present form, please advise us of the date of the committee and send us a copy of your report at the earliest opportunity.

Cheltenham Civic Society

16th October 2015

We applaud the meticulous restoration of the Cenotaph, and much approve of the project being carried out during the centenary of World War One.

Heritage and Conservation

22nd October 2015

Additional comments in response to Historic England:

1. In their report Historic England have expressed a number of concerns with regards to the proposals for various works to the War Memorial. These concerns related to the re-cutting of letters and the refill mortar mix, the proposed restoration of the lantern globes and the proposed lead flashing.
2. David Odgers, in his response, deals clearly with the issues raised.
3. Some of the matters raised by Historic England were referred to in the first report written by the Heritage and Conservation Manager. The re-cutting of letters was referred to and the issue of the lanterns was raised, and a condition related to design suggested.
4. The original Conservation report did not mention the lead flashing; however, the Officer comments on this matter were included in the application form itself. The proposed flashing was given clear support.

SUMMARY: The proposals in the application are supported, subject to the conditions referred to in the original response.

Historic England

10th November 2015

We have received amended proposals for the above scheme.

Summary

Thank you for providing further information regarding the background and justification for the proposals outlined in this application.

The Cenotaph is an important and poignant memorial to those that lost their lives in conflict. It is situated in a prominent location in Cheltenham, and as outlined in our earlier response Historic England (dated 6th October 2015) is pleased to see that appropriate restoration works are being undertaken.

The understated obelisk and plinth design of the memorial, with relatively subdued detailing and a pleasing simplicity of form; creates a robustness that is important for its overall visual aesthetics. The obvious communal value of the memorial associated with purpose of honouring the dead, is further expanded by the understanding of its conception via a competition and the resulting revision of the winning design due to difficulty in raising the appropriate funds. The memorial as constructed was built to designs by a local masonry company, R. C Boulton & Sons.

Historic England Advice

In the context of the extra information and justification provided I have further considered the potential impacts of the proposed stainless steel flashing on the heritage significance and value of the war memorial. Having discussed the matter with a Historic England Heritage Architect, Chris Miners, we have reached the conclusion that the harm caused to the memorial will not, in heritage terms, be outweighed by the benefits of this solution.

While we understand that the memorial is suffering to some degree of deterioration, caused in the large part as a result of intensive cleaning, we continue to hold the view that the

proposed solution will be intrusive and damaging to the architectural design and form of the memorial. Further to this we are also of the view that the proposed flashing will not significantly improve the future effects of weathering on the memorial. The relatively shallow projection of the proposed flashing will mean that rain water will still be blown directly onto the memorial, and draining water will also be blown back towards the memorial before hitting the ground. Therefore, while the projection will decrease the extent of water run-off by a small percentage, this will not be significant enough to dramatically limit harm over time.

When considering this against the extent of harm that will be caused by the introduction of the flashing, we do not consider it to be justified. While the introduction of the flashing may appear to be a relatively minor alteration to the design of the memorial, it impacts significantly on the simple lines and architectural robustness of the memorial as a whole and therefore will cause harm to its aesthetic, evidential, communal and historical value.

The Conservation, Repair and Management of War Memorials document produced by Historic England and The War Memorials Trust, acknowledges that it is 'necessary to be realistic about the amount of improvement to legibility that can be achieved without causing damage to the historic character of a memorial'. At present the legibility of the memorial is not at risk of erasure and the names are also recorded, as best practice requires. As evidenced in your trials; cleaning of the memorial can be achieved with relatively low intensity methods which will minimise future algae growth and this should have a positive impact on both the aesthetics and the future condition and legibility of the memorial. In order to ensure that the most appropriate cleaning methods are implemented moving forward we would recommend that a management plan for the memorial is implemented by Cheltenham Borough Council.

The Design and Access Statement provided by Odgers Conservation states that 'without attention and if the current cleaning regime were to be allowed to continue, then 20-30 years, the situation might have been worse so that the inscriptions might then be becoming illegible'. On the basis that the proposed repairs and restoration, and the implementation of a more appropriate cleaning regime should minimise the potential risk of this erosion, we would recommend that a monitoring programme be put in place to understand the true rate of decay and better inform the requirement for alternative and more harmful solutions in the future.

Recommendation

Historic England would therefore recommend that the restoration and repair programme outlined in the initial schedule is undertaken, but that proposals for the installation of the stainless steel flashing is omitted from this application. That a program of monitoring is put in place to understand the on-going deterioration of the memorial and the risk to the legibility of the inscriptions and a management plan to ensure that the future cleaning methods are the most appropriate to consider the future of the memorial.

5. PUBLICITY AND REPRESENTATIONS

- 5.1 Given the nature of the proposal, individual letters of notification were not sent out on this occasion but two site notices were posted and an advert placed in the Gloucestershire Echo. No representations have been received in response to the publicity.

6. OFFICER COMMENTS

- 6.1 Following the omission of the more contentious areas of works, the proposal is to grant listed building consent.

- 6.2 The Conservation Officer describes the conservation approach taken as being “exemplar” and the outcome of the works in restoring the names in the test area has been described as “excellent”.
- 6.3 In addition, the works proposed in cleaning the stonework, carrying out the repairs to decayed and fractured stonework, repointing, re-cutting and re-filling deteriorated letters, and incising 8no. new names to match original style is supported by Historic England.

7. SUGGESTED CONDITIONS

- 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 works hereby granted consent shall be carried out in accordance with Drawing No. PD000 and the Schedule of Works set out in the accompanying Design and Access Statement, as amended by the applicant's correspondence dated 10th November 2015.
Reason: To ensure the development is carried out in strict accordance with the approved details.

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APPLICATION NO: 15/01953/CONF	OFFICER: Mr Chris Chavasse
DATE REGISTERED: 5th November 2015	DATE OF EXPIRY: 5th May 2016
WARD: Prestbury	PARISH: Prestbury
APPLICANT:	Mr Evan Hibbert
AGENT:	n/a
LOCATION:	Walnut Cottage, Tatchley Lane, Prestbury
PROPOSAL:	Confirmation of TPO no 736 - Walnut tree to the front of property

RECOMMENDATION: Order is Confirmed



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1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 Confirmation of a Tree Preservation Order of a walnut tree in the garden of Walnut Cottage, Tatchley Lane, Prestbury.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints

Relevant Planning History

11/01101/PREAPP CLO
Bed and Breakfast

11/01508/PREAPP CLO
Change of use of outbuilding to holiday let accommodation and single storey side extension and porch to existing dwelling

15/01076/PREAPP 27th July 2015 CLO
Change of use of existing annexed guest accommodation to separate dwelling

79/00704/PF 1st May 1979 PER
Erection of a building to provide a study/gym, lobby and double private car garage

79/00705/PF 27th November 1979 PER
Extension to existing private car garage

11/01724/COU 10th January 2012 PER
Conversion and extension of existing outbuilding to provide holiday let accommodation. Single storey extension to main house, replacement of flat roofs to dormer windows with pitched roofs and extension of existing bay window

15/01507/COU PCO
Change of use of existing annexed guest accommodation to separate dwelling

3. POLICIES AND GUIDANCE

Local Plan

Policy GE5 - The council will resist the unnecessary felling of trees on private land and will make Tree Preservation Orders when appropriate.

4. CONSULTATIONS

Cheltenham Tree Group: "We fully support the TPO"

5. PUBLICITY AND REPRESENTATIONS

Number of letters sent	2
Total comments received	2
Number of objections	2
Number of supporting	0
General comment	0

5.1 Two site notices were erected

5.2 Comments Received

On 14th October, the adjacent neighbour ("Bartley", Tatchley Lane) objected to the TPO, a synopsis reads:

1. Tree is a nuisance due it attracting squirrels which bury walnuts in lawn which then germinate.

The owner objected on 21st October 2015. A synopsis of his objection reads:

1. The tree does not have significant amenity value being partially obscured by adjacent trees and vegetation.
2. The tree attracts unwanted squirrels which run across the road and create a traffic hazard. Dead squirrels cause distress to road and footpath users alike. Squirrels also strip bark from other adjacent trees.
3. Walnuts and dead squirrels create a hazard for cyclists.
4. The owner has not received any explanation of the reasoning for the determination of the amenity value of the tree.
5. The tree is too close to the adjacent building and could grow considerably larger.
6. The tree is structurally flawed and the rooting pattern is not symmetrical rendering it unstable
7. The guidance used for determining the TPO value of the tree (TEMPO) was inappropriate.

The full letters are attached to this report.

6. OFFICER COMMENTS

6.1 Determining Issues

This walnut tree at Walnut Cottage has significant amenity value within this area and was under threat as a result of planning application no 15/01507/COU. The council wishes to retain this tree and the amenity it provides. To aid the evaluation of the tree's worthiness of a TPO, a Tree Evaluation Method for Preservation Orders (TEMPO) assessment was undertaken and the tree was scored by Trees Officers as being "TPO defensible". TEMPO is a widely used system in the industry and one which most Local Authorities use in most cases.

6.2 The site and its context

The tree is situated near to Tatchley Lane, this is a busy road that leads to Prestbury and much used by traffic and pedestrians. The Walnut is opposite a public library, a corner shop and is on a T-junction. It is adjacent to evergreen and other deciduous trees. It is not wholly visible from the road but it's canopy is visible and this makes a visual contribution to the arb-rich character of Prestbury.

6.3 Design and layout

The tree is within a raised stone planter in the general parking area near the entrance of Walnut Cottage. It is currently in proportion to the site.

6.4 Impact on neighbouring property

The tree does not overhang the neighbouring property and does not directly impact this property.

6.5 Sustainability

The tree species tolerates pruning well and has been managed through crown reduction in the past. This could be repeated into the future without detracting from its amenity in the longer term providing all tree surgery work is done to the British Standard for Tree Work (BS 3998(2010)).

Whilst it is recognised that there is a structurally compromised main trunk where it divides into two limbs, the risk posed by this can be managed through crown reduction. This should also address concerns regarding action of tree roots on the adjacent building. Officers would likely approve future requests to reduce this trees canopy back to the original reduction points.

6.6 Other considerations

Section 198(1) of the Town and Country Planning Act, 1990 states that LPA's can make a TPO if it appears to them to be "expedient in the interests of amenity". Amenity is not defined in law and as such judgement is required when it is appropriate to make a TPO.

The TEMPO assessment used to determine the "TPO-ability" of the tree is for guidance only. Trees Officers consider they adhered to the practice notes within the guidance. The owner has not asked for an explanation of the TEMPO scoring undertaken on this tree.

The claims that the tree attracts squirrels and any associated perceived nuisance this entails is not a sufficient reason to allow the removal of the tree.

7. CONCLUSION AND RECOMMENDATION

7.1 Trees Officers recommend that this TPO is confirmed.

APPLICATION NO: 15/01953/CONF	OFFICER: Mr Chris Chavasse
DATE REGISTERED: 5th November 2015	DATE OF EXPIRY: 5th May 2016
WARD: Prestbury	PARISH: Prestbury
APPLICANT:	Mr Evan Hibbert
AGENT:	n/a
LOCATION:	Walnut Cottage, Tatchley Lane, Prestbury
PROPOSAL:	Confirmation of TPO no 736 - Walnut tree to the front of property

REPRESENTATIONS

Number of contributors	2
Number of objections	2
Number of representations	0
Number of supporting	0

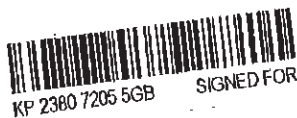
Bartley
Tatchley Lane
Prestbury
Cheltenham
GL52 3DH

Comments: 14th October 2015
Letter attached.

Walnut Cottage
Tatchley Lane
Prestbury
Cheltenham
GL52 3DH

Comments: 21st October 2015
Letter attached.

Rel: [REDACTED]



Bartley,
Tatchley Lane,
Prestbury,
Cheltenham,
Glos., GL52 3DH.

CHEL TENHAM BOROUGH COUNCIL,
FOR THE ATTENTION OF RACE/CREWS.

DEAR SIR, YOUR REF- 15/00734/TREEPC

THANK YOU FOR SENDING ME
THE ABOVE.

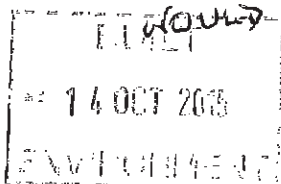
PARA 2 IS OBVIOUSLY INCOMPLETE
MAYBE BECAUSE YOU HAVE NO
CREDIBLE REASON?

PARA 4 SAYS "COMMENT MUST BE
MADE IN WRITING TO THE ADDRESS
BELOW" BUT THERE IS NO
ADDRESS BELOW!

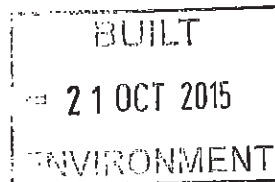
AS FAR AS I AM CONCERNED IT IS
NOTHING ^{AT} A NUISANCE - BEING A
HARBOUR FOR TREE RATS WHO BURY
NUTS ALL OVER MY GARDEN. THESE
GERMINATE AND CAUSE CONSIDERABLE
TROUBLE.

THE WOOD OBTAINED BY FELLING
WOULD BE OF FAR GREATER BENEFIT.

YOURS FAITHFULLY
[REDACTED]



Mr Redman
Tree Section
Cheltenham Borough Council
P.O. Box 12
Municipal Offices
Promenade
Cheltenham



Walnut Cottage
Tatchley Lane
Prestbury
Cheltenham
GL52 3DH

Tel: ~~01235 831111~~

20/10/2015

Your Ref: 15/00736/TREEPO

Dear Mr Redman,

OBJECTION to tree preservation order to walnut tree, marked T1 at the above address.

With reference to your letter dated the 24th September 2015 Ref No: 15/00736/TREEPO, referring to the application of a tree preservation order (TPO) to the walnut tree to the front of the property. I wish to object to the placing of a temporary TPO placed on the tree on the 24th September for the following reasons.

This objection is made on the basis that the Council has not robustly justified or provided evidence to support the TPO. The reasons stated for placing the TPO is: 'The tree has significant amenity value in this locality.' I do not consider this tree to have a significant amenity value as it is obscured behind a large conifer hedge on both sides. In fact, it is only when you are directly opposite the entrance to the cottage that the walnut tree can be seen. Traffic has no view of the tree from either direction. I fail to see how this can then be of 'significant amenity value' when it is virtually hidden from public view, is of poor form and unsuitable for its location.

The Council has also not taken into consideration the danger the walnut tree is to the local community. As a walnut tree, it produces new shoots, leaves and nuts each year that attract unwanted wildlife to the property. While I would agree that this is the natural order of things, what is not natural is the consequences it produces as the walnut tree is sited on such a busy road. Many grey squirrels are attracted to this tree which causes a considerable danger to traffic as drivers have to break excessively or swerve to the opposite side of the road to avoid hitting squirrels that run across the main, busy highway from the trees along the Burgage. We regularly remove dead squirrels from the road. This obviously increases the risk of a serious accident as a direct result of attracting rodents to the tree. This also creates problems for our neighbours who have to deal with these rodents stripping bark and destroying their trees. They are attracted to this side of the road because of the walnut tree. Therefore I do not consider the danger to road users as a significant amenity value to the area. The sight of severely injured or dead squirrels has been distressing for some people, especially for children on their way to school. I have personally scraped up five squirrels this summer and other people have presumably removed others. I do not consider this animal slaughter and maiming of animals to be a significant amenity value in this locality. I do not think this and the danger to road users was considered when placing a TPO on the walnut tree.

I do not think that in the short length of time it had taken to place the TPO on the walnut tree, a full and comprehensive assessment had taken place to look at the dangers posed by the fallen walnuts that saturate the lane each year. The impact they have annually on cyclists, riding over walnuts and / or skidding onto

oncoming traffic. Combined with avoiding dead or injured squirrels, increases the risk of serious injury.

At this point in time, I am unsure if an assessment from the Council has been carried out to establish the health and value of the tree.

The Council states that the order was made on the grounds that the tree has 'significant amenity value' in this locality and the Council wishes to preserve this amenity in line with local planning policy GE5. However, the Council has not stated how it assessed or arrived at the 'amenity' value of the tree, other than following a tick box on the TEMPO form.

Planning Practice Guidelines contains detailed advice on making and confirming TPO's. The guidelines deal with the issue of reasons and states clearly that: "LPAs should be able to explain to landowners why their trees or woodland have been protected by a TPO. They are advised to develop ways of assessing the 'amenity' value of trees in a structured and consistent way, taking into account the following criteria:

Visibility Impact (Public visibility alone will not be sufficient to warrant an order)

1. Individual impact
2. Wider impact
3. Expediency
4. Wider form"

There is detailed guidance as to what is meant by each of these criteria. We have not received a written detailed assessment of the above in order to formulate our objection based on these criteria. We have not been verbally consulted on how the above process had been arrived at to place a TPO as a 'significant' status on the tree.

I do not consider the tree has a 'SIGNIFICANT AMENITY VALUE' as you state, considering it had only achieved 14 points on your TEMPO scale. That makes it only a 'DEFENSIBLE' assessment and not 16+ points which would then make it 'SIGNIFICANT'.

You appear to have failed in your assessment to include the proximity of the tree to the existing building. The minimum recommendation for a tree of this size is 6 metres away from any building, preferably 14 metres. The centre of the walnut tree is only 1.8 metres away from the building. The full life of the tree is 100+ years and the tree has not yet reached full maturity which will result in an existing and near future nuisance by outgrowing its context. You also appear to have overlooked the inherent flaw the tree has. The tree does not have a single, central trunk but is split into two separate uprights. The main trunk is only 1.3 metres high, then splits into two separate growing areas. This inherent flaw is beginning to show signs of separation from the main trunk as seen by evidence of the tree 'knitting' itself together as it attempts to hold together due to the overall weight of the crown. Your assessment fails to comment or notice that the crown of the tree was significantly reduced about 15 years ago in order to relieve the pressure on the flaw of the tree and to prevent the tree from separating down the middle. This reduction was also necessary to prevent the possibility of the tree falling over as it is only 1.8 metres away from the building and the root system is significantly compromised on one side due to the building which makes it unstable. This instability/splitting will increase as the tree continues to grow.

I note in point 'A' (other factors) in your TEMPO form, you have scored (1) which refers to 'Trees with poor form or which are generally unsuitable for their location.'

The tree in question has both poor form and poor location. This statement alone would indicate a zero score. I consider that you have scored it one point because had you scored it a zero, which I consider it merits, it would then invalidate the TPO.

(Any zero score on the TEMPO would prevent a TPO order from being made).

Guidance notes for users: 'This applies to trees that have qualified under all sections, but have failed to do so convincingly. For these trees, the issue of applying a TPO is likely to devolve to other considerations, such as possible pressure, resources and 'gut feeling.'

Also:

Other factors, Guidance for users: 'If none meets any relevant score points so should show a zero mark - where none of the above scores a point then a mark of 1 is applied in order to avoid a zero score - disqualifying a TPO.' On this point you have scored (1).

Guideline notes for users:

'To place a TPO on this score and to seek to do so is in bad practice.'

I consider this is the methodology you have used in order not to disqualify the TPO and I agree with your own guidelines, that this is clearly bad practice on your part in order to acquire a TPO.

The tree does not improve the aesthetic value of the community and does not soften the view of any man made geometry and therefore does not contribute to the amenity value of the area. The removal of the tree would also end a significant danger to road users.

Considering all the above observations, with respect, the Council has not provided any evidence or indicated that it has in fact fully assessed the amenity value of the tree. If it has made such an assessment, it has not provided any evidence to support making the order, other than following a tick box criteria in the TEMPO while following a line of bad practice throughout the assessment process.

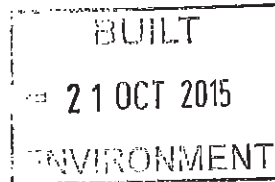
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On that basis, I request that based on all the points raised for objection, the order is NOT CONFIRMED.

Yours sincerely,



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Yours sincerely,

