

APPLICATION NO: 13/00756/FUL		OFFICER: Mrs Wendy Hopkins	
DATE REGISTERED: 10th May 2013		DATE OF EXPIRY : 9th August 2013	
WARD: Leckhampton		PARISH: LECKH	
APPLICANT:	Martin Scott Homes		
LOCATION:	Leckhampton Industrial Estate, Leckhampton Road, Cheltenham		
PROPOSAL:	Demolition of existing buildings and residential development comprising the construction of 28 dwellings		

REPRESENTATIONS

Number of contributors	28
Number of objections	22
Number of representations	5
Number of supporting	1

Sport Connection
205 Leckhampton Road
Leckhampton
Cheltenham
GL53 0AL

Comments: 25th May – 7th June 2013
Petition available to view in the Members' Room.

Salterley Banks
Salterley Grange
Leckhampton Hill
Cheltenham
GL53 9QW

Comments: 6th June 2013

I object to the proposed redevelopment of the Leckhampton Industrial Estate into a residential estate on the grounds that the plans would cause the loss of the only fitness club in the south of Cheltenham, causing harm to the well-being of a section of the local community. I believe that it is in the strong interests of the local area to retain this facility as part of any redevelopment.

This facility has been in existence for over 25 years and has provided affordable access to a range of aerobic and anaerobic fitness activities for the local community. Many of its members, such as myself, are over fifty and, living in close proximity, the club has provided an easily accessible, personalised and safe environment for us to maintain fitness and therefore, our health. With no other facility anywhere on the south side of Cheltenham, it is likely that many of us would have to curtail this activity.

Whilst there is obviously ample opportunity for outdoor cardio-vascular exercise, the frequently inclement weather, particular in winter months, restricts this opportunity for many older people. The fitness club has enabled all-year-round exercise to be maintained. On a personal level, I was extremely grateful to be able to progressively rebuild my fitness in the club following heart surgery in the winter months.

In an age when the need for exercise and healthy lifestyle is being promoted by Government, to permit this application, which would wipe out a valuable local amenity, unlikely to be replaced in the area, would contradict statements contained in the Cheltenham Council Local Plan.

Within its objectives, - O26 "to maintain and enhance existing opportunities for recreation and leisure" and O27 "to increase the range of facilities for recreation and leisure"

There are various positive references under "Indoor Sports Facilities" which would suggest that the Council should be seeking to protect this unique facility:

12.22 "The Council is committed to increasing participation in sport and enabling greater use of the available facilities... Most of this work will be achieved without the need for land and capital investment to construct new facilities, the intention being to maximise use of existing facilities... includes an action plan for the provision and improvement of sports facilities in the period up to 2020."

It then proceeds to recognise the importance of Private indoor sports facilities in paragraph 12.27

"While the Council will seek to ensure that a range of sports facilities is available to meet demand through direct provision and community sports partnerships, it also acknowledges the popularity of fitness clubs and indoor leisure centres, and the contribution of the private sector towards meeting demand. The Council will monitor supply of facilities provided by the private sector over the plan period."

It would seem from the plans for the proposed development that, by reducing the number of houses by one or two, depending on the size, the fitness club building could be preserved (and enhanced in keeping with the development) and thus create a mixed-use development which the Council Plan supports in para 3.6 thereby creating "vitality and diversity and reduce the need to travel."

I understand from a public meeting which I attended recently and from the proposed plans, that there is some intention to preserve the Scout hut, which also houses a pre-school group. This is obviously considered to be an important local community facility and I totally concur. However, in the same way, the Sports Connection fitness club, although privately owned, is an important facility for the well-being of community and should be preserved.

Comments: 16th August 2013

The revised proposals have done nothing to preserve the Sports Connection Fitness Club.

I therefore, continue to [object to the proposed redevelopment of the Leckhampton Industrial Estate into a residential estate ... *The Council will monitor supply of facilities provided by the private sector over the plan period.*] – as above.

Accordingly, if this application was to be granted permission in its present form, I believe that the Cheltenham Borough Council should have a responsibility, in line with its own Local Plan, to provide, or to assist Sports Connection to provide an equivalent replacement facility, in sufficiently close proximity to the current facility, for this local community on the south side of Cheltenham.

However, it would seem from the plans for the proposed development that, by reducing the number of houses by just one or two, (depending on the size), the fitness club building could be preserved (and enhanced in keeping with the development) and thus create a mixed-use development which the Council Plan supports in para 3.6 thereby creating 'vitality and diversity and reduce the need to travel'.

I understand from a public meeting which I attended and from the proposed plans, that there is some intention to preserve the Scout hut, which also houses a pre-school group. This is

obviously considered to be an important local community facility and I totally concur. However, in the same way, the Sports Connection fitness club, although privately owned, is an important facility for the well-being of the local community which it serves and should also be preserved.

Comments: 1st November 2013

Thank you for affording me the opportunity to comment on the revised proposals in Planning Application 13/00756/FUL.

Although the plans have been further revised, they still do nothing to preserve the Sports Connection fitness club. I therefore, continue to object to the proposed redevelopment of the Leckhampton Industrial Estate into a residential estate, in particular on the grounds that the plans would cause the loss of the only fitness club in the south of Cheltenham, causing harm to the well-being of a significant section of the local community, especially those over 50. I believe that it is in the strong interests of the local area, and in line with the Cheltenham Council Local Plan, to retain this facility as part of any redevelopment.

This application should also be viewed against the National Planning Policy Framework, paragraph 74. Following the criteria in this paragraph, this existing sports building should not be demolished for residential development or permitted change of use. There is a clear need for this sports facility, it is in no way surplus to requirements and there appears to be no opportunity for relocation in the catchment area.

Indeed, with so much housing being built or proposed elsewhere around the Cheltenham area, I believe there is a strong need to retain and develop areas of commercial enterprise to provide the increasing number of residents with employment, services and products. Therefore, this whole Industrial Estate, which serves the community, should be preserved and revitalised. A number of existing small businesses, their employee livelihoods and local customers are dependent on it.

The Sports Connection fitness facility has been in existence on this site for over 25 years and has provided affordable access to a range of aerobic and anaerobic fitness activities for the local community. Many of its members, such as myself, are over fifty and, living in close proximity, the club has provided an easily accessible, personalised and safe environment for us to maintain fitness and therefore, our health. With no other similar facility anywhere on the south side of Cheltenham, it is likely that many of us would have to curtail this activity. Whilst there is obviously ample opportunity for outdoor cardio-vascular exercise, the frequently inclement weather, particular in winter months, restricts this opportunity for many older people. The fitness club has enabled all-year-round exercise to be maintained.

On a personal level, I was extremely grateful to be able to progressively rebuild my fitness in the club following heart surgery in the winter months. In an age when the need for exercise and healthy lifestyle is being promoted by Government, to permit this application, which would wipe out a valuable local amenity, unlikely to be replaced in the area, would contradict statements contained in the Cheltenham Council Local Plan. Within its objectives, it states - O26 to maintain and enhance existing opportunities for recreation and leisure and O27 to increase the range of facilities for recreation and leisure.

There are various positive references under Indoor Sports Facilities which would suggest that the Council should be seeking to protect this unique facility: 12.22 The Council is committed to increasing participation in sport and enabling greater use of the available facilities... Most of this work will be achieved without the need for land and capital investment to construct new facilities, the intention being to maximise use of existing facilities... includes an action plan for the provision and improvement of sports facilities in the period up to 2020. It then proceeds to recognise the importance of private indoor sports facilities in paragraph 12.27 While the Council will seek to ensure that a range of sports facilities is available to meet demand through direct provision and community sports partnerships, it also acknowledges the popularity of fitness clubs and indoor leisure centres, and the contribution of the private sector towards meeting demand. The Council will monitor supply of facilities provided by the private sector over the plan period.

It would seem from the plans for the proposed residential development that, by reducing the number of houses by a further one or two, depending on the size, the fitness club building could be preserved (and enhanced in keeping with the development) and thus create a mixed-use development which the Council Plan supports in para 3.6 thereby creating vitality and diversity and reduce the need to travel.

I understand from a public meeting which I attended some time ago and from the proposed plans, that there is intention to preserve the Scout hut, which also houses a pre-school group. This is obviously considered to be an important local community facility and I totally concur. I also fully applaud the measures being proposed to protect the bat population. However, in the same way, the Sports Connection fitness club, although privately owned, is an important facility for the health and well-being of the local community and should be preserved. If this fails to happen, I believe that the Cheltenham Borough Council has a duty, in line with its own Local Plan and the NPPF, to provide, or to assist Sports Connection to provide an equivalent replacement facility in sufficiently close proximity to this local community on the south side of Cheltenham.

Lastly, as a daily traveller along Leckhampton Road, I am concerned that the proposed residential development would negatively impact road safety by a) generating an increased traffic flow in and out of the site onto an already-busy road and b) displacing parking onto the main road both from the new housing and by parents transporting children to/from the Scout group and pre-school group.

18 Pilley Crescent
Cheltenham
Gloucestershire
GL53 9ET

Comments: 4th June 2013

I'm not sure if I'm "neighbour" or "other" as I live nearby (approx 5 mins walk away) and am a regular user of Sport Connection gymnasium. Forcing closure of the only convenient gym (as far as I'm aware) is destroying a valuable amenity for local residents. There is no obvious candidate site for the gym to move to nearby.

In addition, given that there is a lot of interest elsewhere in Leckhampton for new housing, do we seriously need another 29 houses at the cost of the gym and garage? Speaking as a resident I object to this, because of the enforced change of use on valuable facilities. I don't know whether that objection carries any weight in terms of planning law, but this is the only way I know of to even have my opinion considered, and I would hope that there is consideration given to those in the local community who use the facilities on this site.

Finally, having witnessed flooding on the site at first hand in heavy rain, I'm really not convinced that the potential for flooding has been properly assessed. A vast amount of water collects on that site in heavy rain, and it is not (currently) well drained. I would not want to live in the houses built there in a wet winter.

Comments: 16th August 2013

My previous comment still stands in light of the revisions to the proposal. I repeat it below, to save anyone having to search for it. [*Comment as above*]

1 Liddington Road
Cheltenham
Gloucestershire
GL53 0AJ

Comments: 6th June 2013

Letter attached.

Comments: 4th September 2013

Letter attached.

193 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 26th August 2013

I maintain all my objections to this proposed development, as now amended. Among these objections are that the application is still for too many houses; it still removes local employment facilities as well as a popular and well-used local gym; the diminution in height of the buildings is unlikely to assuage the immediate neighbours' fears about loss of privacy; the issue of traffic safety onto Leckhampton road is still unsatisfactory.

Comments: 31st October 2013

So now we are on the umpteenth revision of these plans but the reduction of the number of houses from 29 to 28 does not address the objections on the grounds of traffic safety, potential increase in run-off flooding lower properties, loss of employment and business premises and excessive impingement on the Collum End houses.

22 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AY

Comments: 18th May 2013

There is a public right of way namely Footpath CHL18/1 along the East side of the site. This should not be obstructed if development takes place.

Compound A
Leckhampton Industrial Estate
Leckhampton Road
Cheltenham
Gloucestershire

Comments: 4th June 2013

Letter attached.

Comments: 29th August 2013

[Letter as above]

53 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 23rd October 2013

It is not possible to assess the proposals and comment on the documents provided for the following reasons.

1. The drawings are not to scale. When printed the figured dimensions on the site plan do not match the scale bar.
2. There are no scale bars or figured dimensions on the House Type drawings.
3. The Area Schedule and House types state different floor areas
4. The existing properties on Collum End Rise are not shown accurately (Conservatories and Extensions are missing, Ridge heights are shown between 1.7 and 2.2m too high)
5. Roof lights shown on the house types are missing on the site plan
6. The outline of the existing Collum End Rise and Liddington Road properties has been removed from the contextual elevation.
7. There are discrepancies between the site plan and proposed Tree / Soft Landscape Plan
8. Dwellings and Roads are being proposed over root protection zones of retained trees.

I would therefore request that these items are corrected with amended plans and a sufficient period provided for consultation to take place.

Comments: 6th November 2013

I would note that revised and new drawings have been uploaded and would request that the consultation period is extended to allow sufficient time for the new and revised information to be properly reviewed.

Please note:

1. Drawing 13/00756/FUL

ADDITIONAL PLAN COMMUNAL AREAS FOR MANAGEMENT PLAN - 565039, does not identify the visitors parking outside plots 6, 7, 8, 9, 10 and 11 (visitors parking is labelled outside plot 11 but the location of the parking is not clear). Has this therefore been removed with the parking now within the curtilage of the plots for private use. If this is the case can justification for the removal of 6 spaces please be provided and the site plan updated to avoid any conflicting information.

2. Page 23 of the 13/00756/FUL – LANDSCAPE DESIGN STATEMENT - 528296 issued in May notes the following in relation to the western Boundary:

View 4 - New residential development will be partially visible from the public right of way which runs to the west of the site. Residential development at this part of the site is set back from the boundary. Mitigation will include strengthening the existing boundary hedge and planting in back gardens and The view from viewpoints 4 and 5 will be a partial view of upper storeys and rooflines set behind a mature hedge. Additional planting and strengthening of this hedgerow will help to provide some mitigation.

The current drawings do not propose any works to the native hedgerow as recommended within the Landscape Design Statement. I would therefore request that scaled and verified visualisations are provided to demonstrate the proposals will not materially harm the setting of the AONB. As there are no proposed levels provided for the Bat Roost I would request that these are added to the drawings so relative heights can be understood.

3 Liddington Road
Cheltenham
Gloucestershire
GL53 0AJ

Comments: 6th June 2013

Letter attached.

55 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 12th June 2013
Letter attached.

Comments: 17th September 2013
Letter attached.

201 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AL

Comments: 6th June 2013
Letter attached.

47 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 5th June 2013
Particular points I would like to make concerning the above are :-

1. We have a common boundary with the development and would have an unobstructed view of the proposed houses but appear not to have been included in the survey carried out on behalf of the developers.

2. I note that there appears to be a systematic error in interpreting the loss of light recommendations in the information provided by the developers. For example, in Appendix 3 the section shown for Nos 49 and 51 takes no account of the fact that the proposed buildings are planned to be built on land which is at a considerably higher level than the existing houses. I note also that the bat roost, although relevant to this section, is not shown.

Section 2.2.4 of the referenced document "Site Layout and Planning" etc states "Loss of light to existing windows need not be analysed if the distance of each part of the new development from the existing window is three or more times its height above the centre of the existing window (i.e. not above the level of the new development)". In my view, this statement clearly indicates that the height of the land on which the proposed building stands should, as logic would indicate, be taken into account in assessing loss of light. I would therefore request that the loss of light assessment be corrected, that my own house be included (taking into account that it is built on a lower level to that of No 49) and that the bat roost be shown as it may be relevant depending on its height.

3. The plans seem to indicate that the proposed houses on the western extremity of the development would have first floor balconies on their western sides. These would clearly provide a very good view of our house and garden and would destroy any privacy which we currently enjoy. I therefore request that this detail be reviewed in light of the above.

4. The plans indicate that the level of the ground close to our boundary fence with the proposed development is to be built up on top of what is already a very steep bank. I therefore request that a retaining wall or other suitable means of preventing the land from slumping into our fence and garden be included.

63 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 12th June 2013
Letter attached.

59 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 14th June 2013
Letter attached.

57 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 6th June 2013

We live directly below this proposed development and although we are aware of the necessity of building new homes, we find many aspects of these proposals will have a detrimental effect on our home.

The density and height of the houses and their proximity to our boundary will have an unfavourable effect and alter the nature of our living conditions.

As the houses are to be built on rising land we will lose our privacy. Many of the houses, being at the top of a slope, will effectively be 5 storeys high compared to ours.

We need to preserve the trees in the area to help prevent flooding and stabilise the bank. We have mature deciduous trees on our boundary and need to have firm assurance that they will be protected - that building will not affect roots or otherwise cause trees to die. This would be environmentally and visually unacceptable.

The site emerges onto Leckhampton Road. There is already a large development feeding into Leckhampton Road from Charlton Lane (not to mention the plans to build over 1000 homes in the Kidnappers Lane area) and this proposal will add further to traffic movements in the area.

I hope the planning department will consider the implications of the points made above. I know that neighbours have submitted other, more technical responses and I endorse their comments.

53 Collum End Rise

Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 4th June 2013

Letter attached.

37 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PA

Comments: 2nd June 2013

I object to this development for a number of reasons.

1. I do not believe the full extent of the water run off and its potential to cause flooding in the lower half of Collum End Rise has been properly considered. It is not just the properties that adjoin the proposed development that are subject to flooding from water run off. After heavy rain the topography of Collum End Rise means that any water run off from the current site flow into the adjoining gardens, then as the ground slopes away a waterfall effect is created in the gardens that don't adjoin the that proposed development. In 2007 this effect was so bad that my extended family had to help me push out the water out of my rear garden to stop the house from flooding, this was a process that went on for hours and the displaced water had the effect of destroying the road from 35 Collum End Rise downward. Any heavy rain has a similar effect on my property, flooding my lean-to/shed and patio in the process. Current proposals will only make this worse as the proposed new height of the site will also divert current run off into the fields at the side which in turn will flow into the gardens of the house west of the site. Contrary to Policy CP3(f) and 7

2. The height of the development is easily seen from the houses and public footpath to the west of the site. Destroying both views to the householders and anyone using the footpath to access the lower slopes of Leckhampton Hill , an AONB and SSSI.

3. There is no consideration to secondary school places for the children who would live in any new development. Even with newly designed catchment areas for the two local schools straight line distance is the final arbiter, frequently local children fail to gain spaces at the closest schools this will only become worse should this development go ahead. Couple this to other recent developments in the school catchment areas and proposed local development it is clear any children are likely to be allocated spaces outside of the local area necessitating additional car or bus journeys adding to an already congested traffic problem in the area.

4. The proposed new development will cause a hazard to traffic and pedestrians using the road and crossing it. There is unrealistic parking for the houses in the proposed development this will mean additional car parking on Leckhampton road. The School bus stop is just down from the proposed development on the opposite side of the road and I believe that their lives will be put at risk crossing the road as the views will become obstructed and traffic pushed into a narrower area. There has already been 1 recent death in the vicinity. Speeding on this section of the Leckhampton road has always been a problem The poor proposal for the site will only exacerbate the problem.

5. There is no firm binding commitment to provide the Scouts with a new facility or redevelopment of the old, any proposal to develop the site should have a binding commitment to provide new facilities for them.

6. The loss of the local gym is also a detriment to the community; it is currently in walking distance for most of its members many of whom are in retirement providing necessary health and social benefits. Should it close all 700 of the members would be making additional journeys to gyms situated elsewhere in Cheltenham as there are no other local gyms. Given just an average visit of 3 times per week this will be an additional 4200 individual journeys a week. The local roads cannot cope with this.

Collum House
214 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AW

Comments: 24th May 2013

I object to the proposal on the basis that there are too many residences planned for the plot. This is not in keeping with the area. There are inadequate parking spaces provided which will cause parking on Leckhampton Road and this will be detrimental to safety. The traffic in this section of Leckhampton Road is subject to frequent speeding which is why the local police use the parking area as a speed trap. When I discussed with the traffic enforcement officer over 50% of vehicles were over the speed limit descending the hill with many over 15 mph above the limit. Speeding was the major factor in the death of the lady from 208 Leckhampton Road and this cause is conveniently not mentioned in the report despite members of the public having reported the vehicle to the police for speeding immediately prior to the fatality and the statements of eye witnesses.

The report provided is very poor with numerous errors. On a basic level in the introduction (and many other places) it states the application is for the east side of Leckhampton Road. I hope not because this would be over my property! It should read the west side.

381 Old Bath Road
Cheltenham
Gloucestershire
GL53 9AH

Comments: 10th June 2013

I live just up the road from the planned development and I am very supportive of it going ahead.

I think that the redevelopment will be beneficial to the local community, it will remove the current, unsightly industrial estate and it will support the local shops just down the road.

If the landscaping is well done it will give a positive impression of Cheltenham as visitors drive down the hill into the town.

I am also very pleased to see that the developer is going to support the scouts by redeveloping their base; this is a very encouraging aspect to the planned development

210 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AW

Comments: 24th October 2013

Letter attached.

206 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AW

Comments: 6th June 2013

This development needs to ensure it has adequate parking spaces for visitors in addition to the 2 spaces per property proposed. 2 spaces per property, whilst compliant with planning requirements, is not a sufficient number for a 4 or 5 bed house where you may have 3 or 4 cars per property quite easily. This problem will only be exacerbated if there are insufficient visitor parking spaces/on road parking spaces within the residential development.

The current industrial site, as an example, does not have sufficient parking at all, resulting in visitors to the gym parking in neighbouring residential cul-de-sacs and on the main road constantly and indeed staff working on this industrial site also parking in neighbouring cul-de-sacs and on the main road constantly.

We are concerned as to what safe parking provisions are proposed for the use of the scout hut should this site become a residential development, both during the day when used by the pre-school group and the evenings for cubs/beavers and scouts.

Additionally, what parking facilities are proposed for construction traffic/construction workers during the development period?

We would also seek some clarity regarding the proposed hours and days of work during the work, as there are currently restrictions in place for the businesses to operate and would expect to see some parameters regarding the start finish times and the days acceptable to work, as this is a residential area already it would be an appropriate condition on the builders.

The speed of vehicles travelling both up and down the hill is a very serious concern. We note the developer states that at the time of the site visit carried out, traffic was seen to be observing the 30mph speed limit". Having lived on Leckhampton Road for 16+ years, we strongly disagree with this statement. We have even witnessed cyclists setting off the 30 mph speed light as they travel down the hill as well as many, many motorists exceeding the speed limit when travelling both up the hill in order to gain enough speed for their ascent and also down the hill. The visibility splays produced by Savoy Consulting for exiting the proposed residential development are based on 30mph speeds so these cannot be a truly accurate picture.

Our neighbour was killed last year whilst crossing the road on the corner of Leckhampton Road/Liddington Road and speed and vision (due to the parked vehicles on the road at that time) were without doubt contributory factors to this awful tragedy. When vehicles are parked on Leckhampton Road, particularly higher sided vehicles such as vans, this creates a blind spot due to the curve in the road as you come down the hill. You can see vehicles coming down the hill at the very top, but when vehicles are parked on the road, you lose vision again until the vehicle is more or less at the point of the entrance to the proposed residential development site.

We would like to see the trees on the road remain in situ as they create an important green gateway into the town. However, if the larger tree on the bottom side of the entrance is removed, we would strongly object to the T junction entrance be widened or moved at this point, as the access would then be directly opposite our drive (206 Leckhampton Road) which would create a very serious and unacceptable hazard.

As we do not live in Collum End Rise ourselves, we are not commenting in detail on this aspect of the development. However, we feel the impact on these neighbouring properties in terms of height of the proposed houses and the impact this will have on these residents should be very closely scrutinised and improvements sought.

With regard to flooding, whilst the developers may feel they have put adequate measures in place to deal with flooding issues for this site only, consideration should also be given to the water run-off from the hill onto the site as this will remain an issue moving forward.

Finally, we feel that the proposal for 29 properties is too dense and should be reduced.

We do not object to the principle of this very run down site that is far from fully occupied becoming a residential development, however we would like all of the above comments to be taken into serious consideration when deciding on this application.

376 Old Bath Road
Cheltenham
Gloucestershire
GL53 9AD

Comments: 5th June 2013

We do not agree with the change of use of Vulcan Works Trading Estate to a housing development. We feel that the units on this trading estate provide services and amenities that are not available elsewhere in the locality. They also provide employment which the Council and Leckhampton residents should encourage. Most particularly we feel that the loss of the gym will be felt keenly by residents. This gym serves all age groups but there are many older residents who will be unable to have access to a gym which will bring health consequences. We feel that the owner of the trading estate has neither invested nor encouraged new businesses over a substantial period of time. We have not seen any notices indicating that there are units available to rent. We are concerned that Leckhampton will become completely characterless, just streets of houses with no diversity and no amenities for the local residents - should the Council agree to this change of use to yet another housing development.

193 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 6th June 2013

I object to this application on a number of grounds.

Firstly, I object on the basis that this trading estate has been allowed to decline for no obvious reason other than, presumably, eventually to be sold for housing development at huge profit. This totally disregards the needs of the people who work there, the business people who have run businesses from the site for decades, and the local people for whom they provide services. In our current economic state I would hardly have thought this is a desirable situation.

I object on the grounds that the design and layout of the houses is far too dense and tall for the site. The houses (at least some of which are 3 storeys, not 2 storeys as stated on the applicants documents) will severely overshadow immediate neighbours and because of the topography of the site, will have a huge visual impact on views to the hill for other local residents. These views are important, we are Leckhampton residents and it is "our" hill! The plans and drawings are very poor in that they fail to take account of the true topography of the site, someone who doesn't know the area would not appreciate how impactful that development would be. The application is inaccurate in that it says the development is not visible from any public footpath, it would be very

visible from at least two. The present buildings have very little impact on the surrounding area and ideally, roof levels of any new building should be no higher than at present.

I object because of the flooding risk. Having lived in our house for over 20 years I can assure you that storm water flooding off the hill floods our garden far more often than a so-called 'once in a hundred years' event. This has got worse over the years, as the drainage on the trading estate appears either to have been poorly maintained or inadequately upgraded, and other uphill properties have been extended. The impermeable roofs and roads of this development will lead to more run-off and thus more flooding. It is proposed that their drainage be connected to existing but that already cannot cope with the water coming downhill! It will be too late to say "I told you so" when houses are flooded and damage done.

I object on road safety grounds. I find it incredible that the applicants claim virtually no speeding was observed on Leckhampton Road. I regularly walk past the illuminated sign and my observation, at any time of the day, is that the vast majority of vehicles light up that sign and very few indeed bother to brake when they do so. Police often set up their speed traps outside my property and my perception is that they catch as many people speeding up the road as coming down it. To claim, as the applicants do, that their development would lead to less traffic entering and exiting the site, is quite astonishing. Yes, a primary school and 2 shops are within walking distance but the fact of life today is that many people will use their cars to drop their children off at school and then head on to work or other destination, including shopping. The layout of the houses, and their density, means there would be very little parking for all the residents' cars (which will almost certainly exceed the number allowed for in the plans), let alone any visitors. The result will be a lot more parking on Leckhampton Road. This means residents on that road will have to negotiate parked cars to get in and out of their properties and this will certainly be much more dangerous than it is at present.

I object on environmental grounds. One bat roost does not compensate for all the natural habitat, quiet out of the way places around the site, and mature trees and hedges, which will be lost. There will be light pollution as I imagine there will be street lighting, this is known to have a detrimental effect on wildlife, and nibbles away at the dark skies an AONB should enjoy. There will inevitably be noise pollution as normal everyday life goes on in the evening whereas the trading estate operates within limited hours.

I would also strongly object if any of the mature trees on Leckhampton Rd were to be removed for this development. These trees form a vital part of the locale and are important as a green gateway to Cheltenham.

I object to the style and materials of the proposed houses. This site was the former Tramway works/offices and using cheap-looking, presumably machine-made buff and grey brick has no connection with the history or location of the site. Surely stone should be the preferred material. This is overall a very poor proposed development. The applicants should be told to go back to the drawing board.

1 Chatsworth Drive
Cheltenham
Gloucestershire
GL53 0AG

Comments: 14th June 2013

Though not totally against some housing here, there are many issues which need to be addressed. My concerns are:

1. The proposed house numbers for this site is ridiculously high. Apparently they will be 3/4/5 bed houses. I can not imagine anyone wanting a 4 or 5 bed house will want to be in such a crowded

development with little garden space. This also poses the problem of parking space, no doubt the developers have underestimated the car to house ratio.

The site is currently not attractive but from the drawings I have seen the houses are not much better. They are also too tall and will block out views for local houses.

2. Flooding is a major issue for the surrounding houses, lets face it heavy rain storms are becoming more frequent, and Leckhampton Road turns in to a river at these times.

3. School places. Leckhampton Primary turned away 28 pupils last year. With this development and the extra houses at Delancey where are all these children going to go to school? Not to mention secondary school places.

4. The Bat Roost. I fail to see how the developers can provide a 'superior home' for the bats. These animals like dark, damp, undisturbed places, that's why they are there. And what will happen to them whilst construction takes place? I thought they were a protected species.

5. Equally where will the Scouts and the playgroup, which runs daily and serves the local community, be housed whilst construction is taking place?

6. I'd just like to agree with previous comments that a huge number of vehicles speed on Leckhampton Road. I have asked the police who stand at the end of my road to target the cars which absolutely floor it up the hill!!

7. On a more general note, just how much of Leckhampton do we want to concrete over? With the big developments being proposed off Farm Lane, Kidnappers Lane and Shurdington Road, we will be changing the whole character of Leckhampton and therefore destroy the reason people want to live here!

193 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AD

Comments: 25th May 2013

I will be making a more detailed objection to this application in due course, as I am most concerned about the number of houses developers wish to cram onto the site, the consequent increase in traffic, the loss of local employment opportunities and the environmental damage which will result from this development.

However my present comment is merely to ask why all 78 documents associated with this application are currently unavailable to view?

Comments: 28th May 2013

I do not believe a change of use of the site is justified. The current use is not out of character with the area- it is very discrete. Although there are vacancies there is nevertheless useful employment. Investment in new modern single story workshops in the character of the existing ones would no doubt encourage more new businesses. This would be much more suitable and sustainable than housing which at this density will be a real traffic danger emerging onto Leckhampton Road. Evicting current businesses would be a loss of amenity to the town. Why is the gravel yard not mentioned?

Also the visual impact right on the border of outstanding scenic country is not properly addressed.. The street scenes drawings might as well be on planet Zoid as on this site.

Comments: 31st May 2013

As a postscript to my last comment relating to the drawings of street scenes, there is a very great concern about visual impact. The summary of the application document states it is a development of 2 story homes but the housing placement and house drawings show very clearly that there are 3 story houses at the rear and side of the development. They would dominate the landscape in a terrible way.

Comments: 30th August 2013

The revised application has done nothing material to address any of my previously stated objections.

26 Pilford Avenue
Cheltenham
Gloucestershire
GL53 9EH

Comments: 6th June 2013

Leckhampton is becoming overdeveloped with houses. They are being built in gardens, the old Delancey hospital site, a new Berkeley site at Sandford Road, not to mention the planned development at Kidnappers / Shurdington Road. This is putting pressure on schools, NHS services and roads. The roads are in a terrible state and when these homes are occupied the traffic will increase heavily.

I strongly object to this development and it will mean that local services are taken away from our community. We are NOT talking about a disused piece of land. We are talking about a gym, scout club and other business being used by local people. The gym is a fantastic way to keep fit and appeals to both young and old. When I became a member I was so pleased to see so many elderly people there keeping fit and active. There is no other gym like it in the area. It is so cheap with free parking. The Leisure centre is very hard to get to from Leckhampton and even harder when the town is closed to traffic. The gyms in town are not accessible unless you are paying high car parking fees and the membership fees there are 3 or 4 times the price.

We need community services like the Bath Road where there are no street restrictions or car parking meters. The Bath Road is successful because local residents can access it and there is a community / vibrant feel about it. The gym and other business at this site should not have to close because someone wants to develop more homes for a profit!

Perhaps a compromise would be to build a smaller number of houses enabling the successful business to remain providing a great service to the community.

60 Collum End Rise
Leckhampton
Cheltenham
Gloucestershire
GL53 0PB

Comments: 10th June 2013

Letter attached.

Comments: 30th August 2013

Letter attached.

Mrs W Hopkins
Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham

Glos
GL50 9SA

Dear Mrs Hopkins,

RE: Planning Application 13/00756/FUL

Demolition of existing buildings and residential development comprising the construction of 29 dwellings. Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire. GL53 0AL, by Martin Scott Homes (205 Leckhampton Road)

We wish to make you aware of a number of strong objections that we have with regard to the proposed development as referenced above. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious, detrimental impact upon us as neighbours. Our specific objections are as follows:

- 1 Loss of privacy and overlooking

Cheltenham Borough Council Local Plan Policy CP1: Sustainable Development refers to an 'acceptable impact on adjoining developments' and CP4 states that there should not be 'unacceptable harm to the amenity of adjoining land users and the locality'

The proposed development sites four houses directly overlooking the rear of our property. We have lived at this address for twenty years and our back garden has never been overlooked and we enjoy complete privacy from the primary amenity area of our garden, a decked area with seating, adjacent to our home. The proposed development does not afford adequate privacy for the occupants of the adjacent residential properties in Liddington Road and Collum End Rise, particularly with regard to overlooking and their quiet enjoyment of their garden amenities.

We believe that the proposed development would therefore create an unacceptable impact and harm our amenity as neighbours by reason of overlooking, loss of privacy, overshadowing and loss of outlook. This would be in contravention of Policies CP1 and 4.

(We note that no drawings have been submitted by the developer which illustrate the perspective from the neighbouring properties)

Cheltenham Borough Council Environment Group	
PASSED TO	
REC'D	- 5 JUN 2013
Date of Response	Type of Response
Initials of Responder	

1 Liddington Road,
Leckhampton,
Cheltenham.
Glos.
GL53 0AJ

2nd June 2013

2 Detrimental impact upon residential amenities

The guidance in `Site Layout for Daylight & Sunlight: A Guide To Good Practice, BRE Trust` highlights the importance of sunlight between buildings and the impact on the overall appearance and ambience of a development, which is not limited to summer months.

Cheltenham Borough Local Plan Policy CP7: Design part c which states that any development should `complement and respect neighbouring development and the character of the locality and/or landscape (note 3)

Planning considerations Amenity

We currently enjoy an open aspect to the rear of our garden, with views of four pollarded ash trees (and a beautiful view of Leckhampton Hill!), which allow for maximum light to reach our home and garden, which we enjoy throughout the year. We are particularly concerned about the loss of light to our property and garden and we note that there will be a reduction in daylight to both our garden and rooms, as well as a reduction in sunlight and overshadowing of rooms.

Building, in our opinion, five two storey houses and two garages so close to our boundary and on an elevated site, (ground floor levels 3.0 to 4.0 metres higher than our property) would contravene the above. We are fully aware that if the development were to proceed, it is highly likely that residents of plots 27 and 28 might at some point in the future seek to build above the proposed garages, thereby creating a wall of building and further reducing the amount of light to neighbouring homes and gardens. We would seek from the Council some reassurance for terms or conditions attached, which would prevent this from being a permitted development in the future.

We note that drawings for the proposed garages to Plots 27 and 28 are not available on the Planning Portal and have not been included in the Design and Access Statement. These should have been provided.

3 Visual Impact is unacceptable and overbearing

Cheltenham Borough Local Plan Policy CP7: Design part c states that any development should `complement and respect neighbouring development and the character of the locality and/or landscape (note 3)

SPD Development on Garden Land and Infill Sites

We are seriously concerned about the height of the housing and by the fact that the ground floor levels are to be 3.0 to 4.0m higher than our existing properties. The development does not respect local context and street pattern, in particular, the scale and proportions of surrounding buildings. We note that within the width of the gardens of the two semi-detached properties in Liddington Road, four houses and two garages are proposed. This demonstrates `cramming` which would harm the amenities enjoyed by local residents, in particular privacy and the right to enjoy a quiet residential environment.

We note that the gardens of these properties will be north facing and therefore any future residents will, on a practical level have to sit at the very edge of their boundary, if they are to enjoy any sunlight (or no sunlight at all?) in their gardens. This will result in noise and disturbance to us as immediate neighbours. At present, there is no disturbance from noise from the industrial units in the evenings or at week-ends as there are restrictions in place to ensure neighbours are not unduly disturbed. The noise level, in our opinion will significantly increase from such a high density of building, both from access arrangements and noise from so many neighbouring gardens.

The scale and overbearing nature of the houses will simply add to the issues of loss of privacy and overlooking as detailed in point 1. In our opinion, the scale, massing and topography of the site would contravene CP7 and SPD on Garden Land and Infill Sites.

4 Poor design and site layout which further increases the visual impact on neighbours

By positioning the houses so close to the boundary and by raising the ground levels, this serves to maximise the visual impact upon us as neighbours. It would seem sensible to us if the site was actually lowered and the height and positioning of the houses altered away from the boundary with existing residents. We are particularly concerned by the close proximity of such a large number of houses (plots 25 – 29), which are directly overlooking, as well as the proposed loss of existing trees. Please see point 5.

5 Loss of trees / soft landscaping

Policy HS 2 – Housing Density 10.64 - Amenity space is an essential and integral element of residential development. It generally comprises green space and planting, which reduces the density of development.....

At present there are four ash trees which grow on the boundary of our property. We note that the developer wishes to remove these and replace them with a 1.8metre fence. We are of the opinion that we would not wish to see the ash trees removed, as they would serve as a screen from the proposed properties. A 1.8 metre fence will not adequately provide sufficient screening to ensure privacy for all. The removal of the trees would only serve to further exacerbate the issues of overlooking and loss of privacy. We would be prepared to maintain these trees at their current height. (as we have maintained them for the last twenty years) We strongly believe that the existing planting should be preserved as a natural barrier to benefit all residents.

We wish to draw your attention to the design failure that the number of trees proposed for removal is significantly greater than those being planted.

NB The boundary line to the rear of the properties in Liddington Road does not accurately reflect the present fencing line. Accurate drawings should have been provided.

6 Drainage

We cannot express strongly enough our views at the very real, ongoing risk of flooding to this area. Having being flooded and nearly flooded on many occasions, we would like to bring to your attention the great difficulties that are faced both in terms of rainwater run-off from Leckhampton Hill and a lack of adequate drainage facilities in this area. We understand that the Gym has been flooded no less than 23 times in 26 years! We have written to our local councillor and Mr Jenkins on numerous occasions and we understand that Mr Jenkins has footage of the rainwater run-off, having visited the site at a time of heavy rainfall.

7 Inadequate parking and access

The plans appear to allow for 2 cars per house. To us this would appear insufficient for 3, 4 and 5 bed-roomed houses and their visitors. On a practical level, we question where the additional cars would be parked and we are concerned that cars would be parked on the Leckhampton Road and nearby cul-de-sacs, which would cause safety, parking and access issues for local residents. The proposals appear to take no account of daily traffic to Leckhampton Pre-School and traffic associated with the Scout and private Scout hut bookings. We feel that the inevitable displaced parking will cause real issues for local residents.

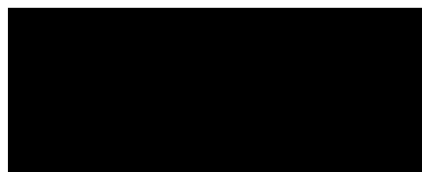
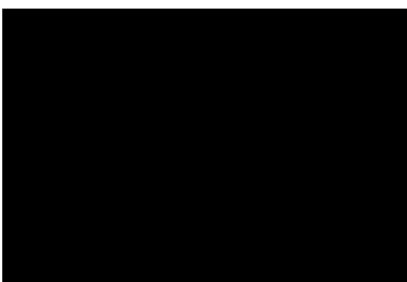
8 Impact on local infrastructure

Whilst we are very aware of the need for borough councils to provide additional housing, some consideration must be paid, in practical terms, as to where the children will go to school at both primary and secondary level. I know as both a parent and a teacher at the nearest primary school, which is already oversubscribed, that demand for local school places is intense, to say the least. These issues will only be further exacerbated by the proposed development, particularly when considered in relation to the new housing developments at Delancey, the Kier site, Shurdington Road and now this proposed development!

We would be very grateful if the planning committee would take our objections into consideration when deciding this application. Whilst we are generally supportive of the overall proposals, we take significant issue with the overbearing impact of the proposed houses along the northern boundary of the site on us as neighbours.

We would be happy for any members of the committee to view the site from our garden, if that would be considered helpful.

Yours faithfully,



Mrs W Hopkins
Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham

Cheltenham Borough Council Environment Group			
PASSED TO			
REC'D	- 4 SEP 2013		
Date of Response		Type of Response	
Initials of Approver		File Ref.	

1 Liddington Road,
Leckhampton,
Cheltenham.
Glos.
GL53 0AJ

Glos

1st Sept '13

GL50 9SA

Dear Mrs Hopkins,

RE: Planning Application 13/00756/FUL

Demolition of existing buildings and residential development comprising the construction of 29 dwellings. Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire. GL53 0AL, by Martin Scott Homes (205 Leckhampton Road)

We wish to make you aware of a number of strong objections that we continue to have with regard to the proposed development as referenced above. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious, detrimental impact upon us as neighbours. Our specific objections are as follows:

1 Loss of privacy and overlooking

Cheltenham Borough Council Local Plan Policy CP1: Sustainable Development refers to an acceptable impact on adjoining developments` and CP4 states that there should not be unacceptable harm to the amenity of adjoining land users and the locality`

The proposed development sites five houses directly overlooking the rear of our property. We have lived at this address for twenty years and our back garden has never been overlooked and we enjoy complete privacy from the primary amenity area of our garden, a decked area with seating, adjacent to our home. The proposed development does not afford adequate privacy for the occupants of the adjacent residential properties in Liddington Road, particularly with regard to overlooking and their quiet enjoyment of their garden amenities.

We believe that the proposed development would therefore create an unacceptable impact and harm our amenity as neighbours by reason of overlooking, loss of privacy, overshadowing and loss of outlook. This would be in contravention of Policies CP1 and 4.

2 Detrimental impact upon residential amenities

The guidance in 'Site Layout for Daylight & Sunlight: A Guide To Good Practice, BRE Trust' highlights the importance of sunlight between buildings and the impact on the overall appearance and ambience of a development, which is not limited to summer months.

Cheltenham Borough Local Plan Policy CP7: Design part c which states that any development should 'complement and respect neighbouring development and the character of the locality and/or landscape (note 3)

Planning considerations Amenity

We currently enjoy an open aspect to the rear of our garden, with views of four pollarded ash trees (and a beautiful view of Leckhampton Hill!), which allow for maximum light to reach our home and garden, which we enjoy throughout the year. We are particularly concerned about the significant loss of light to our property and garden. (please see attached photos)

Please note that the sketch-up model clearly indicates the complete overshadowing of our ENTIRE garden throughout the months of November, December and January. This represents a QUARTER of the year! This will have a significant detrimental impact upon our enjoyment of our property and garden, in terms of the reduction in sunlight and overshadowing of rooms. We consider this to be completely unacceptable.

Building, in our opinion, five two storey houses and two garages so close to our boundary and on an elevated site is unacceptable. We are fully aware that if the development were to proceed, it is highly likely that residents of plots 27 and 28 might at some point in the future seek to build above the proposed garages, thereby creating a wall of building and further reducing the amount of light to neighbouring homes and gardens. We would seek from the Council some reassurance for terms or conditions attached, which would prevent this from being a permitted development in the future.

3 Visual Impact is unacceptable and overbearing

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SPD Development on Garden Land and Infill Sites

We remain seriously concerned about the scale and height of the housing, given that the site is significantly higher than our property. The development does not respect local context and street pattern, in particular, the scale and proportions of surrounding buildings. We note that within the width of the gardens of the two semi-detached properties in Liddington Road, four houses and two garages are proposed. This demonstrates 'cramming' which would harm the amenities enjoyed by local residents, in particular privacy and the right to enjoy a quiet residential environment.

We note that the gardens of these properties will be north facing and therefore any future residents will, on a practical level have to sit at the very edge of their boundary, if they are to enjoy any sunlight (or no sunlight at all?) in their gardens. This will result in noise and disturbance to us as immediate neighbours. At present, there is no disturbance from noise from the industrial units in the evenings or at week-ends as there are restrictions in place to ensure neighbours are not unduly disturbed. The noise level, in our opinion will significantly increase from such a high density of building, both from access arrangements and noise from so many neighbouring gardens.

The scale and overbearing nature of the houses will simply add to the issues of loss of privacy and overlooking as detailed in point 1. In our opinion, the scale, massing and topography of the site would contravene CP7 and SPD on Garden Land and Infill Sites.

4 Poor design and site layout which further increases the visual impact on neighbours

By positioning the houses so close to the boundary on an elevated site, this serves to maximise the visual impact upon us as neighbours. The proposed minor amendment in terms of lowering the site does not, in any way represent a change to the fact that we shall still be overlooked by five houses (plots 25-29) on an elevated site, resulting in a significant loss of light to our property, as well as the proposed loss of the existing trees. Please see point 5.

5 Loss of trees / soft landscaping

Policy HS 2 – Housing Density 10.64 - Amenity space is an essential and integral element of residential development. It generally comprises green space and planting, which reduces the density of development.....

At present there are four ash trees which grow on the boundary of our property. Please see the attached photos, taken from our patio. We note that the developer originally wished to remove these and replace them with a 1.8metre fence. We are of the opinion that we would not wish to see the ash trees removed, as they would serve as a screen from the proposed properties. A 1.8 metre fence will not adequately provide sufficient screening to ensure privacy for all. The removal of the trees would only serve to further exacerbate the issues of overlooking and loss of privacy. We would be prepared to maintain these trees at their current height. (as we have maintained them for the last twenty years) We strongly believe that the existing planting should be preserved as a natural barrier to benefit all residents.

We wish to draw your attention to the design failure that the number of trees proposed for removal is significantly greater than those being planted.

NB The boundary line to the rear of the properties in Liddington Road does not accurately reflect the present fencing line. Accurate drawings should have been provided for comment.

6 Drainage

We cannot express strongly enough our views at the very real, ongoing risk of flooding to this area. Having being flooded and nearly flooded on many occasions, we would like to bring to your attention the great difficulties that are faced both in terms of rainwater run-off from Leckhampton Hill and a lack of adequate drainage facilities in this area. We understand that the Gym has been flooded no less than 23 times in 26 years! We have written to our local councillor and Mr Jenkins on numerous occasions and we understand that Mr Jenkins has footage of the rainwater run-off, having visited the site at a time of heavy rainfall.

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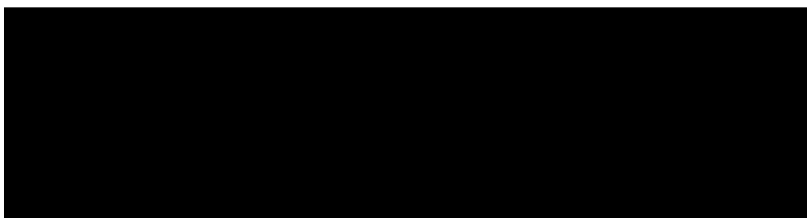
8 Impact on local infrastructure

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We would like to add that we are in agreement with the objections submitted by the Parish Council. In addition, we would like to draw your attention to the recent government planning guidance, that local governments are being urged to build bungalows to cater for the ageing population. **We would be more than happy to accept a proposal for bungalows to be built on the northern boundary of this development.**

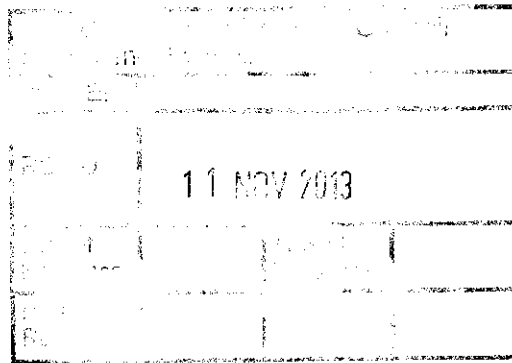
We would be very grateful if the planning committee would take our very strong objections into consideration when deciding this application. We take significant issue with the overbearing impact of the proposed houses along the northern boundary of the site on us as neighbours.

Yours faithfully,





Mrs W Hopkins
Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham



1 Liddington Road,
Leckhampton,
Cheltenham.
Glos.
GL53 0AJ

Glos
GL50 9SA

9th Nov '13

Dear Mrs Hopkins,

RE: Planning Application 13/00756/FUL

Demolition of existing buildings and residential development comprising the construction of 29 dwellings. Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire. GL53 0AL, by Martin Scott Homes (205 Leckhampton Road)

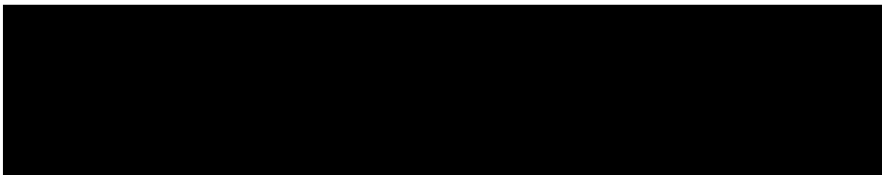
Having looked at the revised proposals, much to our dismay, it is apparent to us that no consideration has been taken of any of the points we have made in our earlier letters. We therefore attach a copy of our last letter which reflects our very strong views.

We are very concerned that the developers, despite the offers of access, have not viewed the proposed site from our property or investigated the visual impact of their proposals using 3d models or drawings. Given the size of their houses and the elevated site I don't believe they understand the impact their proposals will have on my outlook or the enjoyment I currently get from my property. The impact is made worse as they are proposing a terrace of 5 houses with only a single break which is filled by the gable of a 3 storey property in the distance.

House Types K, L and M (Plots 24 to 28) all scale approximately 9.1m to the ridge making the proposals 2m higher than our house. According to the proposed site plan the level outside our house is 101.55 and the proposed floor level of Plot 26 is 103.89 equating to a rise in level of 2.34m. Adding together puts the proposed ridges 4.34m higher than our ridge which is equivalent to over 1 1/2 storeys. Not only are the proposals higher than our house but the only drawing showing the development in relation to my property, REVISED_SECTION_CC_AND_DD, has over estimated the ridge height and is showing our roof ~0.65m higher than it actually is. I believe this is giving a false impression of the size of the proposed development which is significantly larger than our and other existing houses along Liddington Road and Collum End Rise .

The proposed development of high density, large houses on small plots is visually overbearing and totally out of keeping with the area and will have a significant and detrimental impact on my outlook and the enjoyment I receive from house and garden. The proposed terrace of houses is directly south of my property and I remain concerned the proposals will overshadow my house and garden during the colder months when sunlight is especially valuable. I don't believe the planning authority would accept a 3.5 storey property in such close proximity to an existing house on a level site and therefore ask that you refuse the application.

Yours faithfully,



Mrs W Hopkins

1 Liddington Road,

Development Management

Leckhampton,

Cheltenham Borough Council

Cheltenham.

Municipal Offices

Glos.

Promenade

GL53 0AJ

Cheltenham

Glos

1st Sept `13

GL50 9SA

Dear Mrs Hopkins,

RE: Planning Application 13/00756/FUL

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Building, in our opinion, five two storey houses and two garages so close to our boundary and on an elevated site is unacceptable. We are fully aware that if the development were to proceed, it is highly likely that residents of plots 27 and 28 might at some point in the future seek to build above the proposed garages, thereby creating a wall of building and further reducing the amount of light to neighbouring homes and gardens. We would seek from the Council some reassurance for terms or conditions attached, which would prevent this from being a permitted development in the future.

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4 Poor design and site layout which further increases the visual impact on neighbours

By positioning the houses so close to the boundary on an elevated site, this serves to maximise the visual impact upon us as neighbours. The proposed minor amendment in terms of lowering the site does not, in any way represent a change to the fact that we shall still be overlooked by five houses (plots 25-29) on an elevated site, resulting in a significant loss of light to our property, as well as the proposed loss of the existing trees. Please see point 5.

5 Loss of trees / soft landscaping

Policy HS 2 – Housing Density 10.64 - Amenity space is an essential and integral element of residential development. It generally comprises green space and planting, which reduces the density of development.....

At present there are four ash trees which grow on the boundary of our property. Please see the attached photos, taken from our patio. We note that the developer originally wished to remove these and replace them with a 1.8metre fence. We are of the opinion that we would not wish to see the ash trees removed, as they would serve as a screen from the proposed properties. A 1.8 metre fence will not adequately provide sufficient screening to ensure privacy for all. The removal of the trees would only serve to further exacerbate the issues of overlooking and loss of privacy. We would be prepared to maintain these trees at their current height. (as we have maintained them for the last twenty years) We strongly believe that the existing planting should be preserved as a natural barrier to benefit all residents.

We wish to draw your attention to the design failure that the number of trees proposed for removal is significantly greater than those being planted.

NB The boundary line to the rear of the properties in Liddington Road does not accurately reflect the present fencing line. Accurate drawings should have been provided for comment.

6 Drainage

We cannot express strongly enough our views at the very real, ongoing risk of flooding to this area. Having being flooded and nearly flooded on many occasions, we would like to bring to your attention the great difficulties that are faced both in terms of rainwater run-off from Leckhampton Hill and a lack of adequate drainage facilities in this area. We understand that the Gym has been flooded no less than 23 times in 26 years! We have written to our local councillor and Mr Jenkins on numerous occasions and we understand that Mr Jenkins has footage of the rainwater run-off, having visited the site at a time of heavy rainfall.

7 Inadequate parking and access

The plans appear to allow for 2 cars per house. To us this would appear insufficient for 3, 4 and 5 bed-roomed houses and their visitors. On a practical level, we question where the additional cars would be parked and we are concerned that cars would be parked on the Leckhampton Road and nearby cul-de-sacs, which would cause safety, parking and access issues for local residents. The proposals appear to take no account of daily traffic to Leckhampton Pre-School and traffic associated with the Scout and private Scout hut bookings. We feel that the inevitable displaced parking will cause real issues for local residents.

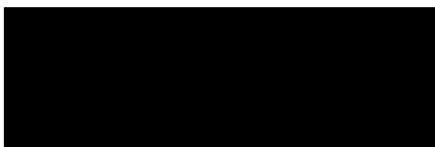
8 Impact on local infrastructure

Whilst we are very aware of the need for borough councils to provide additional housing, some consideration must be paid, in practical terms, as to where the children will go to school at both primary and secondary level. I know as both a parent and a teacher at the nearest primary school, which is already oversubscribed, that demand for local school places is intense, to say the least. These issues will only be further exacerbated by the proposed development, particularly when considered in relation to the new housing developments at Delancey, the Kier site, Shurdington Road and now this proposed development!

We would like to add that we are in agreement with the objections submitted by the Parish Council. In addition, we would like to draw your attention to the recent government planning guidance, that local governments are being urged to build bungalows to cater for the ageing population. **We would be more than happy to accept a proposal for bungalows to be built on the northern boundary of this development.**

We would be very grateful if the planning committee would take our very strong objections into consideration when deciding this application. We take significant issue with the overbearing impact of the proposed houses along the northern boundary of the site on us as neighbours.

Yours faithfully,





Old Vulcan Works, 205 Leckhampton Road,
Cheltenham, Gloucestershire. Tel: 01242 232002

Cheltenham Borough Council Environment Group			
FORWARDED TO			
REC'D	- 4 JUN 2013		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

Mrs Tracey Crews
Head of Planning
Cheltenham Borough Council
PO Box12
Cheltenham
GL50 1PP

03 June 2013

Dear Mrs Crews

Planning Housing Leckhampton road Ref 13/00756/FUL

I operate a sand and gravel business from Leckhampton Trading Estate and have done so for the last 29 years. If this development goes ahead my business will have to close as there is no possibility of relocating . Planning would be imposible to obtain anywhere in Cheltenham and even if I could find an alternative site the cost of moving my weighbridge, office and bays would be prohibitive.

Approximately 40 people work on this Estate and many of them are in the same situation. This closure would put the 4 people who work in my business and many others out of work and on the dole.

It has always been my understanding that the council would not change the use of land from commercial to private housing for this very reason I urge you to keep to this policy.

Many local small building and landscaping companies collect aggregates from my yard, and if it were to close they would have to travel across Cheltenham to obtain their supplies elsewhere causing a considerable increase in town



Old Vulcan Works, 205 Leckhampton Road,
Cheltenham, Gloucestershire. Tel: 01242 232002

The reason this estate is run down is because Mr Gardner has neglected it and stopped new tenants coming in by offering only short term leases, Obviously he has done this to increase his chances of getting Planning Permission, and the situation could be easily rectified if it stays as a Trading Estate.

Yours sincerely



Mrs W Hopkins
Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 9SA

[REDACTED]
3Liddington Road
Leckhampton
Cheltenham
GL53 0AJ
[REDACTED]

For the attention of Mrs W Hopkins, case officer

09 June 2013

Dear Wendy

Reference:

PLANNING APPLICATION NO 13/00756/FUL

Demolition of existing buildings and residential development comprising the construction of 29 dwellings. Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire, GL53 0AL, by Martin Scott Homes (205 Leckhampton) Ltd.

In response to your letter of 16th May inviting me to submit any comments on the above planning application, whilst I would support and encourage a well-designed development of the site, I wish to register my objections to the application in its current form. I ask for the details of the proposed development to be reconsidered and changed to address my objections.

The key objections are as follows:

1. Adverse effect on the residential amenity of neighbours

The proposed development would create an unacceptable impact and harm our amenity as neighbours, by reason of overlooking, loss of privacy, overshadowing and loss of outlook (CP1 and CP4).

It is an established principle of planning that new developments should not borrow amenity from adjacent land, and, as a general rule, the greater part of any overshadowing caused by a new building must be confined to the developers own land.

According to the guidance in 'Site Layout for Daylight & Sunlight: A Guide to Good Practice, BRE Trust'; 'in assessing the impact of buildings on sunlight in gardens, trees and shrubs are not normally included in the calculations... This is because the dappled shade of a tree is more pleasant than the deep shadow of building'. The BRE Guide also highlights the importance sunlight between buildings and the impact on the overall appearance and ambience of a development. This is not limited to summer months and 'is valuable for a number of reasons, to:

- provide attractive sunlit views (all year)
- make outdoor activities like sitting out and children's play more pleasant (mainly warmer months)

- encourage plant growth (mainly spring and summer)
 - dry out ground, reducing moss and slime (mainly in colder months)
 - melt frost, ice and snow (in winter)
 - dry clothes (all year)
- Building close to the Northern Boundary of an elevated site has a significant impact on the adjoining properties.
 - The design of House Type 3 (Plot 17) proposes a first floor terrace with doors from the bedroom and a glazed door to the side of the property. The eye line of a typical adult standing in the doorway is approximately 2.8m above the ground level at the site boundary or 1.0m above the proposed boundary treatment (assuming a 1.8m high fence - see below) and nearly 8m above the ground floor of the properties on Collum End Rise.
 - The designs of House Type 6B (Plots 18 and 24) propose windows at ground and first floor. The cill levels are 1.075m and 1.25m respectively. With the elevated site levels the eye line of a typical adult standing at the kitchen sink will be 2.65m above the ground level at the site boundary or 0.85m above the proposed boundary treatment (again, assuming a 1.8m high fence) and more at first floor.
 - The designs of House Type 8 (Plots 25 to 29) face the existing properties on Collum End Rise and Liddington Road with ground floor levels 3.0m to 4.0m higher than the existing properties.

2. The visual impact is unacceptable

The design of the proposals is inappropriate in that the scale, massing, and height are overbearing and do not respect neighbouring developments or take account of the topography of the site (CP7 and SPD Development on Garden Land and Infill Sites).

- By proposing dwellings at the boundary on the top of a 6m high bank the development may achieve desired densities but it does so to the detriment of the amenity of its neighbours and adversely affects the quality of the environment. (Policy HS2).
- The effective height to the eaves of the proposed buildings is 11.4m on Plot 18. This is comparable to a 4.5 storey dwelling (at the eaves) within 27m of the existing houses. The ridge being nearly 14m high but set back.
- The effective height of the proposed building on Plot 24 is 11.5m to the ridge, again equal to a 4.5 storey building, with this building proposed to be less than 20m from the existing houses.
- The effective height of Plots 24-29 directly behind our house is even higher at 14.2m with the proposed buildings being 25m from the existing houses, actually 22m when calculating from the extension, which is omitted from the plans as stated.
- The proposed dwellings should be moved away from the existing fence line and the height of the proposals should be limited to a single storey along the boundary.

3. The design and site layout is poor and significantly increases the visual impact on neighbours

The design is inappropriate in its context; by positioning houses close to the boundary the visual impact of the proposals is increased. The site layout should aim to keep houses away from the boundaries to mitigate the bulk, mass and scale of the proposals especially as they are on an elevated site.

The proposals should minimise the physical dominance of the new development over neighbouring properties and take due account of the topography of the site and build on existing planting to develop a natural barrier zone that will benefit both existing and new developments.

- The new design might have been expected to employ low ground floor levels in order to minimise its impact on existing neighbours. Instead, the proposed site and floor levels on the Northern boundary are raised by between 0.72m and 1.36m. The raised levels are greatest to the North West of the site where the bank is at its highest and the proposed houses are closest to the boundary, between 1.7m and 2.0m.
- The effect of raising levels on existing planting and natural drainage is not investigated or explained and access to the sides of the proposed houses and Bat Roost is not considered.
- No reason is given for raising the site levels although it should be noted that 'the most cost effective solution is not justification for an exception to CP7' and good design which 'is indivisible from good planning'.

4. The proposals do not reflect the character of the neighbourhood.

The design should consider and complement the character of the locality with due consideration of the location of the site, the scale and proportions of the surroundings, the relationship with adjoining buildings, spaces around them, the topography and the general pattern of heights in the area including views and landmarks.

The existing development on the site has a minimal visual impact on neighbouring properties and retains views of Leckhampton Hill for neighbours and passing pedestrians. In contrast the proposals are tight to the boundary and given the elevated site have a significant impact on the character of the neighbourhood and adjacent properties.

- While the loss of a view is not in itself a planning matter the proposals in their current form obscure existing views of Leckhampton Hill (an important landmark) and the Area of Outstanding Natural Beauty (AONB). Views in to and out AONBs are a planning consideration and have only been mentioned in passing but not addressed in the submitted information.
- The form of residential developments around the site have back to back gardens, views between buildings and single storey elements to reduce massing as reflects the edge of town nature of Collum End Rise and Leckhampton Road. The scale and form of the proposed development not only removes the open aspect of the neighbourhood it also removes the views of Leckhampton Hill to the South and blocks the skyline from the back of the neighbouring properties that is particularly evident in wintertime when daylight is also a premium.

5. Statement of Community Involvement (SCI) and Public Consultation

The SCI and Public Consultation were ineffective, as the information presented did not present the full design intent.

- The raising of site levels was not made clear and no contextual information was provided to show the visual impact of the proposed development from the North of the site or the elevations of the proposed houses.
- The Planning Statement and Design and Access Statement both acknowledge the impact of the proposals on the amenity of the neighbours and propose to address this by moving the proposals 0.5-1.1m further from the boundary. This is insignificant in comparison to a greater increase in the height of the proposed developments as a result of raising the site levels.
- The plans were inaccurate in that they failed to include a 3m extension on the rear of our property No 3 Liddington Road, present for 13 years. Even taking into consideration adjustments made to the plans to move plots 25 & 26 back 1.1m from the boundary, the distance between the rear of our property and the proposed dwellings will be 22m, and will not be within the 25 degree rule in our opinion.
- Similarly at No 61 Collum End Rise, no account has been taken of the recent extension to the rear of that property in making the calculations.

There are further matters that I believe should be taken in to consideration:

Submitted Information:

If Planning Permission is granted it will be on the basis of the Submitted Application. I would ask that the drawn and written information is reviewed and any contradictory or incorrect information is addressed to enable the application to be properly assessed.

This should particularly apply to the questionable application of the rule of measurement of angles, distances and heights and the selective approach to the instances illustrated (see below).

1. Drawings and written submission

- a. The Planning Statement refers to 2 storey dwellings (Section 3.1) - The proposed plans show both 2 and 3 storey dwellings; Ground Floor, First Floor and Second Floors. Specifically House Types 2, 3, 4 and 5. While the impact of House Types 2, 4 and 5 is negligible on the Northern Boundary House Type 3 on Plot 17 is within 1.6m of the boundary.
- b. All the drawings state 'do not scale from this drawing' or similar words. In the absence of scale bars can critical dimensions be added to all submitted drawings including but not limited to eave and ridge heights, dimensions to boundaries, distances between dwellings (existing and proposed), proposed levels along the site boundary etc.

The distance from the Northern most corner of Plot 24 appears on the drawings to be nearer to our property at 3 Liddington Road, than the plots 25 & 26 directly facing us, but no measurements or calculations are shown for this, and again I would question the 25 degree rule here.

2. Site Layout and Design

- a. The proposed distance between Plots 18 to 20 and 21 to 24 is approximately 17m which is less than the minimum '21 metres between dwellings which face each other where both have windows with clear glazing' prescribed under Policy CP4.
- b. The soft landscaping proposals locate trees and other soft landscaping over the proposed surface water attenuation in the North East Corner of the site meaning these are unlikely to be planted due to technical issues.
- c. The proposed design of the site whilst considering drainage, hasn't sufficient regard for the substantial run off from agricultural land behind. This has been a concern in the past (as you will see from your records) and we can provide video evidence of the sheer volume of water which runs off from the area on a very regular basis.
- d. Proposed soft landscaping does not ameliorate visual impact of the development on its neighbours. It ought to be strengthened and employed to enhance the amenity of existing and new residents and the natural life of locality. This design failure is evident in that the number of removed trees (9No) along the Northern Boundary is significantly greater than those being planted (4No).
- e. The impact of the proposed soft / hard landscaping (gardens, parking, garden access etc) cannot be assessed. No proposed levels are provided to areas of both Soft and Hard Landscaping (proposed levels are limited to Finished Floor Levels and Road Centre Lines). The impact of the development on neighbours is not limited to the location of doors and windows with a significant potential impact on privacy and amenity from the proposed parking, gardens and garden access.
- f. The Planning Statement notes 'secure cycle spaces and bin locations are provided within each property's curtilage'. The Design and Access Statement does not mention Bicycles and states 'all houses have external access to rear gardens. Refuse bins will be located within rear gardens'. These statements do not appear considered in relation to the site plan and

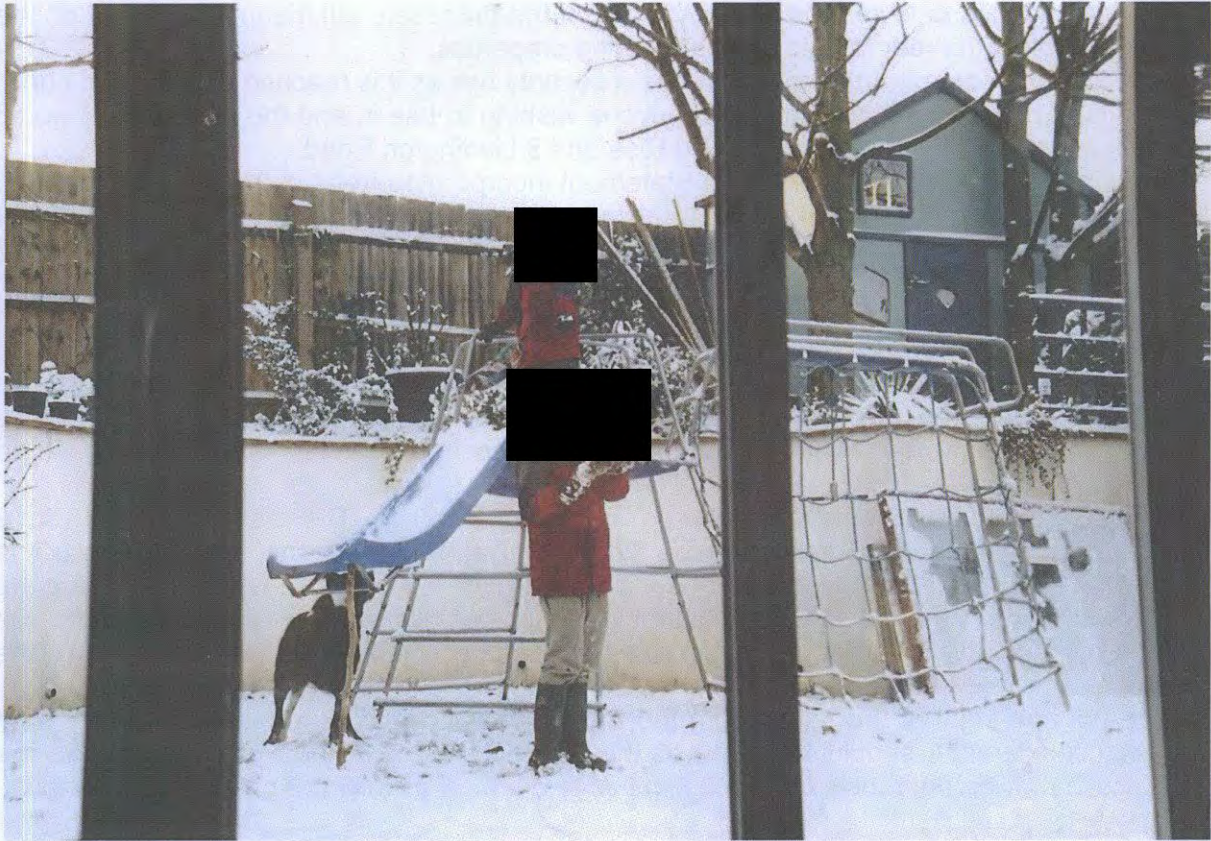
proposed changes of level. The likely outcome of the proposals will mean bins stored on the street or against the rear fences of neighbouring properties.

- g. The proposal for an external store provides a security risk as it is reached by a shared public access and provides a hiding place for anyone wishing to use it, and the obvious exit would be over the fence at both 63 Collum End Rise and 3 Liddington Road.
- h. Appendix 4 of the Design and Access Statement incorporates trees in the shadow analysis. As noted above trees are not normally included in calculations. By including trees in the diagrams the true shadows cast by the development are obscured, especially during winter when deciduous trees cast minimal shadows and sunlight is at a premium (see reasons from 'Site Layout for Daylight & Sunlight: A Guide to Good Practice, BRE Trust' above). Can the trees be removed from the diagrams to show the true extent of the shadows and can the applicant confirm the correct topography has been used.
- i. Drawings for the proposed garages to Plots 27 and 28 are not available on the Planning Portal and have not been included in the Design & Access Statement. Can these please be provided?
- j. There is a scaling issue with the proposed Bat Roost drawings. The roost measures ~5m x 4m on the site plan and 2.5m x 2m on the 'Proposed Bat Roost Drawing 2004.1068' which is 1:50@A3. The height of the building is either 2.7m or 5.4m. Can the proposed size be confirmed along with the finished floor level? As the proposed building is tight to the Northern boundary this information is essential in understanding the visual impact of the proposals.
- k. I have not had sight of the report from the Bat Inspector concerning the bat population. A further consideration should be given to the timing of the development, to influence the success of moving bat roosts from one location to another, as they are protected under law.

3. Privacy, day/sunlight, overlooking and overbearing.

- a. Both the Planning and Design & Access Statements, to ensure privacy and avoid overlooking, confirm that gable / 'side elevations of properties that are adjacent to the site boundary' (plots 17, 18 and 24) will contain no windows. The submitted drawings for House Type 6B (plots 18 and 24) show windows at Ground and First Floor and, House Type 3 (Plot 17) has a glazed Ground Floor door and side glazing to the bay window to the front elevation. These windows should be removed from the submitted elevations.
- b. House Type 3 Plans show the inclusion of a First Floor Roof Terrace. The impact is not addressed within any of the submitted information.
- c. The proposals to raise the existing ground level at the site boundary have not been addressed in the submitted information.
- d. Overbearing was raised as a concern by the Planning Department in their Design Surgery held on 24 April 2013. The application is implying that these concerns have been addressed although pertinent information was not provided during the consultation.
- e. The diagrams in Appendix 3 of the Design and Access Statement refer to 2 forms of guidance from 'Site Layout for Daylight & Sunlight: A Guide to Good Practice, BRE Trust'. This includes a measurement to justify the proximity of the proposal. The '3 x (Height of proposed development – Height of centre of existing window)' appears to be wrongly calculated, as the height of the proposals should be measured from the centre of the existing window (Section 2.24 - Light from Sky and Section 3.2.7 Sunlighting). This would increase the acceptable distance of the proposals by 3 x the height of the bank. For Plot 18 this translates to a minimum of 39m and not 21m between the proposed and existing buildings; currently proposed at 27.2m.

Regarding our property at 3 Liddington Road; our rear ground floor windows to both main living areas are 2m tall, nearly floor to ceiling deliberately in order to maximise light, in an already lower location than the ground level at the fence boundary to the South. In the winter months when the sun is low in the sky, this also helps our property with warmth via solar gain. The proposed height of the buildings on plots 21-24 and 25-29 represent a significant loss of sunlight and daylight affecting the amenity within our property and garden.



Photograph from the inside of 3 Liddington Road (living room extension) facing the south garden raised boundary, showing minimal screening during winter months and benefit of low level sunlight to our living space.

4. Telecommunications Mast

The Planning Statement confirms that the telecommunications masts are not to be replaced within the proposed development - Can a plan be provided confirming the proposed demolition works and removal of the telecommunications masts.

5. Supplementary Planning Document

Development on Garden Land and Infill Sites SPD Adopted 29th June 2009 is not considered in the submitted information. The nature of the development and its proximity to existing dwellings means that it gives rise to similar issues as those covered in the SPD. The SPD is therefore relevant and should be considered in assessing the proposals

Considerations:

- Impact on adjoining developments
- unacceptable harm to the amenity of adjoining land users
- loss of sunlight and/or diffuse daylight loss of outlook, loss of privacy
- complements and respects neighbouring development
- layout and scale (topography, size, height)
- amenity space (reduces the density of development, softens the urban fabric)

Proposals that result in unacceptable harm to the amenity of neighbouring dwellings will not be permitted... This impact on 'amenity' includes the following:

- Reduction in daylight to neighbouring gardens and rooms
- Reduction in sunlight to neighbouring gardens and overshadowing of rooms

- The neighbour's ability to use their garden due to overlooking and lack of privacy
- An overbearing appearance of the neighbouring development in relation to existing gardens and buildings, by virtue of its height or position
- Noise and disturbance from access arrangements and other activity (proximity of the proposed dwellings to the boundary) at the rear of gardens

I support the overall proposals but feel that the above matters need to be addressed and the proposals amended accordingly. Specifically the significant and overbearing impact of the proposed houses, along the Northern Boundary of the site, on the existing neighbouring properties.

I feel the applicant should consider retaining or lowering the existing site levels, single storey dwellings to the North of the site, increasing the distance of the proposals from the boundary and landscaping to improve the proposals. I do not believe a limited combination or any single one of the above in isolation is sufficient to ameliorate the proposals and a more holistic rethink should be considered.

Yours Sincerely



55 Collum End Rise
Leckhampton
Cheltenham
GL53 0PA

05 June 2013

Mrs W Hopkins
Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 9SA

For the attention of Mrs W Hopkins, case officer.

Dear Wendy

Reference:

PLANNING APPLICATION NO 13/00756/FUL

Demolition of existing buildings and residential development comprising the construction of 29 dwellings. Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire, GL53 0AL, by Martin Scott Homes (205 Leckhampton) Ltd.

My wife and I are in favour of a well designed re-development of this site. However, having viewed the proposed plans, I wish to register our objections to the application in its current form and ask for details of the proposed development to be reconsidered and changed to address these objections.

We are not accustomed to reading planning drawings but, fortunately, Bastin Bloomfield (our neighbour) has been able to explain and take us through many of the details. We feel that the elevations showing the land and building levels in respect to our property are misleading and difficult to appreciate in 'plan form'. We feel that, to fully appreciate the impact the proposed development will have on us, you/the planning committee should make a site visit. We extend you an invitation for this and will try to accommodate your schedule.

For the last 11 years, as a growing family, we have enjoyed feeling 'not overlooked' both when within our house and whilst playing and enjoying time with visitors in our garden. We have enjoyed living on the edge of Cheltenham with a leafy rural outlook and views to the nearby Leckhampton Hill. The current buildings on the site are low rise and unobtrusive. However, the houses along the Northern boundary of the proposed development will have a major impact on us and many of our neighbours living in Collum End Rise. The proposed raising of the ground levels within the site, along with the position of the buildings extremely close to the boundary, will have an overbearing effect on us. We will suffer from loss of light, views and most importantly, be overlooked.

I have also attached 2 photographs to try and demonstrate the severe banking at the rear of our property and therefore the impact the proposed houses on the northern boundary of proposed development would have on us.



View from second floor window at 55 Collum End Rise



Eye level view from top of rear garden at 55 Collum End Rise

We also have concerns over the drainage proposed on the site. I understand that our neighbour Dave Fozzard has provided a more detailed account of potential/foreseen drainage problems. Our garden is frequently waterlogged from periods of heavy rain. Fortunately, we have not experienced flooding on our property in the 11 years that we have lived in Collum End Rise, however some of our neighbours have. I was particularly concerned to hear, at the residents meeting with you on the 2nd of June, that the 'Sport Connection' building has flooded 22 times and has been unable to obtain insurance for many years. We feel that drainage proposals for the site should be scrutinised to avoid future flooding issues in Collum End Rise caused by the proposed development and within the development. We would hate to see a family having spent good money on one of the proposed properties, suffer flooding because it was not given sufficient thought in the planning!

During the Public Consultation Involvement and Public Consultation held recently the developer/the developer's agent discussed the matter of the local scout hut which is situated close to the proposed development. It is common knowledge that the scout hut in it's current form is in 'well used' condition and would benefit from rebuilding to look smart alongside the lovely new houses! The Scout Hut is well used by the local community not only by the Beavers, Cubs, Scouts and Guides, but also daily by a playgroup along with other clubs. Indeed all 3 of my children have and continue to benefit from it. We have concerns that the redevelopment/rebuilding talk by the developers is potentially them dangling a carrot to carry favour with local residents and that these words will not become reality. We would, as would many of the local residents, feel strongly that the developers should make clear (in writing) their plans to contribute towards/bear the cost in full for redevelopment/rebuilding of the 'scout hut'. This should form part of the total planning proposal. If this request is 'not how the planning process works' I would appreciate your advice on the procedure that should be followed to achieve this outcome.

More detailed key objections are as follows:

1. Adverse effect on the residential amenity of neighbours

The proposed development would create an unacceptable impact and harm our amenity as neighbours, by reason of overlooking, loss of privacy, overshadowing and loss of outlook (CP1 and CP4).

It is an established principle of planning that new developments should not borrow amenity from adjacent land, and, as a general rule, the greater part of any overshadowing caused by a new building must be confined to the developers own land. According to the guidance in 'Site Layout for Daylight & Sunlight: A Guide to Good Practice, BRE Trust'; 'in assessing the impact of buildings on sunlight in gardens, trees and shrubs are not normally included in the calculations... This is because the dappled shade of a tree is more pleasant than the deep shadow of building'. The BRE Guide also highlights the importance sunlight between buildings and the impact on the overall appearance and ambience of a development. This is not limited to summer months and 'is valuable for a number of reasons, to:

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The design of the proposals is inappropriate in that the scale, massing, and height are overbearing and do not respect neighbouring developments or take account of the topography of the site (CP7 and SPD Development on Garden Land and Infill Sites).

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- The effective height to the eaves of the proposed buildings is 11.4m on Plot 18. This is comparable to a 4.5 storey dwelling (at the eaves) within 27m of the existing houses. The ridge being nearly 14m high but set back.
- The effective height of the Plot 17 is 15.8m to the ridge, equal to a 6-storey building within 26m of the existing houses.
- The proposed dwellings should be moved away from the existing fence line and the height of the proposals should be limited to a single storey along the boundary.

3. The design and site layout is poor and significantly increases the visual impact on neighbours

The design is inappropriate in its context; by positioning houses close to the boundary the visual impact of the proposals is increased. The site layout should aim to keep houses away from the boundaries to mitigate the bulk, mass and scale of the proposals especially as they are on an elevated site.

The proposals should minimise the physical dominance of the new development over neighbouring properties and take due account of the topography of the site and build on existing planting to develop a natural barrier zone that will benefit both existing and new developments.

- The new design might have been expected to employ low ground floor levels in order to minimise its impact on existing neighbours. Instead, the proposed site and floor levels on the Northern boundary are raised by between 0.72m and 1.36m. The raised levels are greatest to the North West of the site where the bank is at its highest and the proposed houses are closest to the boundary, between 1.7m and 2.0m.
- The effect of raising levels on existing planting and natural drainage is not investigated or explained and access to the sides of the proposed houses and Bat Roost is not considered.
- No reason is given for raising the site levels although it should be noted that 'the most cost effective solution is not justification for an exception to CP7' and good design which 'is indivisible from good planning'.

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The design should consider and complement the character of the locality with due consideration of the location of the site, the scale and proportions of the surroundings, the relationship with adjoining buildings, spaces around them, the topography and the general pattern of heights in the area including views and landmarks. The existing development on the site has a minimal visual impact on neighbouring properties and retains views of Leckhampton Hill for neighbours and passing pedestrians. In contrast the proposals are tight to the boundary and given the elevated site have a significant impact on the character of the neighbourhood and adjacent properties.

- While the loss of a view is not in itself a planning matter the proposals in their current form obscure existing views of Leckhampton Hill (an important landmark) and the Area of Outstanding Natural Beauty (AONB). Views in to and out AONBs are a planning consideration and have only been mentioned in passing but not addressed in the submitted information.
- The form of residential developments around the site have back to back gardens, views between buildings and single storey elements to reduce massing as reflects the edge of town nature of Collum End Rise and Leckhampton Road. The scale and form of the proposed development not only removes the open aspect of the neighbourhood it also removes the views of Leckhampton Hill to the South and blocks the skyline from the back of the neighbouring properties that is particularly evident in wintertime when daylight is also a premium

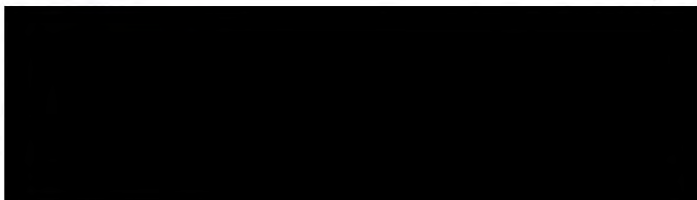
5. Statement of Community Involvement (SCI) and Public Consultation

The SCI and Public Consultation were ineffective, as the information presented did not present the full design intent.

- The raising of site levels was not made clear and no contextual information was provided to show the visual impact of the proposed development from the North of the site or the elevations of the proposed houses.
- The Planning Statement and Design and Access Statement both acknowledge the impact of the proposals on the amenity of the neighbours and propose to address this by moving the proposals 0.5-1.1m further from the boundary. This is insignificant in comparison to a greater increase in the height of the proposed developments as a result of raising the site levels.

We support the overall proposals but feel that the above matters need to be addressed and the proposals amended accordingly. Specifically the significant and overbearing impact of the proposed houses, along the Northern Boundary of the site, on the existing neighbouring properties. I feel the applicant should consider retaining or lowering the existing site levels, single storey dwellings to the North of the site, increasing the distance of the proposals from the boundary and landscaping to improve the proposals. I do not believe a limited combination or any single one of the above in isolation is sufficient to ameliorate the proposals and a more holistic rethink should be considered.

Yours Sincerely



[REDACTED]
55 Collum End Rise
Leckhampton
Cheltenham
GL53 0PA

12th September 2013

Mrs W Hopkins

Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 9SA

For the attention of Mrs W Hopkins, case officer.

Dear Wendy

Reference:

PLANNING APPLICATION NO 13/00756/FUL

Demolition of existing buildings and residential development comprising the construction of 29 dwellings. Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire, GL53 0AL, by Martin Scott Homes (205 Leckhampton) Ltd.

As I stated in my earlier letter dated 5th June 2013, my wife and I are in favour of a well designed re-development of this site.

We welcome the revisions made by the developers to their original plans - lowering the ground level of the proposed development (back to a similar level to it's current level) rather than significantly raising it to incorporate drainage solutions. We understand that the roof levels of the proposed dwellings on the Northern boundary have also been reduced slightly but feel we must object to the revised proposals as our original concerns have not been addressed.

However, we still feel that the proposed development will have a significant detrimental impact on us and our neighbours in Collum End Rise. We have viewed the proposed plans along with views (generated by a neighbour) from the developers Sketchup model which has given us our first real feel for how the proposed development will look from our property. We feel that the overbearing nature and high density of large properties on small plots within this elevated site is a matter of concern. We feel that the proposed development plans are unsympathetic to the surrounding properties and suggest that the building heights and positions within the development should be more in keeping with the existing buildings on and around the site. If buildings were positioned further away from the boundary with the access road or gardens backing onto the Northern boundary (as per existing buildings on the site), the impact of the buildings on us would be acceptable. It would also stop the proposal from casting shadows across our gardens but more importantly our kitchen window at midday in November, December and January.

We feel that, to fully appreciate the impact the proposed development will have on us, you/the planning committee should make a site visit. We again extend you an invitation for this and will try to accommodate your schedule.

Yours Sincerely

[REDACTED]

enclosed - 2 photo's to help illustrate the elevated site in relation to our property



View from second floor window at 55 Collum End Rise



Eye level view from top of rear garden at 55 Collum End Rise

Cheltenham Borough Council Environment Group			
PASSED TO			
REC'D	- 5 JUN 2013		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

201 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AL

Mrs W Hopkins
Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 9SA

3rd May 2013

For the attention of Mrs W Hopkins, case officer

Dear Wendy

Reference:

PLANNING APPLICATION NO 13/00756/FUL

Demolition of existing buildings and residential development comprising the construction of 29 dwellings. Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire, GL53 0AL, by Martin Scott Homes (205 Leckhampton) Ltd.

I would support and encourage a well-designed development of the site however, I wish to register my objection to the application in its current form and ask for details of the proposed development to be reconsidered and changed to address these objections.

The key objections are as follows:

1. Adverse effect on the residential amenity of neighbours

The proposed development would create an unacceptable impact and harm our amenity as neighbours, by reason of overlooking, loss of privacy, overshadowing and loss of outlook (CP1 and CP4).

It is an established principle of planning that new developments should not borrow amenity from adjacent land, and, as a general rule, the greater part of any overshadowing caused by a new building must be confined to the developers own land.

According to the guidance in 'Site Layout for Daylight & Sunlight: A Guide to Good Practice, BRE Trust'; 'in assessing the impact of buildings on sunlight in gardens, trees and shrubs are not normally included in the calculations... This is because the dappled shade of a tree is more pleasant than the deep shadow of building'. The BRE Guide also highlights the importance sunlight between buildings and the impact on the overall appearance and ambience of a development. This is not limited to summer months and 'is valuable for a number of reasons, to:

- provide attractive sunlit views (all year)

- make outdoor activities like sitting out and children's play more pleasant (mainly warmer months)
 - encourage plant growth (mainly spring and summer)
 - dry out ground, reducing moss and slime (mainly in colder months)
 - melt frost, ice and snow (in winter)
 - dry clothes (all year)
- Building close to the Northern Boundary of an elevated site has a significant impact on the adjoining properties.
 - The design of House Type 3 (Plot 17) proposes a first floor terrace with doors from the bedroom and a glazed door to the side of the property. The eyeline of a typical adult standing in the doorway is approximately 2.8m above the ground level at the site boundary or 1.0m above the proposed boundary treatment (assuming a 1.8m high fence - see below) and nearly 8m above the ground floor of the properties on Collum End Rise.
 - The designs of House Type 6B (Plots 18 and 24) propose windows at ground and first floor. The cill levels are 1.075m and 1.25m respectively. With the elevated site levels the eyeline of a typical adult standing at the kitchen sink will be 2.65m above the ground level at the site boundary or 0.85m above the proposed boundary treatment (again, assuming a 1.8m high fence) and more at first floor.
 - The designs of House Type 8 (Plots 25 to 29) face the existing properties on Collum End Rise with ground floor levels 3.0m to 4.0m higher than the existing properties, this also has a bearing on property 201 Leckhampton Road.

2. The visual impact is unacceptable

The design of the proposals is inappropriate in that the scale, massing, and height are overbearing and do not respect neighbouring developments or take account of the topography of the site (CP7 and SPD Development on Garden Land and Infill Sites).

- By proposing dwellings at the boundary on the top of a 6m high bank the development may achieve desired densities but it does so to the detriment of the amenity of its neighbours and adversely affects the quality of the environment. (Policy HS2).
- The effective height to the eaves of the proposed buildings is 11.4m on Plot 18. This is comparable to a 4.5 storey dwelling (at the eaves) within 27m of the existing houses. The ridge being nearly 14m high but set back.
- The effective height of the Plot 17 is 15.8m to the ridge, equal to a 6-storey building within 26m of the existing houses.

3. The design and site layout is poor and significantly increases the visual impact on neighbours

The design is inappropriate in its context; by positioning houses close to the boundary the visual impact of the proposals is increased. The site layout should aim to keep houses away from the boundaries to mitigate the bulk, mass and scale of the proposals especially as they are on an elevated site.

The proposals should minimise the physical dominance of the new development over neighbouring properties and take due account of the topography of the site and build on existing planting to develop a natural barrier zone that will benefit both existing and new developments.

- The new design might have been expected to employ low ground floor levels in order to minimise its impact on existing neighbours. Instead, the proposed site and floor levels on the Northern boundary are raised by between 0.72m and 1.36m. The raised levels are greatest

to the North West of the site where the bank is at its highest and the proposed houses are closest to the boundary, between 1.7m and 2.0m.

- The effect of raising levels on existing planting and natural drainage is not investigated or explained and access to the sides of the proposed houses and Bat Roost is not considered.
- No reason is given for raising the site levels although it should be noted that 'the most cost effective solution is not justification for an exception to CP7' and good design which 'is indivisible from good planning'.

4. The proposals do not reflect the character of the neighbourhood.

The design should consider and complement the character of the locality with due consideration of the location of the site, the scale and proportions of the surroundings, the relationship with adjoining buildings, spaces around them, the topography and the general pattern of heights in the area including views and landmarks.

The existing development on the site has a minimal visual impact on neighbouring properties and retains views of Leckhampton Hill for neighbours and passing pedestrians. In contrast the proposals a tight to the boundary and given the elevated site have a significant impact on the character of the neighbourhood and adjacent properties.

- While the loss of a view is not in itself a planning matter the proposals in their current form obscure existing views of Leckhampton Hill (an important landmark) and the Area of Outstanding Natural Beauty (AONB). Views in to and out AONBs are a planning consideration and have only been mentioned in passing but not addressed in the submitted information.
- The form of residential developments around the site have back to back gardens, views between buildings and single storey elements to reduce massing as reflects the edge of town nature of Collum End Rise and Leckhampton Road. The scale and form of the proposed development not only removes the open aspect of the neighbourhood it also removes the views of Leckhampton Hill to the South and blocks the skyline from the back of the neighbouring properties that is particularly evident in wintertime when daylight is also a premium.

5. Statement of Community Involvement (SCI) and Public Consultation

The SCI and Public Consultation were ineffective, as the information presented did not present the full design intent.

- The raising of site levels was not made clear and no contextual information was provided to show the visual impact of the proposed development from the North of the site or the elevations of the proposed houses.
- The Planning Statement and Design and Access Statement both acknowledge the impact of the proposals on the amenity of the neighbours and propose to address this by moving the proposals 0.5-1.1m further from the boundary. This is insignificant in comparison to a greater increase in the height of the proposed developments as a result of raising the site levels.

There are further matters that I believe should be taken in to consideration:

Submitted Information:

If Planning Permission is granted it will be on the basis of the Submitted Application. I would ask that the drawn and written information is reviewed and any contradictory or incorrect information is addressed to enable the application to be properly assessed.

This should particularly apply to the questionable application of the rule of measurement of angles and distances and the selective approach to the instances illustrated (see below).

1. Drawings and written submission

- a. The Planning Statement refers to 2 storey dwellings (Section 3.1) - The proposed plans show both 2 and 3 storey dwellings; Ground Floor, First Floor and Second Floors. Specifically House Types 2, 3, 4 and 5. While the impact of House Types 2, 4 and 5 is negligible on the Northern Boundary House Type 3 on Plot 17 is within 1.6m of the boundary
- b. All the drawings state 'do not scale from this drawing' or similar words. In the absence of scale bars etc can critical dimensions be added to all submitted drawings including but not limited to eave and ridge heights, dimensions to boundaries, distances between dwellings (existing and proposed), proposed levels along the site boundary....

2. Site Layout and Design

- a. The proposed distance between Plots 18 to 20 and 21 to 24 is approximately 17m which is less than the minimum '21 metres between dwellings which face each other where both have windows with clear glazing' prescribed under Policy CP4.
- b. The soft landscaping proposals locate trees and other soft landscaping over the proposed surface water attenuation in the North East Corner of the site meaning these are unlikely to be planted due to technical issues.
- c. Proposed soft landscaping does not ameliorate visual impact of the development on its neighbours. It ought to be strengthened and employed to enhance the amenity of existing and new residents and the natural life of locality. This design failure is evident in that the number of removed trees along the Northern Boundary is significantly greater than those being planted.
- d. Appendix 4 of the Design and Access Statement incorporates trees in the shadow analysis. As noted above trees are not normally included in calculations. By including trees in the diagrams the true shadows cast by the development are obscured, especially during winter when deciduous trees cast minimal shadows and sunlight is at a premium (see reasons from 'Site Layout for Daylight & Sunlight: A Guide to Good Practice, BRE Trust' above). Can the trees be removed from the diagrams to show the true extent of the shadows and can the applicant confirm the correct topography has been used.
- e. Drawings for the proposed garages to Plots 27 and 28 are not available on the Planning Portal and have not been included in the Design & Access Statement. Can these please be provided.
- f. There is a scaling issue with the proposed Bat Roost drawings. The roost measures ~5m x 4m on the site plan and 2.5m x 2m on the 'Proposed Bat Roost Drawing 2004.1068' which is 1:50@A3. The height of the building is either 2.7m or 5.4m. Can the proposed size be confirmed along with the finished floor level. As the proposed building is tight to the Northern boundary this information is essential in understanding the visual impact of the proposals.

3. Privacy, day/sunlight, overlooking and overbearing.

- a. Both the Planning and Design & Access Statements, to ensure privacy and avoid overlooking, confirm that gable / 'side elevations of properties that are adjacent to the site boundary' (plots 17, 18 and 24) will contain no windows. The submitted drawings for House Type 6B (plots 18 and 24) show windows at Ground and First Floor and, House Type 3 (Plot 17) has a glazed Ground Floor door and side glazing to the bay window to the front elevation. These windows should be removed from the submitted elevations.
- b. House Type 3 Plans show the inclusion of a First Floor Roof Terrace. The impact is not addressed within any of the submitted information.
- c. The proposals to raise the existing ground level at the site boundary have not been addressed in the submitted information.
- d. Overbearing was raised as a concern by the Planning Department in their Design Surgery held on 24 April 2013. The application is implying that these concerns have been addressed although pertinent information was not provided during the consultation.
- e. The diagrams in Appendix 3 of the Design and Access Statement refer to 2 forms of guidance from 'Site Layout for Daylight & Sunlight: A Guide to Good Practice, BRE Trust'. This includes a measurement to justify the proximity of the proposal. The '3 x (Height of

proposed development – Height of centre of existing window) appears to be wrongly calculated, as the height of the proposals should be measured from the ground floor level of the existing properties. This would increase the acceptable distance of the proposals by 3 x the height of the bank. For Plot 18 this translates to a minimum of 39m and not 21m between the proposed and existing buildings; currently proposed at 27.2m.

4. Telecommunications Mast

The Planning Statement confirms that the telecommunications masts are not to be replaced within the proposed development - Can a plan be provided confirming the proposed demolition works and removal of the telecommunications masts.

5. Supplementary Planning Document

Development on Garden Land and Infill Sites SPD Adopted 29th June 2009 is not considered in the submitted information. The nature of the development and its proximity to existing dwellings means that it gives rise to similar issues as those covered in the SPD. The SPD is therefore relevant and should be considered in assessing the proposals

Considerations:

- Impact on adjoining developments
- unacceptable harm to the amenity of adjoining land users
- loss of sunlight and/or diffuse daylight loss of outlook, loss of privacy
- complements and respects neighbouring development
- layout and scale (topography, size, height)
- amenity space (reduces the density of development, softens the urban fabric)

Proposals that result in unacceptable harm to the amenity of neighbouring dwellings will not be permitted... This impact on 'amenity' includes the following:

- Reduction in daylight to neighbouring gardens and rooms
- Reduction in sunlight to neighbouring gardens and overshadowing of rooms
- The neighbour's ability to use their garden due to overlooking and lack of privacy
- An overbearing appearance of the neighbouring development in relation to existing gardens and buildings, by virtue of its height or position
- Noise and disturbance from access arrangements and other activity (proximity of the proposed dwellings to the boundary) at the rear of gardens

In addition to the above, I have great concerns to the amount of parking that has been allocated to the development. The size of the properties, would suggest that the future residents would be of a size that would require multiple vehicles per house hold. Taking into consideration that most children live with their parents for longer, due to the cost and difficulties of renting or buying their own home there is most likely going to be a heavy amount of parking displacement. This displacement is without doubt going to affect not only the main road (Leckhampton Road), but also the side roads. My concern is purely down to the visibility that the increased parking would place on those residents trying to leave their driveways, and those that use the road.

The current site, although has a higher volume of traffic arriving and leaving during the day, I believe that the amount of vehicles that will have residency on the new development will out way the current level of traffic recorded. This is further weighted by the wonderful trees that line the road, which restrict visibility of approaching traffic. The speed at which traffic travels up and down the Leckhampton Road either climbing or descending the hill adds further risk to all that use the road.

During the recent meeting of the residents it was clear to me that the consensus was that any development application that would be accepted by the community, with the above items addressed individually, would also require that some investment by the developer to sustain the scout centre. I feel that every effort should be taken to encourage the developer to pursue this, and have added to any agreement and contract that a new scout centre is provided for. I think this would be of great benefit to the Leckhampton community and the scouts.

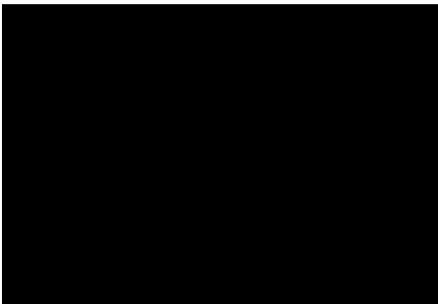
With regards to the development design, having looked at the plans provided to me by the developer, and taking in to consideration that I don't possess the skills to read the plans with complete confidence, nonetheless I feel that the proximity of plots 28 and 29 to the rear garden of my home will cause great distress, and will be over bearing to the rear of my property. I have three young step daughters that like to play in the garden. The design has not taken into its calculations that we have a conservatory that we use all year round, as our dining room. This greatly reduces the distance between the rear of the conservatory and the rear of plot 29. The plan current indicates that distance is 23.1m between the two properties; however this is reduced by approximately 4 m, which is unacceptable. To add to this, the line of sight from plot 29 is directly into our property and conservatory, which would remove any level of privacy and amenity that we currently enjoy. I feel this is totally over bearing, and the design should be changed to reflect our lack of privacy that current design plan suggests.

See picture below.

I support the overall proposals but feel that the above matters need to be addressed and the proposals amended accordingly. Specifically the significant and overbearing impact of the proposed houses, along the Northern Boundary of the site, on the existing neighbouring properties.

Please do not hesitate to contact me should you wish to discuss the above.

Yours Sincerely





63 Collum End Rise
Leckhampton
Cheltenham
GL53 0PA

Mrs W Hopkins
Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 9SA

30th May 2013

For the attention of Mrs W Hopkins, case officer

Dear Mrs Hopkins

Reference:

PLANNING APPLICATION NO 13/00756/FUL

Demolition of existing buildings and residential development comprising of the construction of 29 dwellings, Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire, GL53 0AL, by Martin Scott Homes (205 Leckhampton) Ltd.

I am in receipt of the Council's letter of 16th May inviting me to submit any comments on the above referenced planning application. Whilst I am not opposed to development of the site in keeping with the surroundings, I am writing to register my objections to the proposed development as currently submitted and ask for the details to be reconsidered and changed to address my objections.

The key objections I raise are as follows:

1. Adverse effect on the residential amenity of neighbours

Referring to Cheltenham Borough Council Local plan Policy CP1 and CP4 – the proposed development would create an unacceptable impact on adjoining developments and harm our amenity, by reason of overlooking, loss of privacy, overshadowing and loss of outlook.

- Buildings close to the northern boundary of the elevated development site have a significant impact on the adjoining properties.

- The design of House Type 6B (Plots 24 and 18) propose windows at ground and first floor to the north facing end elevation. This contradicts the response given by the developers in the Public Access Statement appendix 1 to the Design Surgery Comments of 24/04/13. Given the raised ground floor level and the proximity of the dwelling to our boundary this will mean that we are significantly overlooked. With the elevated site levels the eyeline of a typical adult standing at the kitchen sink will be 2.65m above the ground level at the site boundary and over 6m above the ground floor level of the adjacent properties on Collum End Rise.
- The designs of House Type 8 (Plots 25 to 29) facing the existing properties on Collum End Rise have ground floor levels 3.0m to 4.0m higher than the existing adjacent properties.
- The design of House Type 3 (Plot 17) proposes a first floor terrace with doors from the bedroom and a glazed door to the side of the property. The eyeline of a typical adult standing in the doorway is approximately 2.8m above the ground level at the site boundary and nearly 8m above the ground floor of the properties on Collum End Rise.

It is an established principle of planning that new developments should not borrow amenity from adjacent land, and, as a general rule, the greater part of any overshadowing caused by a new building must be confined to the developers own land.

According to the guidance in 'Site Layout for Daylight & Sunlight: A Guide to Good Practice, BRE Trust'; 'in assessing the impact of buildings on sunlight in gardens, trees and shrubs are not normally included in the calculations..... This is because the dappled shade of a tree is more pleasant than the deep shadow of a building'. The BRE Guide also highlights the importance of sunlight between buildings and the impact on the overall appearance and ambience of a development. This is not limited to summer months and 'is valuable for a number of reasons' to:

Provide attractive sunlit views (all year).

Make outdoor activities like sitting out and children's play more pleasant (mainly warmer months).

Encourage plant growth (mainly spring and summer).

Dry out ground, reducing moss and slime (mainly in colder months).

Melt frost, ice and snow (in winter).

Dry clothes (all year).

- The Shadow analysis submitted by the developer includes the northern boundary line trees and also shows more trees than are actually present. The conclusion is therefore drawn that overshadowing will be insignificant. However overshadowing, particularly from plot 24, will be significant as this proposed building is less than 20 m from the adjacent properties in Collum End Rise, is in an elevated position and does not have any boundary line trees to mitigate the overshadowing effect.

2. The visual impact is unacceptable

I refer to Policy CP7, SPD Development on Garden Land and Infill Site and Policy HS2. The design of the proposed development is inappropriate in that the scale, massing, and height are overbearing and do not respect neighbouring developments or take account of the topography of the site.

- By proposing dwellings at the boundary on the top of a bank ranging in height of between 3.5 to 6m, the development is detrimental to the amenity of the adjacent neighbours and adversely affects the quality of the environment.
- The effective height to the eaves of the proposed building on Plot 18 is 11.4m. This is comparable to a 4.5 storey dwelling (at the eaves).
- The effective height of Plot 24 is 11.5m to the ridge, again equal to a 4.5 storey building, with this building proposed to be less than 20m from the existing houses.
- The effective height of Plots 25-29 is even higher at 14.2m, with the proposed buildings being 25m from the existing houses.

3. The design and site layout is poor and significantly increases the visual impact on neighbours

The design is inappropriate in its context; by positioning houses close to the boundary the visual impact of the proposals is increased. Any development should aim to keep houses away from the boundaries to mitigate the bulk, mass and scale of the proposals especially as they are on an elevated site.

The proposals should minimise the physical dominance of the new development over neighbouring properties and take due account of the topography of the site and build on existing planting to develop a natural barrier zone that will benefit both existing and new developments.

- Considering the elevated site, the new design might have been expected to employ low ground floor levels in order to minimise its impact on existing neighbours. Instead, the proposed site and floor levels on the Northern boundary are raised by between 0.72m and 1.36m. The raised levels are greatest to the North West of the site where the bank is at its highest and the proposed houses are closest to the boundary, between 1.7m and 2.0m.
- The effect of raising levels on existing planting and natural drainage is not investigated or explained and access to the sides of the proposed houses and Bat Roost is not considered.
- No reason is given for raising the site levels although it should be noted that 'the most cost effective solution is not justification for an exception to CP7' and good design which 'is indivisible from good planning'.

4. The proposals do not reflect the character of the neighbourhood.

The design should consider and complement the character of the locality with due consideration of the location of the site, the scale and proportions of the surroundings, the relationship with adjoining buildings, spaces around them, the topography and the general pattern of heights in the area including views and landmarks.

The existing development on the site has a minimal visual impact on neighbouring properties and retains views of Leckhampton Hill for neighbours and passing pedestrians. In contrast the proposals are tight to the boundary and given the elevated site have a significant impact on the character of the neighbourhood and adjacent properties.

- While the loss of a view is not in itself a planning matter the proposals in their current form obscure existing views of Leckhampton Hill (an important landmark) and an Area of Outstanding Natural Beauty (AONB). Views in to and out of an AONB are a planning consideration and have only been mentioned in passing but not addressed in the submitted information.
- The existing residential developments around the site have back to back gardens, comparatively low ridge heights, views between buildings and single storey elements to reduce massing as reflects the edge of town nature of Collum End Rise and Leckhampton Road. The scale and form of the proposed development not only removes the open aspect of the neighbourhood it also removes the views of Leckhampton Hill to the South and blocks the skyline from the back of the neighbouring properties that is particularly evident in wintertime when daylight is also a premium. In addition the proposed developments have significantly higher ridge heights than existing properties in Collum End Rise thereby making them out of character to the surrounding developments.

5. Statement of Community Involvement (SCI) and Public Consultation

The SCI and Public Consultation were ineffective, as the information presented did not present the full design intent.

- The raising of site levels was not made clear and no contextual information was provided to show the visual impact of the proposed development from the North of the site or the elevations of the proposed houses.
- The Planning Statement and Design and Access Statement both acknowledge the impact of the proposals on the amenity of the neighbours and propose to address this by moving the proposals 0.5-1.1m further from the boundary. This is insignificant in comparison to a greater increase in the height of the proposed developments as a result of raising the site levels.

Further points for consideration:

'Site Layout for Daylight & Sunlight: A Guide to good Practice, BRE Trust', section 2.2 sets out the following calculation to assess whether the proposed development will have an impact upon the loss of light to an existing window

$3 \times (\text{Height of proposed development} - \text{Height of centre point of existing window})$

The Guide shows this calculation with the height of the development taken from the ground floor of the existing properties but the calculations for this measurement on the Design and Access Statement appears to be wrongly calculated as it only includes the height of the proposed buildings and ignores the change in height of the site. For Plot 24 this translates to a minimum distance of over 29.5m between the proposed and existing buildings, not 19.578m as currently proposed.

The Design and Access Statement also refers to the '25th Planning Rule' for assessing the loss of light to existing windows but both the height calculation and 25th rule have been measured from in-accurate plans of the existing houses, to the north of the site, that do not include new building extensions or conservatories to the rear of these properties.

The proposals to raise the existing ground level at the site boundary have not been addressed in the submitted information.

Overbearing was raised as a concern by the Planning Department in their Design Surgery held on 24 April 2013. The application is implying that these concerns have been addressed although pertinent information was not provided during the consultation

Drawings for the proposed garages to Plots 27 and 28 are not available on the Planning Portal and have not been included in the Design & Access Statement. Can these please be provided.

The Planning Statement confirms that the telecommunications masts are not to be replaced within the proposed development. Can confirmation that they will not be replaced or details of where they will be re-positioned please be provided.

The Transport Statement concludes that there will be a significant reduction in 2-way journeys from the site under the proposed development, but the conclusion is based on the site being fully occupied and, as stated elsewhere in the application, the site is only 60% occupied and is unlikely ever to be fully occupied given the age and condition of the units. The Transport Statement also considers the journey to school, especially children of primary school age and concludes that the local primary school is within easy walking distance therefore the development will not increase the number of pupils being dropped off at the school. However both the local primary school and the two nearest secondary schools are significantly oversubscribed and this will inevitably result in children having to attend schools at a greater distance away from the development. In reality therefore it is likely that the number of 2-way journeys will increase rather than reduce.

The Transport Statement also examines the personal injury accident data in the vicinity of the development from the last five years, including the death of a pedestrian crossing the Leckhampton Road opposite Liddington Road within 100m of the site entrance. The conclusion is that most of the accidents 'resulted from drivers or pedestrians being inattentive'. However it could also be argued that a contributing factor in these accidents is the restricted view when emerging on to Leckhampton Road due to the number and location of the large trees lining both sides of the road.

The development proposes on average 1.5 parking spaces per dwelling household will be provided but, given the number of 3, 4 and 5 bedroom houses, it is highly likely that there will be a significant number of households with 2 or more cars. There is no provision within the development for additional parking for households with additional vehicles or for visitor parking. It is likely therefore that overflow parking will spill out on to Leckhampton Road causing further obstruction of view for emerging drivers or pedestrians.

The Transport Statement has assessed the local amenities and concludes that all the necessary local amenities can be reached on foot, by bicycle or by using the local bus service. In reality residents of the development are likely to use their private motor vehicle or bus to reach the amenities in Bath Road due to the significant incline on the return journey back up Leckhampton Road. Use of the local bus service is to be encouraged but it should be noted that due to the circular bus route both the outbound and return service collect and alight passengers on the east side of Leckhampton Road. This will significantly increase the number of pedestrians crossing the Leckhampton Road and consideration should be given to this especially in view of the recent fatality and likelihood of further obstruction of view from overflow parking from the development.

Supplementary Planning Document

Development on Garden Land and Infill Sites SPD Adopted 29th June 2009 is not considered in the submitted information. The nature of the development and its proximity to existing dwellings means that it gives rise to similar issues as those covered in the SPD. The SPD is therefore relevant and should be considered in assessing the proposals

Considerations:

- unacceptable harm to the amenity of adjoining land users
- Impact on adjoining developments
- loss of sunlight and/or diffuse daylight loss of outlook, loss of privacy
- complements and respects neighbouring development
- layout and scale (topography, size, height)
- amenity space (reduces the density of development, softens the urban fabric)

Proposals that result in unacceptable harm to the amenity of neighbouring dwellings will not be permitted... This impact on 'amenity' includes the following:

- Reduction in daylight to neighbouring gardens and rooms
- Reduction in sunlight to neighbouring gardens and overshadowing of rooms
- The neighbour's ability to use their garden due to overlooking and lack of privacy
- An overbearing appearance of the neighbouring development in relation to existing gardens and buildings, by virtue of its height or position
- Noise and disturbance from access arrangements and other activity (proximity of the proposed dwellings to the boundary) at the rear of gardens.

If Planning Permission is granted it will be on the basis of the Submitted Application and I would ask that the drawn and written information is reviewed and any contradictory or incorrect information is addressed to enable the application to be properly assessed.

Yours Sincerely



59 Collum End Rise
Cheltenham
Glos GL53 0PA

Mrs W Hopkins
Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 9SA

10 June 2013

For the attention of Mrs W Hopkins, case officer

Dear Mrs Hopkins

Reference:

PLANNING APPLICATION NO 13/00756/FUL

Demolition of existing buildings and residential development comprising of the construction of 29 dwellings, Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire, GL53 0AL, by Martin Scott Homes (205 Leckhampton) Ltd.

I have been resident at the above address since 1992. My garden backs directly on to the proposed development.

I am in receipt of the Council's letter of 16th May inviting me to submit any comments on the above referenced planning application. Whilst I am not opposed to development of the site in keeping with the surroundings, I am writing to register my objections to the proposed development as currently submitted and ask for the details to be reconsidered and changed to address my objections.

The key objections I raise are as follows:

1. Personal Privacy

My garden has been until now almost entirely secluded from view. I am concerned that the proposed development will violate this seclusion and will lead to my private land being overlooked by others immediately behind my garden fence. I would at the very least hope and expect that no windows of dwellings in the proposed development would overlook my garden.

2. Drainage

The flow of water downhill from the site of the proposed development has been a source of both irritation and potential hazard over the years. I am

Cheltenham Borough Council Environment Group			
PASSED TO			
REC'D	11 JUN 2013		
Date of Response		Type of Response	
Initials of Responder		File Ref.	

concerned that the planners of the proposed development have not paid sufficient attention to this.

3. Light and Shadow

Because the proposed development is at a considerably higher level than my property, I am concerned at the possibility of losing light in my house and my garden at all times of the year. I understand that the height of some of the proposed dwellings exceeds two storeys, which I object to rigorously.

4. Car Parking

I am concerned that not enough allowance for car parking has been made in the plans for the proposed development. Already the top of Collum End Rise is frequently used as a car park for parents dropping off their children at the adjoining Scout Hut. If there is not enough car parking on the development site, I am concerned that both construction workers and subsequently residents will utilise the already limited space outside my house for car parking.

5. Density

The proposed construction of 29 dwellings is, in my view, far too many for such limited space.

6. Schools

Leckhampton Primary School is already oversubscribed. The proposed development is pretty much equidistant from both Balcarras and Bournside Comprehensive secondary schools, which are likewise oversubscribed. I am concerned at the fact that the local authority will on the one hand grant planning permission for an influx of families into the area and on the other hand not make sufficient provision for schooling of local children.

The conversion of this land from industrial to residential use is on the whole to be welcomed. However, you will be aware of the grave concerns of myself and other local residents at the lack of sensitivity in these proposals on the part of the developers and the lack of consideration for the well-being and quality of life of those of us who have lived in the area for many years.

I hope the planning authorities take note of my objections.

Yours sincerely



Mrs W Hopkins
Development Management
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 9SA

[REDACTED]
53 Collum End Rise
Leckhampton
Cheltenham
GL53 0PA

For the attention of Mrs W Hopkins, case officer

03 June 2013

Dear Wendy

Reference:
PLANNING APPLICATION NO 13/00756/FUL

Demolition of existing buildings and residential development comprising the construction of 29 dwellings. Leckhampton Industrial Estate, Leckhampton Road, Cheltenham, Gloucestershire, GL53 0AL, by Martin Scott Homes (205 Leckhampton) Ltd.

I would support and encourage a well-designed development of the site however, I wish to register my objection to the application in its current form and ask for details of the proposed development to be reconsidered and changed to address these objections.

The key objections are as follows:

1. Adverse effect on the residential amenity of neighbours

The proposed development would create an unacceptable impact and harm our amenity as neighbours, by reason of overlooking, loss of privacy, overshadowing and loss of outlook (CP1 and CP4).

It is an established principle of planning that new developments should not borrow amenity from adjacent land, and, as a general rule, the greater part of any overshadowing caused by a new building must be confined to the developers own land.

According to the guidance in 'Site Layout for Daylight & Sunlight: A Guide to Good Practice, BRE Trust'; 'in assessing the impact of buildings on sunlight in gardens, trees and shrubs are not normally included in the calculations... This is because the dappled shade of a tree is more pleasant than the deep shadow of building'. The BRE Guide also highlights the importance sunlight between buildings and the impact on the overall appearance and ambience of a development. This is not limited to summer months and 'is valuable for a number of reasons, to:

- provide attractive sunlit views (all year)
- make outdoor activities like sitting out and children's play more pleasant (mainly warmer months)
- encourage plant growth (mainly spring and summer)
- dry out ground, reducing moss and slime (mainly in colder months)
- melt frost, ice and snow (in winter)

- dry clothes (all year)'



Photo from patio of 53 Collum End Rise showing minimal shading and screening from deciduous trees on the Southern boundary of gardens from late autumn to early spring. Photo taken spring 2011.

- Building close to the Northern Boundary of an elevated site has a significant impact on the adjoining properties.
- The design of House Type 3 (Plot 17) proposes a first floor terrace with doors from the bedroom and a glazed door to the side of the property. The eyeline of a typical adult standing in the doorway is approximately 2.8m above the ground level at the site boundary or 1.0m above the proposed boundary treatment (assuming a 1.8m high fence - see below) and nearly 8m above the ground floor of the properties on Collum End Rise.
- The designs of House Type 6B (Plots 18 and 24) propose windows at ground and first floor. The cill levels are 1.075m and 1.25m respectively. With the elevated site levels the eyeline of a typical adult standing at the kitchen sink will be 2.65m above the ground level at the site boundary or 0.85m above the proposed boundary treatment (again, assuming a 1.8m high fence) and more at first floor.
- The designs of House Type 8 (Plots 25 to 29) face the existing properties on Collum End Rise with ground floor levels 3.0m to 4.0m higher than the existing properties.

2. The visual impact is unacceptable

The design of the proposals is inappropriate in that the scale, massing, and height are overbearing and do not respect neighbouring developments or take account of the topography of the site (CP7 and SPD Development on Garden Land and Infill Sites).

- By proposing dwellings at the boundary on the top of a 6m high bank the development may achieve desired densities but it does so to the detriment of the amenity of its neighbours and adversely affects the quality of the environment. (Policy HS2).
- The effective height to the eaves of the proposed buildings is 11.4m on Plot 18. This is comparable to a 4.5 storey dwelling (at the eaves) within 27m of the existing houses. The ridge being nearly 14m high but set back.

- The effective height of the Plot 17 is 15.8m to the ridge, equal to a 6-storey building within 26m of the existing houses.
- The proposed dwellings should be moved away from the existing fence line and the height of the proposals should be limited to a single storey along the boundary.

3. The design and site layout is poor and significantly increases the visual impact on neighbours

The design is inappropriate in its context; by positioning houses close to the boundary the visual impact of the proposals is increased. The site layout should aim to keep houses away from the boundaries to mitigate the bulk, mass and scale of the proposals especially as they are on an elevated site.

The proposals should minimise the physical dominance of the new development over neighbouring properties and take due account of the topography of the site and build on existing planting to develop a natural barrier zone that will benefit both existing and new developments.

- The new design might have been expected to employ low ground floor levels in order to minimise its impact on existing neighbours. Instead, the proposed site and floor levels on the Northern boundary are raised by between 0.72m and 1.36m. The raised levels are greatest to the North West of the site where the bank is at its highest and the proposed houses are closest to the boundary, between 1.7m and 2.0m.
- The effect of raising levels on existing planting and natural drainage is not investigated or explained and access to the sides of the proposed houses and Bat Roost is not considered.
- No reason is given for raising the site levels although it should be noted that 'the most cost effective solution is not justification for an exception to CP7' and good design which 'is indivisible from good planning'.

4. The proposals do not reflect the character of the neighbourhood.

The design should consider and complement the character of the locality with due consideration of the location of the site, the scale and proportions of the surroundings, the relationship with adjoining buildings, spaces around them, the topography and the general pattern of heights in the area including views and landmarks.

The existing development on the site has a minimal visual impact on neighbouring properties and retains views of Leckhampton Hill for neighbours and passing pedestrians. In contrast the proposals are tight to the boundary and given the elevated site have a significant impact on the character of the neighbourhood and adjacent properties.

- While the loss of a view is not in itself a planning matter the proposals in their current form obscure existing views of Leckhampton Hill (an important landmark) and the Area of Outstanding Natural Beauty (AONB). Views in to and out AONBs are a planning consideration and have only been mentioned in passing but not addressed in the submitted information.
- The form of residential developments around the site have back to back gardens, views between buildings and single storey elements to reduce massing as reflects the edge of town nature of Collum End Rise and Leckhampton Road. The scale and form of the proposed development not only removes the open aspect of the neighbourhood it also removes the views of Leckhampton Hill to the South and blocks the skyline from the back of the neighbouring properties that is particularly evident in wintertime when daylight is also a premium.

5. Statement of Community Involvement (SCI) and Public Consultation

The SCI and Public Consultation were ineffective, as the information presented did not present the full design intent.

- The raising of site levels was not made clear and no contextual information was provided to show the visual impact of the proposed development from the North of the site or the elevations of the proposed houses.
- The Planning Statement and Design and Access Statement both acknowledge the impact of the proposals on the amenity of the neighbours and propose to address this by moving the proposals 0.5-1.1m further from the boundary. This is insignificant in comparison to a greater increase in the height of the proposed developments as a result of raising the site levels.

There are further matters that I believe should be taken in to consideration:

Submitted Information:

If Planning Permission is granted it will be on the basis of the Submitted Application. I would ask that the drawn and written information is reviewed and any contradictory or incorrect information is addressed to enable the application to be properly assessed.

This should particularly apply to the questionable application of the rule of measurement of angles, distances and heights and the selective approach to the instances illustrated (see below).

1. Drawings and written submission

- a. The Planning Statement refers to 2 storey dwellings (Section 3.1) - The proposed plans show both 2 and 3 storey dwellings; Ground Floor, First Floor and Second Floors. Specifically House Types 2, 3, 4 and 5. While the impact of House Types 2, 4 and 5 is negligible on the Northern Boundary House Type 3 on Plot 17 is within 1.6m of the boundary.
- b. All the drawings state 'do not scale from this drawing' or similar words. In the absence of scale bars can critical dimensions be added to all submitted drawings including but not limited to eave and ridge heights, dimensions to boundaries, distances between dwellings (existing and proposed), proposed levels along the site boundary etc.

2. Site Layout and Design

- a. The proposed distance between Plots 18 to 20 and 21 to 24 is approximately 17m which is less than the minimum '21 metres between dwellings which face each other where both have windows with clear glazing' prescribed under Policy CP4.
- b. The soft landscaping proposals locate trees and other soft landscaping over the proposed surface water attenuation in the North East Corner of the site meaning these are unlikely to be planted due to technical issues.
- c. Proposed soft landscaping does not ameliorate visual impact of the development on its neighbours. It ought to be strengthened and employed to enhance the amenity of existing and new residents and the natural life of locality. This design failure is evident in that the number of removed trees (9No) along the Northern Boundary is significantly greater than those being planted (4No).
- d. The impact of the proposed soft / hard landscaping (gardens, parking, garden access etc) cannot be assessed. No proposed levels are provided to areas of both Soft and Hard Landscaping (proposed levels are limited to Finished Floor Levels and Road Centre Lines). The impact of the development on neighbours is not limited to the location of doors and windows with a significant potential impact on privacy and amenity from the proposed parking, gardens and garden access.

- e. The Planning Statement notes 'secure cycle spaces and bin locations are provided within each property's curtilage'. The Design and Access Statement does not mention Bicycles and states 'all houses have external access to rear gardens. Refuse bins will be located within rear gardens'. These statements do not appear considered in relation to the site plan and proposed changes of level. The likely outcome of the proposals will bins stored on the street or against the rear fences of neighbouring properties.
- f. Appendix 4 of the Design and Access Statement incorporates trees in the shadow analysis. As noted above trees are not normally included in calculations. By including trees in the diagrams the true shadows cast by the development are obscured, especially during winter when deciduous trees cast minimal shadows and sunlight is at a premium (see reasons from 'Site Layout for Daylight & Sunlight: A Guide to Good Practice, BRE Trust' above). Can the trees be removed from the diagrams to show the true extent of the shadows and can the applicant confirm the correct topography has been used.
- g. Drawings for the proposed garages to Plots 27 and 28 are not available on the Planning Portal and have not been included in the Design & Access Statement. Can these please be provided.
- h. There is a scaling issue with the proposed Bat Roost drawings. The roost measures ~5m x 4m on the site plan and 2.5m x 2m on the 'Proposed Bat Roost Drawing 2004.1068' which is 1:50@A3. The height of the building is either 2.7m or 5.4m. Can the proposed size be confirmed along with the finished floor level. As the proposed building is tight to the Northern boundary this information is essential in understanding the visual impact of the proposals.

3. Privacy, day/sunlight, overlooking and overbearing.

- a. Both the Planning and Design & Access Statements, to ensure privacy and avoid overlooking, confirm that gable / 'side elevations of properties that are adjacent to the site boundary' (plots 17, 18 and 24) will contain no windows. The submitted drawings for House Type 6B (plots 18 and 24) show windows at Ground and First Floor and, House Type 3 (Plot 17) has a glazed Ground Floor door and side glazing to the bay window to the front elevation. These windows should be removed from the submitted elevations.
- b. House Type 3 Plans show the inclusion of a First Floor Roof Terrace. The impact is not addressed within any of the submitted information.
- c. The proposals to raise the existing ground level at the site boundary have not been addressed in the submitted information.
- d. Overbearing was raised as a concern by the Planning Department in their Design Surgery held on 24 April 2013. The application is implying that these concerns have been addressed although pertinent information was not provided during the consultation.
- e. The diagrams in Appendix 3 of the Design and Access Statement refer to 2 forms of guidance from 'Site Layout for Daylight & Sunlight: A Guide to Good Practice, BRE Trust'. This includes a measurement to justify the proximity of the proposal. The '3 x (Height of proposed development – Height of centre of existing window)' appears to be wrongly calculated, as the height of the proposals should be measured from the centre of the existing window (Section 2.24 - Light from Sky and Section 3.2.7 Sunlighting). This would increase the acceptable distance of the proposals by 3 x the height of the bank. For Plot 18 this translates to a minimum of 39m and not 21m between the proposed and existing buildings; currently proposed at 27.2m.

4. Telecommunications Mast

The Planning Statement confirms that the telecommunications masts are not to be replaced within the proposed development - Can a plan be provided confirming the proposed demolition works and removal of the telecommunications masts.

5. Supplementary Planning Document

Development on Garden Land and Infill Sites SPD Adopted 29th June 2009 is not considered in the submitted information. The nature of the development and its proximity to existing dwellings means that it gives rise to similar issues as those covered in the SPD. The SPD is therefore relevant and should be considered in assessing the proposals

Considerations:

- Impact on adjoining developments
- unacceptable harm to the amenity of adjoining land users
- loss of sunlight and/or diffuse daylight loss of outlook, loss of privacy
- complements and respects neighbouring development
- layout and scale (topography, size, height)
- amenity space (reduces the density of development, softens the urban fabric)

Proposals that result in unacceptable harm to the amenity of neighbouring dwellings will not be permitted... This impact on 'amenity' includes the following:

- Reduction in daylight to neighbouring gardens and rooms
- Reduction in sunlight to neighbouring gardens and overshadowing of rooms
- The neighbour's ability to use their garden due to overlooking and lack of privacy
- An overbearing appearance of the neighbouring development in relation to existing gardens and buildings, by virtue of its height or position
- Noise and disturbance from access arrangements and other activity (proximity of the proposed dwellings to the boundary) at the rear of gardens

I support the overall proposals but feel that the above matters need to be addressed and the proposals amended accordingly. Specifically the significant and overbearing impact of the proposed houses, along the Northern Boundary of the site, on the existing neighbouring properties.

I feel the applicant should consider retaining or lowering the the existing site levels, single storey dwellings to the North of the site, increasing the distance of the proposals from the boundary and landscaping to improve the proposals. I do not believe a limited combination or any single one of the above in isolation is sufficient to ameliorate the proposals and a more holistic rethink should be considered.

In support of the above points I attach the following drawings as an analysis of the submitted proposals:

- SK01 - Collum End Rise Contextual Elevation
- SK02 - Submitted Information Analysis Drawing A
- SK03 - Submitted Information Analysis Drawing B

Please do not hesitate to contact me should you wish to discuss the above.

Yours Sincerely



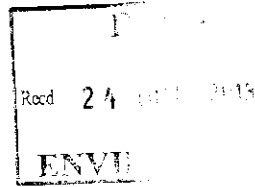
BSc(Hons)., Dip Arch, RIBA

Your Ref. 13/00756/FUL

210 Leckhampton Road

Cheltenham GL53 0AW

23rd October 2013



Dear Madam,

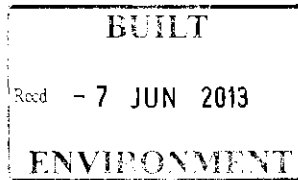
With Reference to the construction of houses which are to be built opposite to where I live, I am very concerned about the safety on the Leckhampton Road, both during & after the construction. My elderly neighbour, the late Mrs Gwen Greenlade, was killed on the road last year.


Another problem which may present itself before any new houses are built is that we have a severe shortage of local secondary school places in Cheltenham. Many children have to travel to Gloucester already. I understand that a number of children from as far away as Bristol are taking up places at Cheltenham Grammar School. This is most unfair.

Yours sincerely,



Mrs W Hopkins,
Development Management
Cheltenham Borough Council,
Municipal Offices
Promenade,
Cheltenham,
GL50 9SA




60 Collum End Rise
Leckhampton,
Cheltenham,
Glos
GL53 0PB
6th June 2013

For the attention of Mrs W Hopkins, case officer.

Dear Mrs Hopkins

Planning Application No 13/00756/FUL

Residential Building Development of 29 dwellings by Martin Scott (205 Leckhampton) Ltd at Leckhampton Industrial Estate, Leckhampton, Cheltenham, GL53 0AL

Today I logged onto the Cheltenham Borough Council Website and registered in order to forward my comments on the above development to you. I endeavoured to send them to you three times and after each attempt I was informed by the site that I had been logged out. As I am aware that this is the last day for comments on the proposed development I consider that under these circumstances this letter is only remaining way open to me to communicate my opinions, and they are:

Although I have no objection to the residential development of the site, I wish to register my objection to the proposals as shown under the current application.

My main objection is as follows:

Overall lack of Amenity and infill of our vision to the detriment of the quality of our environment.

From the position of No 60 Collum End Rise, being approximately 2.00 metres lower than No 55 on the opposite side of the road, the effective height of the eaves of the development's plot No's 18 & 19 will be approximately 13.5 metres. This is the equivalent to a 5 storey building at a distance 50.0 metres.

In addition the roof ridge of plot No 17 will be approximately 17.8 metres resulting in an effective height of a 7 storey building. This situation is exacerbated by the relative fall of Collum End Rise to the West in relation to the increased height of the development's site (1.146 metres) and its rise to the West.

I consider the current proposals are overbearing and the visual impact unacceptable. These points require addressing and the applicant should consider retaining or lowering the site, and consider the construction of single storey buildings along the northern boundary of the site.

In conclusion at a meeting recently with the developer I expressed my concern that after recently investing considerably in solar panels their current proposals may affect sunlight to the roof. His reply was that it would not. This was of course before their recent proposal to raise the site by 1.146 metres.

For your information my comments have been made in conjunction with the following drawings already in your possession:

- SK01 – Collum End Rise Contextual Elevation.
- SK02 – Submitted information Analysis Drawing A.
- SK03 – Submitted Information Analysis Drawing B.

Yours Sincerely



Ms Tracy Crews,
Head of Planning
Cheltenham Borough Council,
Municipal Offices
Promenade,
Cheltenham,
GL50 9SA

Recd 30 AUG 2013

ENVIRONMENT

60 Collum End Rise
Leckhampton,
Cheltenham,
Glos
GL53 0PB
29th August 2013

For the attention of Mrs W Hopkins, case officer.

Dear Mrs Hopkins

Planning Application No 13/00756/FUL

Revised Plans Showing Demolition of existing buildings and residential development comprising the construction of 29 dwellings at Leckhampton Industrial Estate, Leckhampton road, Cheltenham.

Thank you for letter of the 14th August notifying me of the availability of the revised plans for the above proposed development.

As outlined in my letter of the 6th June to you, I have no objection to the residential development of the site. However, I still wish to register my objection to the revised proposals as submitted to you by BNP Architects in their letter to you of 29th July 2013.

My main objection is still as follows:

Overall lack of Amenity and infill of our vision to the detriment of the quality of our environment.

The revised proposals show a reduction in height of 1600 mm for the proposed development. As outlined to you previously, from the position of No 60 Collum End Rise being approximately 2.00 metres lower than No 55 on the opposite side of the road this is still the equivalent of looking out on 4 and 6 storey buildings, depending on whether you look towards plot No's 18 / 19 or 17.

I still consider the current revised proposals overbearing and the visual impact unacceptable.

These points require addressing and the applicant should still consider the construction of single storey buildings such as – without overlooking north bungalows, or revise the layout to give back to back gardens with those in Collum End Rise and Liddington Road along the northern boundary of the site. I realise these changes for the developer may result in a reduction of build numbers, but in a development adjacent to an area of outstanding natural beauty I believe a reduction in density will also make it more appropriate, alleviating many of the concerns of parking and access to the site.

Yours Sincerely


Mike Bee