

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

## REPRESENTATIONS

Number of contributors	<b>146</b>
Number of objections	<b>140</b>
Number of representations	<b>4</b>
Number of supporting	<b>2</b>

1 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AF

**Comments:** 17th November 2014

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

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

5 Albert Court  
Central Cross Drive  
Cheltenham  
Gloucestershire  
GL52 2TW

**Comments:** 17th November 2014

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

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

18 Albert Road  
Cheltenham  
Gloucestershire  
GL52 2QX

**Comments:** 17th November 2014

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

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

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

The Cottage  
7 Pittville Crescent  
Cheltenham  
Gloucestershire  
GL52 2QZ

**Comments:** 18th November 2014

1 General

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

2 Size

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

3 Proposed Buildings

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

4 Uliving

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

5 Administrative Arrangements

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

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

#### 6 Highway Concerns

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

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

#### 7 Consultation

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

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

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

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

**Comments:** 5th January 2015

Letter attached.

29 Pittville Lawn  
Cheltenham  
Gloucestershire  
GL52 2BH

**Comments:** 18th November 2014

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

23 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AF

**Comments:** 26th November 2014

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

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

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

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

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

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

The Coach House  
Marston Road  
Cheltenham  
Gloucestershire  
GL52 3JQ

**Comments:** 26th November 2014

Letter attached.

40 East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 26th November 2014

Letter attached.

4 East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 26th November 2014

Letter attached.



**Comments:** 5th January 2015

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

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

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

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

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

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

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

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

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

5 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 14th November 2014

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

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

**Comments:** 17th November 2014

Letter attached.

**Comments:** 12<sup>th</sup> January 2015

Letter attached.

8 Prestbury Park  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LE

**Comments:** 19th November 2014

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

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

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

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

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

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

**Comments:** 22nd December 2014

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

Thank you.

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

17 Elm Court  
Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JU

**Comments:** 22nd November 2014

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

Please find my main concerns below:

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

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

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

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

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

**Comments:** 25th November 2014

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

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

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

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

**Comments:** 5th January 2015

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

The proposal is in conflict with local plan policy regarding section 14.6 In 2001, the Government published PPG13 (Transport). The objectives of this guidance are to integrate planning and transport to: reduce the need to travel, especially (but not exclusively) by car.

The parking or lack of it means that students with cars as well as other visitors to the proposed campus will inevitably park in roads surrounding the development.

The University has historically failed to effectively deal with noise and disturbance caused by students, especially at night which have affected residents. We fail to see how increasing the numbers of students' accommodation will improve the already unacceptable situation.

We note that in recent years the existing accommodation does not appear to have been fully occupied, and that the existing accommodations are some of the more expensive to rent according to the University web site. So how can there be a demand for even more of the expensive accommodation located great distances from the places of study, if the existing accommodation is underoccupied?

The report relating to the noise pollution makes no account of the main cause of local residents suffering, that of the sporadic late night disturbances and noises made by the students.

The proposal for 4 storey Town Houses and 5 storey accommodation blocks in this location on the outer fringes of the suburbs of Cheltenham and very close to open countryside is completely out of context, Town houses and 5 storey apartment blocks should not be allowed at all in this location.

The plans indicate that the main entrances to some of the accommodation blocks face out from the site towards nearby neighbours, any entrances should be located in such a way as to not cause nearby residents by students arriving and departing at any time of the day or night.

If the University is now doing so well, why not re-use the existing buildings for the purpose that they were originally designed for? This would reduce the need for students to travel to their place of study.

The proposal is for far too many student accommodations for this size site at this location.

Much of the application submission appears to be relying upon unverified and questionable data.

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

73 New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LB

**Comments:** 20th November 2014

I wish to register my objection to this application. The proposal is completely out of balance with the local community - 800 young lively students in temporary residence (a noisy minority of whom spoil it for the rest) being forced on a quiet residential neighbourhood of elderly and much more mature residents, many of whom are either unaware, or don't know how to complain, or simply find it too difficult to do so, so they rely on those who can.

Then there are the arrangements to allow overnight guests for 2 nights a week (how will they check how many nights?) and their visiting friends with cars and their parents with bigger cars etc. That will mean over 1000 youngsters suddenly arrive over one weekend every September and live there 24/7. It all adds up to far too big a development for this area and is a very harsh uncaring decision on the part of the university.

I can see that the university needs more accommodation and there ought to be some built on the Pittville site but this number is completely ridiculous and simply unfair.

The proposed designs are no better than what is there now, surely the planners and designers can see that. This isn't for the Russian Army. Let's have something much smaller and in keeping with what Cheltenham is all about. These buildings would look at home in the centre of Birmingham but not here, and it should be obvious to anyone with any feel for design, not just me. Hardly a good advert for a University with a School of Art and Design is it.

Then there's the noisy minority of students. This will mean 4 times as many noisy students causing 4 times the already intolerable disturbance as now and the university have been unable to control it at this level because a lot of it happens outside, on the local roads.

Surely the local planning policies cannot be interpreted so loosely as to allow this dreadful scheme to proceed. That's why we have them; to stop this sort of idiotic development happening piecemeal all over the place. Now is the time for some joined-up thinking and some decent decision making. I urge the planning department and the planning committee to do the only decent thing and to reject this oversized scheme outright and to request the university to come up with something more sympathetic. We don't need this.

**Comments:** 2nd January 2015

I wish to register my OBJECTION to the applicants' revised proposals for this poorly conceived development. It is still too large, too imposing and so obviously in the wrong place. It is very bad for Cheltenham.

The developers have made no serious attempt at addressing the issues raised by the planners questions but have, instead, largely responded with narrow statements which ignore the residents issues completely, "supported" by copies of old and irrelevant reports and seemingly identical draft outline plans. Much of their responses are manifestly wrong and products of imaginations unknown in these parts. I do not yet trust these people's ability to submit open, validated figures and statements but am prepared to give them more time to come round. I am not dismissing the idea of some form of university development here but one that must blend in, not take over and dominate.

I therefore recommend that their plans be rejected continually until they put together something sensible and acceptable to the whole community, not simply something to dig them out of a hole of their own making and bring in fast profits at the expense of the people of Cheltenham. "Could do Much Better" UofG.

The Gables  
23 Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JJ

**Comments:** 23rd December 2014

Further to the list of objections - 118 in total -submitted by residents in the Pittville area, the Planning Department told Uliving and the University to make adjustment to the plans but on viewing the adjustments, to date, nothing seems to have been done that makes an impact to objections being made.

1. There has been no reduction in the numbers to be accommodated - 800 in total, and we all feel that number is too high for the area. It's the equivalent to building 200 new homes, each housing 4 people. TWO HUNDRED ! in an extremely small area. Would any councillor or planner want that next to their own home ? I doubt it.

2. There has been no response to the concerns the residents have regarding the flow of traffic in the area. Albert road, as you are no doubt aware, has, outside Pittville school, two traffic speed suppressing islands which only allow for a single lane of traffic. At present, this is already a major inconvenience during rush hour and school hours with traffic often queuing for long periods before the opposite lane is clear enough to make a SAFE pass. To increase the flow of traffic, with the increase in buses which stop and hinder traffic flow even more, is clearly impractical and will cause major traffic congestion - and this is BEFORE any Cheltenham races occur.

Albert road is already a road to avoid during the times mentioned. Learner drivers, which use this area at an unprecedented rate, hugely hinder traffic flow as they are unable to judge when to make a pass. Without counting, I assume at least 50 learner drivers use that road PER DAY. Almost without fail, should I drive down Albert Road, a learner driver will, at some stage, be in front.

I can only assume that not a single person involved in the planning of this project lives in or around the campus and as such, isn't going to be impacted by the huge changes made to the area.

3. The current trip calculations ridiculously state that 800 students living for 48 weeks a year (excluding guests, family, staff, deliveries etc) will generate LESS movement than when it was used as a day-time, 35 weeks a year, art studio. WHO MAKES THESE CALCULATIONS and are we really expected to believe / accept them? We have projected a 270% increase in movement. That's 270 % INCREASE.

4. No-one has proposed controls on rowdiness which will undoubtedly increase SIGNIFICANTLY with 800 students entering the area. To give an example, there have been 29 late night complaints during term time but since then end of term there have been NONE, so what is in place to keep things under control ?

5. What provisions are being made to accommodate the large increase in demands on the utilities for the area? This has not been answered.

6. What is the justification for 800 students to be accommodated in a single area? Why was the residents request for a reduction in numbers ignored without any reason being given?

7. It has been stated, by the university, that the application is likely to be approved even though the residents are making these objections. It's as if there is a collusion between the applicants and the council authorities to push the project through irrespective of the issues it will cause and

to perhaps - deal with the issues as they arise, rather than being proactive and showing a duty of care to the residents and having their objections addressed to a point which satisfies both parties.

Those are the main issues we'd all like addressing and in such a way that really talks about what will be done rather than an attempt to mislead us.

Finally, as a resident resigned to the fact that such a change is, in some shape and hopefully with reduced numbers, going to be made, I asked how we might get involved and hopefully benefit from such a change.

I wrote asking whether there is an opportunity to provide a service to the students by way of a healthy Thai take-away on-site.

With some residents benefitting from the project, there might be some voices to show favour to what is planned, rather than all residents being negative towards it.

I very much look forward to your reply to these issues and concerns.

54 Albert Road  
Cheltenham  
Gloucestershire  
GL52 2QX

**Comments:** 17th November 2014

1. University students are good for the town however 800 students plus 100 staff is far too large a development for a residential area which is at some distance from the university campus.

2. The current plans are very unattractive, I'm sure the university would not like the accommodation to be known as Pentonville as has been said by some, this would put off many students and their families when looking around on open days as well as carrying a sigma in the town.

2 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 18th November 2014

Living opposite the Pittville site I was delighted, some 18-24 months ago, to hear that the Uni had plans to redevelop the site, get rid of the ugly and dilapidated buildings already there and that they were in discussions with residential house builder Charles Church.

These discussions, however, did not come to fruition and they embarked on new plans to build more student accommodation in addition to the 214 already there.

When the Uni made their first presentation to residents, some 18 months ago, they stressed their need to be able to offer 1st year students accommodation in Halls and gave numbers of 300 new beds in the first phase with up to 150 more later. Residents expressed their concern, even then, at this large increase in numbers to be placed in a low density residential area, remote from all teaching facilities, especially as the Uni already had difficulty controlling the parking, noise and litter from the existing students.

The Uni are now proposing a total of 794 beds, almost quadrupling the numbers of students on a small site in the middle of a residential area, their justification being that the developer/managing agent said that this was the number they could get on the site. They have admitted that they were

only short of 80 x 1st year spaces this intake and that they will now be offering the rooms to Post Graduates and other students if they are not filled by 1st years! The developer will certainly not want empty rooms!

To alleviate our concerns at so many students, on such a small site, in a residential area ULiving gave us examples of other developments they had built and manage in similar 'residential' areas. Essex University, University of Hertfordshire, Birmingham and Liverpool were cited but research proved that all these developments were on main campuses in city centres, with the exception of Essex, which was on a greenfield site next to the main campus, nowhere near any residential development. We are obviously concerned that the information they provide is selected, not for factual content but to give a favourable impression to residents and planners?

This all suggests to me that this is a financially driven development and not a scheme to provide 1st year accommodation. Throughout this process and in discussions with residents they have also tried to justify these additional numbers stating that, when it was a teaching facility, there were 1300 students and 200 staff on site every day, however, I would suggest :-

- 1) All 1300 students and 200 staff would not have been there at the same time on the same days. The University told us that students only have 12 hours of lectures per week at the most and, more importantly, they only attended between 9 - 6 p.m. during term time not, as is now proposed, 24 - 7 for at least 40 weeks per year (or more?)
- 2) In the traffic modelling they have used these historic numbers to suggest that there will be less car journeys. Can they validate these claims ? Also the modelling shows traffic will enter the site from North & South. Are Highways aware that there is a traffic calming island right by the proposed entrance, that this already causes long delays for existing traffic and that allowing traffic to enter heading North will cause even more and even longer delays.
- 3) Calculations on max load energy consumption have been based on 556 rooms, but they are building 603? This calculation needs to be revised to reflect the max load for the correct numbers, also to include the 191 existing units and, as the plans show double beds in all rooms, to include student guests who, we are told, will be allowed to stay 2 nights per week.
- 4) The new buildings look even more ugly than the ones already there, the 4 storey buildings replacing existing 1 & 2 storey will shade adjoining properties and add nothing to the area architecturally. They are to be built using the cheapest construction methods, will not age well and are totally out of keeping with the area. (see Architects Panel comments)
- 5) This development does not enhance the privacy or amenity for local residents and could put an unsustainable strain on existing services (see para 3.).

I hope the Planners will ensure the developer addresses these inaccuracies but also hope they will agree that this development is inappropriate and unsustainable in it's present form in this location.

**Comments:** 17th December 2014

I have read the revised documents but am disappointed to see that there have been no substantial changes or improvements and it would appear that the University is treating residents and Officers with complete disdain. I would make the following observations.

Energy & Infrastructure Loads

3.0 - 3.3 In the first document the calculation was incorrectly based on 556 people and the table of calculations (Table 3) indicated estimated annual Electricity/Heating & Water usage totals.



In the revised document the number of people has been increased to 603, however, they have copied the identical table of usage, suggesting to me that they are only paying lip service to our concerns and have not even bothered to recalculate based on the correct numbers !

There is also still no allowance for the existing 191 people, 200 staff and unknown numbers of guests on site who will add considerably to usage.

Student residential travel plan: December 2014

It would appear only 5% of students responded to the travel survey referred to in point 2.7. Despite assurances from the University & ULiving that they were exploring the possibility of using the Racecourse Park & Ride for student & visitor parking, as at 3rd December, Ian Renton from the racecourse said he had not been contacted by anyone from the Uni or ULiving and would not be supportive of student & visitor parking at the racecourse.

On page 12 of the STAP (Sustainable Transport Action Plan) is this action point:

“...explore additional parking options such as rental of driveways in nearby homes to ease pressure current facilities...”

The University obviously have no idea how many cars will arrive, have no credible plans to deal with the potential problems, and are looking to offload the problem.

## TRANSPORT STATEMENT

### 1.1.3

In the revised statement the Northern entry/exit is to be move c25m to the south which will mean it will be almost opposite Albert Drive. This will create a crossroads effect and lead to significant delays for traffic from all 4 directions.

## DESIGN

Your own Architects panel have commented:

“The Architects Panel listened to a presentation from the architects for the scheme prior to the Planning Panel meeting of 26 November, having looked at and commented constructively on the scheme on three previous occasions.”

“A scheme that lets itself down and will fail to make the positive contribution that is required and vital to the setting and the ambience of this important site...”

Most of the Panel’s previous comments still apply as the application is little changed.”

“We could not support the scheme as currently presented and hope that the officers and members take a robust position on this hugely significant site.”

In conclusion it is obvious to me that the University is trying to push through a scheme that is totally unsuitable, unsustainable and too large for this residential area and are only concerned that it be ready for September 2016 and be big enough to service the developers debt.

They are feeding us spurious information which cannot be verified and are making no concessions to residents or planners.

I hope the Officers and Committee will support us.

1 Marle Rise  
West Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3AD

**Comments:** 19th November 2014

I am unable to understand how this proposal can get permission. It is far too big for the area and totally out of keeping. An 800 bed hotel with additional staff quarters would not be tolerated - why should this monster be approved.

I agree with those who are concerned with rowdiness, noise and student behaviour and can anticipate traffic conditions and parking problems becoming intolerable. If you want to see a model of what we might become just visit Worcester and witness what their city has become and what residents have to suffer. Ask them what they think of their university.

20 East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 12th November 2014

We wish to comment on the proposed development of Pittville Campus under the headings of noise and amenity. Our comments relate to likely effects of the development on Pittville Park.

Pittville Park is an amenity that is used and valued by all the people of Cheltenham, not exclusively by residents of Pittville. At present the park is used by a broad cross-section of the public for a range of activities. The existing population of Pittville does not monopolise it, and on fine days it is well used but not crowded. This is likely to change if the proposed development of Pittville Campus goes ahead.

Under the current plans, the campus would be densely populated by nearly 800 students, and, apart from the multi-use games area, would contain little in the way of recreational space. The students could therefore be expected to make regular use of Pittville Park, situated as it is between the town centre and the campus. Students are of course as entitled as anyone else to use public parks. But the likely increase in the number of students using it risks reducing the value of the amenity for other members of the public and transforming the park into a kind of student reserve where the non-student population might feel uncomfortable.

Pittville Campus students will be permitted to entertain guests overnight at weekends, which could theoretically double the likely number of additional people using the park at a time when it is already most used by the general public. With little outside space on campus, students are also likely to use the park at night, especially as the park gates seem no longer to be locked overnight. This would result in more litter being left behind, additional noise from the park at night (possibly adversely affecting the frequent evening events in the Pittville Pump Room), even disturbances if alcohol is involved ' all additional nuisances to the local population arising from the development of the campus.

Some increase in student numbers using the park could undoubtedly be accommodated by people living in Pittville. The problem is that the planned total student population of Pittville Campus in two years' time is almost four times the present number, with potentially many more at weekends. The likely transformation of Pittville Park into a student playground is just one of the ways in which the proposed development of the campus would unbalance the present Pittville community and its environment.

Please do not let this happen.

2 Elm Court  
Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JU

**Comments:** 19th November 2014

As a resident living opposite the University site, I am very concerned at certain aspects of this application.

1. Firstly the immense increase in the number of students who will on be site is completely out of keeping with the area and anyone wishing to buy a property in the vicinity will, no doubt, question whether they would wish to live close to such a massive facility. This, therefore, could also mean that existing property owners will find their homes devalued.
2. What I have been able to see of the designs shows no imagination and have they researched the effect of such a large increase in population on public utilities?
3. I understand the Uni bus will operate from on the site and then, proceed to leave on Albert Road - with such a huge number of students requiring to be transported to wherever their teaching facilities are, it would seem obvious that one bus every half hour will not meet the requirements. Thus, a traffic increase on a difficult road with Pittville School just below the University and, if by any chance the School gets permission to build 53 houses with an access road again from Albert Road, it will be disastrous.
4. Another issue as far as residents are concerned is the very possible loss of the one local shop which I know, would be a real problem because not everyone has a car or, perhaps has mobility difficulties, and are grateful to have a store nearby. I know business is competitive but, it would not surprise me if the students have their own shop, that the consequent drop in takings for Park Stores would be enough to see them close down.
5. I can understand why the University wishes to re-structure for financial purposes but, the current proposal seems to only consider themselves and not the local area. Local people have already experienced the behaviour that occurs very late at night - not all students manage to get the last bus and then, Pittville Park and East Approach is subjected to noise and general lack of respect. I understand on weekday nights when the clubs offer reduced prices, the behaviour on the bus is pretty appalling.
6. Having served on a Planning Committee for many years in a different part of the country, I hope that your Head of Planning ensures the members of the committee are assured of access to all correspondence relating to this application whether objecting or in favour. CBC covers a large area and if a member of the committee is not au fait with the area, any correspondence can be helpful. In really contentious situations the Committee I served on would have an official visit to the site so they could see for themselves - I guess these days funding would rear its ugly head.
7. No doubt you have realised that I am objecting to the proposal as it stands, on the basis of such a huge increase in student numbers and the likely disturbance and traffic problems, all being detrimental to the Pittville area.

Flat 22  
St Ives Court  
Albert Road  
Cheltenham  
Gloucestershire  
GL52 3JY

**Comments:** 21st November 2014

Letter attached.

11 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 16th November 2014

1. Overall planning: Just by itself, this huge development will place an unacceptable burden on daily life for the existing, voting, tax paying residents. But it only one of several projected developments that together must inevitably increase noise, traffic and congestion in the area. In addition to the traffic and footfall from the projected 800 or so student beds, it is proposed that traffic from Pittville School's proposed housing development will also exit via Albert Road. The Starvehall farm development plans are also well advanced. When the redevelopment of Ellerslie House is complete yet more traffic will be added to an already problematic road. I suggest that the council must sensibly consider the effects of ALL these developments as a totality.

2. Traffic and Noise: No teaching is to take place at the Pittville site, thus 800 students, plus any visitors they might have, will need to travel to and fro at least daily, often more frequently, to meet their educational and social needs. Nothing I have heard from the ULiving or University reps suggests they have a workable plan for this. When questioned, they seemed unaware of existing road layouts (the buildouts) & how these will handle greater traffic flow, even on days when there is no "event" traffic using Albert Road. The prospect of large numbers of noisy students yomping home late at night, is insupportable. The University says it has a plan to manage this, yet regular reports in local media of problems with noise & student behaviour in the St Pauls area suggest they are not very good at this.

3. The shop. As residents, we value Park stores as a local amenity. On several occasions the developers/ university reps stated they had been "in discussion" with the shop to see how it might be affected by the planned onsite retail facilities. This was simply not the case. The shop had not been consulted. This... dishonesty ... taints the whole process.

4. Appearance: I agree wholeheartedly with the comments made by the Civic Society. In the attempt to shoehorn a money-making number of warm bodies into an unsuitable site, the design proposed is an ugly eyesore. This is Cheltenham. Surely we can, and should, do better.

**Comments:** 5th January 2015

I have reviewed the updates to the planned development on the Pittville Campus site and can see nothing in the very minimal "revisions" to make me change my view that this development is undesirable. I note that the architects' panel share my view that the buildings proposed are without merit.

Of course the University needs to ensure its students are housed as safely and comfortably as possible, and I fully support this as a goal. However I suggest that creating a space for 800+ students on what is essentially quite a small site, remote from their teaching and learning areas and with limited transport links, will not meet that goal. In addition, the plan as proposed, with the numbers as proposed, will adversely affect the quality of life for local residents. I have attended the public sessions and read the plans, but I remain extremely concerned that if this goes ahead

we face great problems with traffic, noise, anti social behaviour, and probably the loss of a valued local shop.

I hope that the planning officers and our elected council will reject this application.

1 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 19th November 2014  
Letter attached.

1 The Spinney  
Cheltenham  
Gloucestershire  
GL52 3JX

**Comments:** 5th November 2014  
Comments: over development - normal density requirement would be about 80 dwellings on 2.8ha - if 4 bed houses with 4 person occupants it would mean about 320 occupants on this site, much more appropriate and acceptable for this highly private residential neighbourhood and infinitely better than the proposed huge student numbers.

6 Chase View  
Cheltenham  
Gloucestershire  
GL52 3AL

**Comments:** 30th December 2014  
I have already made comment on this planning proposal and am aware that certain amendments have been made. As there is no sign of a reduction in numbers of students to be housed on the development my objection and previous comments still stand. This is a residential area with a large school already in existence in the locality. The area has a large number of elderly residents and the stresses of such large numbers of students in the area is unreasonable.

19 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 26th November 2014  
Letter attached.

Puckham Farm  
Whittington  
Cheltenham  
Gloucestershire  
GL54 4EX

**Comments:** 6th November 2014

The area chosen for this planned student village is where many elderly people have chosen for their retirement, it is a gentle and safe part of Regency Cheltenham. Pittville Pump Rooms and the lawns of Pittville Park are much admired and are where Cheltonians bring their families to enjoy the space...not so if 800 students will now be joining them.

The University say they hope to attract students by offering this accommodation, surely it would be more inviting to be near the Uni, not to be placed on the other side of town, involving buses ferrying back and forth, leading to even more congestion on our roads.

The residents of New Barn Lane have just fought the battle of the 300 houses being built at Starvehall Farm (and lost), what are we doing to Cheltenham, turning it into just another town, not the special Regency Town we are all proud of.

This maybe an emotive objection but, I am a Cheltonian and I am infuriated that this area of Cheltenham, which is the home to so many retired/elderly folk as well as families all wanting a quiet life could be changed forever.

6 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 18th November 2014

I am writing to strongly object to the above proposal to build accommodation for 800 first year students.

My main concern is the increase in the amount of traffic which will completely overwhelm the quiet residential area of Pittville:-

- 1) The number of lorries and delivery vans required to cater for the huge number of students.
- 2) The extra buses needed to transport the students to their studies.
- 3) The cars belonging to students, parked in side roads, as they are not allowed to park on site.
- 4) Students' families and friends visiting at weekends and holidays.

APART FROM THE ABOVE THERE ARE PROPOSALS FOR:-

- a) New homes to be built behind Pittville School.
- b) New apartments on the grounds of the site of Eilerslie care home, opposite the school.
- c) Many houses to be built on the site on Starvehall Farm, which will inevitably bring more traffic down Albert Road.

Albert Road is already overcrowded, with the added problem caused by the 'build-outs,' and the ever increasing daily vehicles.

It cannot sustain these proposals and will just become one continuous traffic jam.

75 New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LB

**Comments:** 4th November 2014

Objection to the Pittville Campus development in its present form.

Having lived in this area for 30 years we have experienced the disruption that some students have caused. This is a quiet residential area about to be taken over by an extra 580 students some of which will have no respect for the local residents or the environment. How can ULiving compare the Pittville site with inner city sites like Birmingham Aston University or Liverpool?

There will be five floors of bedrooms facing New Barn Lane and Albert Road which will dramatically affect the privacy of the residents living opposite. The site will be operational 24/7 365 days of the year, not as before 09.00 to 17.00 five days per week, which will increase noise pollution.

There is no benefit for the local community from this development.

**Comments:** 11th December 2014

After all the constructive comments that the planning office has received from the residents you have still not addressed the major issue.

794 bedrooms on this site is far to many.

10 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 10th November 2014

Letter attached.

**Comments:** 24th December 2014

Letter attached.

10 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 24th November 2014

Letter attached.

2 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 18th November 2014

I live opposite the Pittville Campus site and am already regularly disturbed, mainly on Monday, Wednesday and Saturday evenings at around 11p.m. when students leave to go out, and again at 2 - 4 a.m. when they return.

The University now plans to almost quadruple the number of students on site!

The new development will also have a Student Union and the University has said they will allow music which also concerns me.

If this development is allowed, they say in the noise reports there are sound levels which cannot be exceeded, can you advise me who will be responsible for monitoring these levels and what will happen if they are exceeded?

The existing single storey buildings are to be replaced by even more ugly 4 storey buildings, shading adjacent properties and adding nothing to the area architecturally.

I do not believe this development is appropriate or sustainable and hope the Planners will agree it needs modifying.

36 East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 24th November 2014

I live at 36 East Approach Drive and have done so since March 2007.

I have a son who has been to university and is now 22 years of age. I am therefore of the tolerant variety of person but it is becoming intolerable living here not least since the increase of Glos uni students using our road day and night causing noise and disturbance on a regular basis. I am fed up with loud talking, shouting, running and drunken antics as they return from night's out. It has been as early as midnight but more often than not it is after the nightclubs close and they come back 3.30am onwards. This is supposed to be a quiet and peaceful residential area.

Of course students need to be accommodated somewhere but it is not appropriate to increase the numbers to such an extent. The campus for living needs to be split so that all Cheltenham residents may enjoy the pleasure of students disturbing their sleep on a regular basis.

It would appear that the plan is for 800 beds plus staff potentially therefore exceeding 1000 persons. This is totally unacceptable and should not be allowed. Something needs to be done about the students already accessing the park late at night. Why is the park no longer locked at night? Why do the university not advise students that they should walk up the main roads?

I really hope this valid objection does not fall on deaf ears. The council is here for residents not just an influx of rowdy and unruly behaved young people.

Other obvious reasons to object - the consequence on the already increased flow of traffic on Albert Road; what about the infrastructure, water electricity, gas, sewers how is all that supposed to cope without knock on effects by the council tax payers?



Flat 5  
Brompton House  
East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 13th November 2014

The proposed application is unacceptable in every aspect. The local neighbour will not benefit in any way.

We already experience increased levels of noise, anti social behaviour and increased litter. The current students park in our road and walk back to the site. They use our bins dump there rubbish in and leave empty bottles in our driveway.

The site is not close to any of the current campus's and therefore there will be vast increase in footfall and parking to all local roads and our beautiful parks. The tripling of accommodation seems purely a financial decision.

It would be regretful if this application was to go ahead - please do not let this happen.

Flat 3  
Brompton House  
East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 23rd November 2014

I strongly object to this project mostly because of the following reasons:

- 1) Parking - parking is already limited in the area and since students will not be able to park their cars on campus they will be looking for parking in the neighbouring roads and we already have issues around the pump rooms with events
- 2) Increase in students generally translates in more anti social behaviour in the area. The main reason I bought in Pittville was for the peace and quiet it offers. I'm very concerned increasing the student population 4 times will change the atmosphere of the neighbourhood.

Flat 1  
Brompton House  
East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 19th November 2014

I am the owner of Flat 1 Brompton House, East Approach Drive, where I have lived since March 2003. Brompton House is a detached Georgian House, and whilst it is not listed, I understand that it is a house of special historic interest. East Approach Drive is in a conservation area. In addition to owning flat 1, I also run the residents association representing the interest of all the owners, 8 flats in total.

I would like to make a number of observations:

1. The current buildings at the campus are ugly and are in desperate need of a facelift. We have no objection to them being improved and we have no objection to the numbers of student accommodation being increased, but to increase the numbers from 250 to 800 is just unacceptable and will change the whole area, which the current infrastructure cannot accommodate.
2. The campus is right on the edge of Cheltenham and it is almost semi-rural in nature. I cannot envisage any other type of accommodation being agreed to on this scale on this site; this would be like agreeing to say 300 or more new houses, or a 200 room hotel. The plot is on a minor B road and is nowhere near motorways.
3. I understand that you plan to ban students bringing cars onto campus or parking them on side roads. The north side of East Approach Drive does not have any parking restrictions and the residents on the north side are not eligible to have parking permits for the south side. The road already has parking problems given that it is used by visitors to the park, especially on lovely summer days, by visitors to the Pump Rooms (even though there are 150 spaces to the rear of the Pump Rooms), by parents dropping off or picking their children up from Pittville School and of course by the university students. On occasions, it is impossible to drive down East Approach Drive to my own home due to the road being full on both sides and traffic coming out of the Pump Rooms.

How can you legally stop students parking legally on the north side of East Approach Drive or in fact any other road that does not have restrictions? Why should residents have to keep an eye on this and report problems to you?

4. Notwithstanding the potential increase in the number of cars, there will inevitably be an increase in the numbers of cycles, buses and pedestrians. I assume not all students will be studying at Pittville and will need to leave the campus, by car, cycle, bus or walking at peak time, significantly adding to traffic congestion on Albert Road and surrounding roads.

I appreciate that the campus will have additional shopping and entertainment facilities but it is reasonable to assume that the majority of students will leave the campus at weekends to shop and to visit the bars and night in town, in addition to weeknight 'student nights'. From my own experience, many students walk into and back from town via East Approach Drive and/or Albert Road and I have been woken many times in the early hours by students screaming and shouting on their way back from nights out. I regularly notice empty takeaway cartons, traffic cones on cars, windscreen wipers pulled back from car windscreens, in the mornings on my road.

With a 4 fold increase in student numbers, these instances will increase probably 4 fold.

I suspect that only the most serious instances of anti-social behaviour are reported to the university. After all, how can anyone prove that the minor instances are perpetrated by students?

5. I cannot understand how you can say that the "traffic effects of the proposal are lower than the traffic effects of the existing development during the weekday AM and PM peak hours and across the weekday 0700hrs - 2200hrs period (based on TRICS modelling). The proposed scheme will cause a reduction of 456 two-way car movements per day compared to the existing use"

How on earth can you say this? With a 4 fold increase in numbers how can traffic impact be less?

4 Yeldham Mews  
Cheltenham  
Gloucestershire  
GL52 3JZ

**Comments:** 4th November 2014

I have attended a few of the public consultation meetings and I have made the points below. No worthwhile response was forthcoming.

I support the local residents' case against this proposed enormous campus.

The community, who in this area tend to be elderly and are worried they have no voice and are not listened to.

1. The scheme drawing showed the front doors, of the townhouse blocks for 12 students, facing Albert Road and New Barn Lane. The front doors should face into the campus for minimum noise to the residents living the other side of these roads.
2. I agree totally with stance taken to split and spread the accommodation into smaller groups distributed throughout Cheltenham. 800 students in Pittville is just too much.
3. Why can't the students catch their buses at the Racecourse Park and Ride which is just up the road? This would lessen the traffic congestion and noise pollution. During the rush hours it is already difficult to cross Albert Road and New Barn lane.
4. Students or their weekend friends cannot park on-campus. At the weekend they will therefore park in the only space available which will be Hillcourt Road adding to noise pollution at weekends. There will also soon be the added traffic and noise from the big housing estate due to be built off New Barn Lane. During the Racing Festival week this will a nightmare for locals.
5. If the campus is, as stated by the University " a pleasant environment for students to live" why is it there is no accommodation for senior University staff and administrators. If a few of the more senior people lived there they would have more investment in ensuring that noise pollution was kept under control because they would be experiencing it directly. As proposed they walk away and leave the night problems to a security guard!
6. The local shop in New Barn lane is a local amenity which is very useful to local, especially elderly, residents. The new campus will have its own shop which will take trade from the local shop and may as a result struggle to survive. It would be a tragedy if it closed.

(Another observation on the campus shop topic is that there will also be a bar. No doubt cheap beer. My own direct experience of the young is that this will lead to some students drinking in the bar before they go to town where beer is more expensive thereby adding to their total intake and possible rowdiness later)

7. Litter will be a major problem for Albert Road, New Barn Lane, Hillcourt Road. It already is and some residents routinely pick it up now. With 800 students the University should hire a regular contractor to pick up litter in these roads. Say every 2 weeks.

**Comments:** 29th December 2014

I have reviewed the revised submission documents and find that NONE of my previous comments have been commented on or addressed. I therefore submit the following points that deeply concern me.

1. The scheme drawing showed the front doors, of the townhouse blocks for 12 students, facing Albert Road and New Barn Lane. The front doors should face into the campus for minimum noise to the residents living the other side of these roads. I can envisage students congregating outside their "town houses" on a summer's night smoking and drinking until late. Local residents live just across the road! I can also envisage them coming home late by the bus load and making considerable noise as they enter their shared front doors which front onto the road.
2. I agree totally with stance taken to split and spread the accommodation into smaller groups distributed throughout Cheltenham. 800 students in Pittville is just too much. It will swamp the local peaceful neighbourhood.
3. Why can't the students catch their buses at the Racecourse Park and Ride which is just up the road? This would lessen the traffic congestion and noise pollution. During the rush hours it is already difficult to cross Albert Road and New Barn lane with existing traffic flows. There is a school just down the road and the road is already dangerous with traffic for school children and locals. In addition Pittville School is selling its land for housing and that estate will empty onto Albert Road causing more traffic flow and congestion. There will also soon be the added traffic and noise from the big housing estate due to be built off New Barn Lane. During the Racing Festival week this will a nightmare for locals.
4. There is limited parking. Students or their weekend friends (one per student!) cannot park on-campus. At the weekend they will therefore park in the only space available which will be the surrounding road thereby adding to noise pollution at weekends.
5. If the campus is, as stated by the University " a pleasant environment for students to live" why is it there is no accommodation for senior University staff and administrators. If a few of the more senior people lived there they would have more investment in ensuring that noise pollution was kept under control because they would be experiencing it directly. As proposed they walk away and leave the night problems to a security guard or their student representatives. Are they really going to take notice of them!
6. The local shop in New Barn lane is a local amenity which is very useful to local, especially elderly, residents. The new campus will have its own shop which will take trade from the local shop and may as a result struggle to survive. It would be a tragedy if it closed.
7. Another observation on the campus shop topic is that there will also be a bar. No doubt cheap beer. My own direct experience of the young is that this will lead to some students drinking in the bar before they go to town where beer is more expensive thereby adding to their total intake and possible rowdiness later.
8. Litter will be a major problem for Albert Road, New Barn Lane, Hillcourt Road. It already is and some residents routinely pick it up now. With 800 students the University should hire a regular contractor to pick up litter in these roads. Say every 2 weeks. What is the Universities plan for dealing with their students litter just off-campus?

I really feel that the so called "public consultation process" is just a legal requirement that big organisations go through to avoid legal challenge and that they are worthless as a mechanism for changing anything. The ordinary peaceful, law abiding citizen is not listened to and like me become more and more cynical of the people who should look after the voice of the little people i.e. our councillors and our council officials.

1 Marston Road  
Cheltenham  
Gloucestershire  
GL52 3JQ

**Comments:** 26th November 2014  
Letter attached.

18 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 17th November 2014  
Letter attached.

7 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 21st November 2014  
The siting of this increased learning centre is totally in the wrong place.

Sited correctly there will be no need for all the bussing which will take place.

The noise levels caused by the students to the local community will be intolerable.

We read in the echo of other areas in Cheltenham where student rowdiness is a big ongoing problem.

The proposal for 800 students on that site is ludicrous. We understand that each student is entitled to have two guests to stay at weekends. Where are they sleeping, on the floor? What about health and safety with regard to the numbers?

Albert road can't cope now with the traffic due to a poor set up of islands which are there for 52 weeks of the year and takes no account of the school holidays. This will only get worse.

If this development is allowed to continue, then a much smaller intake of students should be allowed ie 250, with better designed buildings at a lower level.

There are major concerns regarding a shop on the site. We already have a shop that serves the local community which we do not want to lose. The existing shop can provide what is wanted and does so now.

In summing up, i have not heard one word from a resident complimenting what is proposed.

**Comments:** 15th December 2014  
I have read the changes re transport.

This highlights all the benefits of walking

In that case why can't the students get the buses at the racecourse keeping the buses away from the residential area? The buses pull into the racecourse now. Walking from campus to racecourse and visa versa will benefit the students.

Residents are concerned that you are putting the 'N' bus in the scheme of things. This is a small local bus route which is for the residents and not for the 800 approx students and their visiting friends. Students must be barred from using this route.

8 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 21st November 2014

I own a property on New Barn Lane and I am very concerned by the proposed development of additional student accommodation for University of Gloucestershire.

I wish to lodge an objection, and support many of the comments I have read on your website relating to this application.

34 East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 20th November 2014

I wish to add my name to the list of people objecting to this application. I believe it will not enhance our environment and is likely to cause us local residents a great deal of distress. There are far too many students and the poor design is just not in keeping with Regency Cheltenham. The traffic report is flawed and increased levels of traffic are inevitable despite the claims of less traffic based on previous, unvalidated data.

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

15 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 20th November 2014

1. The extremely large number of nearly 800 students proposed for this Student Village is far too high for this area of Pittville to absorb without major problems arising. Until Uliving became involved the number mentioned by UofG was significantly lower. The impression gained from the consultative seminars was that it was Uliving which generated this higher number to maximise its financial returns and to create provision to take on non-UofG students to fill any subsequent shortfall in numbers when this inevitability occurs.
2. Just over 200 students currently are on site. Over the years they have been the source of much nuisance and annoyance to the neighbourhood in terms of noise at unsociable hours, litter, car parking, etc. although I fear much of this has gone unrecorded. The effects of having nearly 800 resident students will overwhelm this pleasant and attractive area resulting in the local residents experiencing major and unpleasant disruption to their lives and living environment.

3. A cap on student numbers at a much lower level needs to be put in place. This should be based on UofG's prediction of student number and what the local community can reasonably accommodate without significant problems, rather than being dictated by Uliving's profit aspirations!
4. There is no logical reason why all UofG's first year students should be based in Pittville for their accommodation. Some accommodation should be based at other campus sites in Cheltenham and Gloucester. Also, why can there not be some restoration of teaching at the Pittville Campus? This would reduce much of the traffic increase which otherwise will occur, together with the associated increases in pollution.
5. The main entrance for students to the Student Village will move from its present position in New Barn Lane to Albert Road. This will transfer the noise and other problems resulting from the increased student numbers close to an area with a much larger number of residential housing. Are we expected just to accept this?
6. The four storey high density accommodation blocks facing onto New Barn Lane and Albert Road will be an ugly imposition which will be out of place and inappropriate for this residential area. Together with the further residential developments submitted by Pittville School and on the Starvehall Farm site there will be a disproportionate amount of local development likely to place enormous strain on the local infrastructure and services which do not appear to be receiving attention.
7. Uliving has made much of its experience in managing other Student Villages to assure us of its ability to fit into Pittville. However, all the other Uliving sites are either in the town centres associated with older universities where successful integration has taken place gradually over the years, or where a Campus has been built more recently on a site well away from residential areas. There appears to be no experience of integrating a new Student Village into an existing established residential area as is proposed in this instance. Uliving will be completely outside its 'experience zone' in what is proposed for the Pittville Student Village.
8. The Government has proposed that people should walk more or cycle for health reasons. So why is so much subsidised bus transportation proposed? If the students were encouraged to cycle or walk, there would be less traffic and pollution involved, not only in Pittville, but also on other roads in Cheltenham.
9. Park Stores in New Barn Lane is a valued local facility and is used by both residents and students. It is located conveniently opposite the present main entrance to the Campus. A retail facility is proposed by Uliving in the Student Village which would compete with Park Stores and so could force it out of business. This would represent a major loss to residents and conflicts with Uliving's expressed wish to fit into the community. It is suggested this retail facility should be refused, or it should be restricted to selling items which are not available at Park Stores. In addition a pedestrian crossing should be provided at this point in New Barn Lane for the safety of both residents and students as traffic at peak times can make crossing the road very dangerous.
10. The 'so called' traffic calming system in Albert Road involving build-outs has proved to be a disaster by introducing additional dangers. Traffic heading out of town has speeded up, while traffic heading into town often encounters difficulty in making progress against even modest traffic flow. At times when Pittville School pupils are leaving, with buses parked and parents waiting in their cars, progress into town can represent a hazardous risk. What will happen with the additional traffic resulting from the Student Village is anyone's guess, but probably bringing traffic to a complete stop at times. The traffic management in Albert Road, which is a major through road, is in urgent need of being addressed with fresh thinking and ensuring unhindered traffic flow in both directions. Should the proposed Pittville School housing

development receive approval with a road connection to Albert Road, there will be an even greater traffic problem here.

11. Albert Drive, which is a quiet cul-de-sac, experienced a previous plague of parking problems from students' cars which was resolved by parking restrictions during the week and single yellow lines. With a much larger number of students who will be resident at weekends throughout the year, will we have to suffer a fresh invasion of inconsiderate car parking from rowdy students and their friends or visiting parents at weekends at all hours? Presumably this would have to be resolved by an extension of parking restrictions and so causing yet more inconvenience to residents.
12. Litter has been a constant problem with much of it clearly caused by students. The only way of combating this has been for residents who take pride in this area, including my husband, to pick this up themselves on a daily basis in order to limit the mess. It is inevitable that the large increase in students will make the problem much greater. Why should we be required to tolerate this?
13. It is clear that these proposals for the Student Village will have many adverse effects on the Pittville area. The local population comprises many retired or elderly persons who value a relatively peaceful and relaxed environment. The excessively large number of additional students proposed is far too great to allow them to be integrated without having an unacceptable impact on the residents' quality of life and on the local environment. These proposals are not good for Pittville, nor are they good for Cheltenham and would require significant changes to be acceptable to the residents.

**Comments:** 19th December 2014

Your letter dated 8 December 2014 refers to revised proposals which have been submitted. Having reviewed these I come to the conclusion that these are attempts by UofG and Uliving of justification of previous proposals or submission of further details which fail to provide any improvements to the proposal for erection of the Student Village. All of the objections submitted previously by myself and other local residents will remain unchanged as there appears to have been no attempt to address the concerns expressed by so many people.

There has been a concerted response from the local residents throughout Pittville that the proposed Student Village fails totally in architectural design to match up to other prestigious buildings in this area which include the nearby Pump Room. The proposed buildings are ugly and will be constructed from low cost materials which will not weather attractively without very expensive maintenance which is unlikely to be forthcoming. One has only to look at the existing student accommodation blocks visible from New Barn Lane to see the shoddy visual effects of inadequate maintenance by UofG. The other matters of great local concern to which UofG has not responded are the unacceptably high number of students proposed, together with the high traffic levels and behavioural nuisance problems which will result.

I am extremely concerned to have seen the recent email from Maxine Melling, Pro Vice-Chancellor (Operations), UofG in which she advises UofG has submitted a notice to Cheltenham Borough Council to carry out demolition work on the Pittville Campus in the New Year. Although she advises the purpose is to consider the safety of the site irrespective of any future permission to build, this raises many causes of concern. Demolition seems a curious way of establishing the safety of the site! Perhaps I could be forgiven for questioning whether this a disguised way of pre-empting the Planning Committee's decision. I hope that this activity will in no way influence the decision by the Planning Committee as to whether Planning consent will be granted.

I remain in the confident hope that the Planning Committee will reject the current proposals as inadequate, unsuitable and unacceptable. These are unfit for Pittville and inappropriate for Cheltenham.



18 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AG

**Comments:** 12th November 2014

The application contains at least two long and complex documents listing how public transport, cycling and walking will be promoted to the Pittville-based students. There does not appear to be any plan to discourage the students from coming to Cheltenham with their own vehicles, which will then have to be parked somewhere off-campus.

Local roads in Pittville have already been demarcated as "resident only" parking to corral out-of-town workers; those of us whose streets have not yet been subjected to this limitation may thus be inundated with student vehicles. If the only way to prevent this is to make all our streets "resident only" parking, will the university foot the bill thus imposed on residents for our parking permits? Or are students to be forbidden from bringing private transport to university.

I am also concerned that, according to the section for "consultee comments" on this website, it appears there has been no consultation on the plan with a whole range of public bodies who should be involved with a development of this size and scope, not least transport and environmental health. Will this be remedied before the scheme proceeds?

**Comments:** 4th January 2015

Parking - the intention is to discourage students from having cars, and no provision is to be made for student parking. However, according to the travel plan up to 16.7 per cent of student journeys are undertaken by car (Student Food Shopping Trips, page 16). To extrapolate from this, up to 16.7 per cent of students at Pittville are liable to have cars. This equates to more than 100 cars which will have nowhere to park, leading to their being parked in neighbouring residential streets. This in turn has the potential to cause access problems for the permanent residents, disturbance from arrivals and departures at varying times of the day and night, and congestion which could hinder access for emergency services (during the recent New Year's Day race meeting the race-goer parking in Walnut Close was such that a fire engine would not have been able to get through).

Cycling - it is unfashionable to oppose cycling, but it also a fact that many cyclists use the pavements with no consideration for pedestrians, and fail to follow traffic regulations at junctions and traffic lights. An increase in the number of cyclists crossing town from Pittville to the main university campus will exacerbate this problem.

Public amenity - with no outside facilities at the flats site the students will, not unreasonably, make use of the neighbouring Pittville Park. This is already heavily used by the permanent residents of the area, but there is little late-night noise or disruption. It is reasonable to expect this will increase exponentially with an influx of 800 young adults wanting to let off steam, to the detriment of the permanent residents.

Litter - students do not, on the whole, have a good record when it comes to leaving litter and making a mess. The daily passage each way of 800 students is likely to create a litter problem that the area does not currently have. There does not appear to be any plan for this to be monitored and for the university to pay for any additional street cleaning that may be required.

Middle Mews Cottage  
Marston Road  
Cheltenham  
Gloucestershire  
GL52 3JQ

**Comments:** 23rd November 2014

I want to temper my objections to this scheme by saying that I am in complete agreement with the Pittville Campus site needing to be enhanced and augmented.

My objections to the scheme - in its present form - are in 3 areas:

#### Aesthetics

I travelled in the Ukraine last year and I can readily see great similarities between the planned student accommodation buildings and the dour, Russian-built slums of Eastern Europe. Regency Cheltenham does not need this reversal of building style. It's a beautiful town, filled with pleasing historic buildings and the look of these so called 'villa-style' blocks is totally contrary to Cheltenham's face to the world. Cheltenham-in-Bloom would quickly become, in part, Cheltenham-in-Gloom if these ugly, uninspired and unsympathetic buildings are allowed to go ahead.

#### Number of students

Interesting, refreshing and well balanced (in the community) as it is, a 3-fold increase will unquestionably jack up the percentage of student population - their activity, comings and goings, rowdiness and sometimes questionable behaviour - to a presence which would be unpleasant, problem-causing and something which would change the dynamics of Pittville and surrounding areas, potentially tipping it into a ghetto-esque region of Cheltenham. I have read that there were 27 recorded incidents relating to student behaviour, worthy of complaints by residents, in the 2 months mid-Sept. to mid Oct this year. It's easily logical to assume that 3 times the number of students could generate a similar multiple of incidents/complaints.

#### Traffic

I recently counted 10 posts, relating to traffic, sticking out of the pavements in the 200 yards of Albert Road between Marston Road and New Barn Lane (not counting street lights and street names). This is a non-specific, but nonetheless realistic indication of current volumes of traffic on this important entrance/exit to/from Regency Cheltenham. Students, support staff and visitors, possibly numbering over 1,000, WILL bring cars. You've got to be looking the other way, in another century, to believe otherwise. The increased volume of traffic and its associated parking requirements caused by a 3-fold increase in students will add to an already busy, sometimes congested (and I'm not even going to mention the ill-conceived, badly dimensioned and sometimes dangerous build-outs installed a while ago) and ever growing numbers of vehicles. Think also of the twice-a-day school traffic.

In summary, I believe that a balanced view of new and existing is the view that is comprehensively the most evidently absent in this entire scheme.

4 Pittville Crescent  
Cheltenham  
Gloucestershire  
GL52 2QZ

**Comments:** 10th November 2014

Letter attached.

**Comments:** 5th January 2015

Letter attached.

7 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 19th November 2014  
Letter attached.

**Comments:** 23rd December 2014  
Letter attached.

8 East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 25th November 2014  
We wish to object most strongly to the above planning application.

Whilst the site in its current state clearly needs attention, we do not believe that housing the huge number of students envisaged will be beneficial to the area. We believe that residential housing would be a much better way of utilising the space. Surely affordable housing is badly needed in the town and this location - not too distant from the town centre with a good bus service - will be of greater benefit to the general public. Anyway, with university fees increasing, what guarantee is there that sufficient numbers of students will be taking up places at the university in the future? You could be developing an expensive white elephant.

Currently, we are frequently disturbed in the early hours by rowdy students returning after a night out. If the current behaviour of students is anything to go by, we can presumably expect even more disruption if development as planned goes ahead. We doubt very much whether management plans to control this in the future will be effective.

We have signed a petition at our local shop as we understand that this will be threatened by closure should the university's own exclusive outlet for students be built. What thought has been given to existing residents? What about our needs? Surely this is a step towards destroying an existing local amenity when everything should be done to preserve it.

We have concerns too regarding extra traffic using Albert Road. We currently have two ridiculous traffic calming islands, these, together with the twice-daily parking of coaches outside Pittville School, make for a very congested road which will only get worse.

We hope the planning committee will give very serious consideration to our concerns.

Flat 7  
Brompton House  
East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 23rd November 2014  
Whilst we understand the need for development of the teaching areas, the proposed expansion is out of proportion for the available site. Perhaps the accommodation needs could be met elsewhere so as to resolve this issue.

Albert Road has recently had traffic calming islands. This was presumably deemed important at the time in order to reduce speeding etc along the road. So we are surprised to see this original concern now being completely swept away! The inevitable increase in the traffic for the proposed redevelopment will without doubt affect the quiet residential area that we would be hoping to continue to enjoy.

800 additional students to a student body already causing litter and rowdiness will cause even more litter and rowdiness given the very nature of a student body.

Please reconsider this vast expansion and scale it down for the sake the community and its residents.

Treeside  
22 Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JL

**Comments:** 25th November 2014

We wish to strongly object to the above Planning Application for the following reasons:-

- Accommodation for 800 students - development too large:

There are too many high buildings for the size of site. There are too many students in one area and with double beds in situ, there's the possibility of twice the number of students (1500+) on site at certain times. There will be overcrowding with no amenities.

I do not believe Uliving know this area at all and that they are solely focused on profit to be gained by maximising the accommodation on site.

- Design / Height / Materials proposed for accommodation:

Design and materials proposed for the buildings are more akin to a prison/army barracks. The visual impact to the area is very worrying. Height of buildings will block out sunlight and spoil views.

Design not sympathetic to surroundings - totally out of keeping for the area and will change ambience forever.

- Traffic / Parking:

There will be grid-lock on Albert Road with the extra traffic (cars, buses, taxis, bicycles, visitors and vehicles from site staff etc.) and especially with the chicanes in place for traffic calming, which is to ensure the safety of school children.

Albert Road will be even more congested if the proposed new housing estate at Pittville School goes ahead, with traffic now exiting onto Albert Road.

Also, the 'Ellerslie' development opposite the school will add to extra vehicles/congestion exiting onto Albert Road.

Parking problems will arise if some 1st year students decide to use their cars - you cannot guarantee this will not happen. Parking these vehicles will impact on residents and surrounding roads, including Pittville Park. This will be horrendous for all.

(Students are already parking at 8am in the Pittville Car Park adjacent to the mini-golf/skate park and in the laybys on Evesham Road - and cannot surely be using the park or playing mini-golf at that time of day! These parking facilities are meant for users of Pittville Park.)

If there is a shortfall of 1st year students occupying the accommodation, inevitably this will result in empty rooms. These rooms we understand will be available for post-graduates/foreign students. Where will these students park?

The parking issues in the St Paul's area of town are still ongoing and have not been addressed. This does not give us much confidence for future problems we may encounter in Pittville.

- Amenities:

There are no suitable amenities in the immediate area for students.

- Disturbance to Residents:

Damage, litter, anti-social behaviour will increase with students returning late at night/early morning from town centre via taxi or walking.

- Pittville Park:

Students/Groups/Friends will naturally want to use the park nearby to socialise, play sport - which they of course are entitled to do so - however, large numbers of students will lead to increased noise, litter, anti-social behaviour.

Who will 'police' this to ensure ambience of Pittville Park is not spoilt for others enjoyment?

- Drains / Water:

We question the sustainability of sewers/drains in area with accommodation being used by 800 students on one site.

- Trees/Shrubs:

Concerned about the damage to trees / roots during building and concerned about the number of trees proposed to be felled.

- Security:

A higher number of security personnel will be required 24/7 to ensure students do not cause disturbance/anti-social behaviour in area. However, we understand that it is proposed to only have 2 security officers on site 24/7, which is totally inadequate to 'police' 800+ students.

- Local Shop:

If a student shop is provided on site, the local shop nearby on New Barn Lane will have their trade affected.

There is a lack of local shops in close vicinity and many elderly depend on the local shop and if it were to close, everyone will lose out.

Summary:

The proposed development will be a disaster for the area for years to come and will provide vast transport and parking problems and will change the current ambience of the Pittville area and its Regency heritage.

Even though we appreciate that the University would like to develop their land, they have shown no concern for the local residents. There must be a more preferable solution to their current proposal eg. a total of around 400 students living on site would be more acceptable than 800.

The proposed accommodation is not in keeping with the area. To house 800 students on a site within an established residential area with no amenities, will undoubtedly lead to unnecessary and massive change to Cheltenham as a whole.

There is concern over responsibility and maintenance on site by Uliving. The present student accommodation has not been maintained at all since built despite no lectures taking place.

On the above grounds, this planning application in its present form should be rejected.

**Comments:** 5th January 2015

Letter attached.

Marston Cottage  
Marston Road  
Cheltenham  
Gloucestershire  
GL52 3JQ

**Comments:** 3rd January 2015

The scale of the proposal involving such a large number of students residing on the campus, all of whom will have to travel somewhere else to undertake their studies, means huge demands on the local infrastructure, in particular the traffic on the already heavily used Albert Road. This is on top of additional development plans for Pittville School, which are now also geared to putting impossible pressure on the traffic on Albert Road. It is already extremely difficult to emerge on to Albert Road to turn south with the traffic "enraging" measures currently in place. Combine this with race days and other events at the racecourse, and it will become intolerable. Please apply some common sense and reconsider all these plans so that this area retains some of its current ambience.

Hillcroft  
Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JL

**Comments:** 26th November 2014

I am a resident of Hillcourt Road living a few hundred metres from the Pittville University campus.

I believe the proposal to be ill conceived and very much against the interests of local people. The area to the west and north of the proposed University accommodation essentially consists of low density residential housing. Indeed, the recent housing application by Bovis in Hillcourt Road (Yeldham site) was reduced in numbers to be more in keeping with the area.

The proposed number of students living on the site is too high. Young people are usually energetic, enthusiastic and sometimes go over the limits of good behaviour. The high concentration is likely to encourage this.

There is little parking opportunity on the proposed development. Even with the use of cars discouraged, the likelihood will be that the local roads will see a significant increase in both parking and traffic. This is likely to be not only from the resident students, but also from their visitors and supporting staff.

The location for a high concentration of students is inappropriate. It's too far from the town centre. The focus of their interest will be the teaching and learning accommodation situated elsewhere in the centre of Cheltenham or even Gloucester. Their leisure and entertainment interests are also likely to be elsewhere.

I am also concerned about the proposed shop on the site. There is currently a small convenience store to the north of the site which serves many of the needs of existing students and local residents. A shop on the campus may siphon off trade and force closure. The campus shop would be unlikely to provide a service during vacation periods, thus a useful amenity for local residents would be lost.

There is currently no shortage of student accommodation in Cheltenham.

I have a suspicion that the new accommodation would be expensive and line the pockets of the developer rather than meeting the needs of students.

Southfields  
Marston Road  
Cheltenham  
Gloucestershire  
GL52 3JQ

**Comments:** 24th November 2014

I think the site does need to be developed, however building a 'Student Village' is short sighted.

The Planning Committee saw this to be so when they refused planning consent for a block of 89 student rooms in Malthouse Lane, Pittville approx 12 years ago. Instead Flats and Houses were built on the site some of which were occupied by students but the scheme also brought local people into the area. This type of development would be much more in keeping with the area and have a much better long term and more flexible use than exclusively students. Having already refused one development in Pittville I hope the Planning Committee will see that this site is also unsuitable and inappropriate for such a large 'Student Village' which has no other use and brings little to the area.

1. The proposed design is poor and more importantly not in keeping with architecture of the area. Furthermore the area is predominantly elderly residents.
2. The site has been over developed for its size and location . The site is not large enough for 800 students, and all the other proposed facilities and their cars. (There is no provision for students to have cars but clearly there will be cars )
3. There are already 191 students on site who have had a huge impact on the immediate area. There is a great deal of noise pollution at night and in the early hours, causing problems for local residents
4. I believe the accommodation is intended for First Year students which are usually on campus for the first year so that they are near the university and not isolated. As the University is in The Park, why are the halls of residence being considered on the opposite side of the Town? The University was short by 80 places this year for First Year students so I am unclear as to why the University needs 603 places?
5. I have concerns about the intended Management Plan for the control of a further 603 students when 191 students seem to be unmanageable!? The students will be off campus so I assume there will be no staff living on site to monitor and manage the noise, behaviour and additional traffic this development will bring to the area. There are large areas of land at The Park campus that could be used for student accommodation that would be more suited to this type of development.
6. Traffic will increase dramatically onto Albert Road which currently has the most unsuccessful and ineffective traffic 'calming' system I have ever experienced. The University have no powers to prevent students from bringing cars, so the number of vehicles parking in the area will increase dramatically. How will the Council address this issue in an area where parking is already restricted? Will the racecourse be able to accommodate the additional cars the students WILL bring?

7. The extra traffic generated by 800 University students next door to an existing school where traffic concerns are obviously high on their agenda , increases the risk of harm to the children coming to and going from school.
8. Parking will be an issue and a serious one as I gather there is no parking provision for students. Residents living in areas of the town where there is a high population of students will tell you they bring cars. The University may well advise students not to bring cars but they will and do. The site is on a mini roundabout, near to the Racecourse, next to a school and in a residential area. Also how will the arrival and departure of students at the beginning and end of term be managed without parking?

3 Prestbury Park  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LE

**Comments:** 30th October 2014

I'd like to know what affect this will have on the water pressure in the area, in particular how it might adversely affect the Park Home site opposite.

Currently the Park Homes have a maximum 1.2bar pressure which can drop to .4bar when used during the day.

The 603 student bedrooms presumably all have an en-suite shower room. How will the water be supplied to these rooms? If it is mains supply then this will affect the nearby homes.

Please do not make the claim that most students will be using their washing facilities during peak times when the water pressure is at its highest.

8 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 15th November 2014

There is fundamentally one problem with this proposed plan and that is it is designed to house too many students.

The Cheltenham planning committee should not compromise the quality of the town's residential areas by allowing this commercial Uliving enterprise to be built as planned and thus degrade the whole area. The site will be built and run by Uliving with all rents retained by them for 35 years. By cramming the small site with a high density of student rooms maximum profits can be achieved but local residents and students will lose out.

The buildings planned are consequently 4 or 5 stories of utilitarian blocks built on the rise and crest of a hill which will dominate and overshadow all surrounding private homes. The design shows little imagination in architectural style to reflect neither Cheltenham nor the 21st century. The plan has taken the liberty of using the original single teaching block height to justify replacing all the single storey buildings with solid 4 storey blocks packed in throughout the site.

The huge number of students (794) will be free to have overnight visitors, double beds are provided, (a possible 1588 young people in total). They will have little space within the complex for living or recreation. It will be only natural for students to look elsewhere and they will impact upon Pittville Park which could become in essence an extension for the campus. The park



already is a huge draw for Cheltenham families and visitors to Cheltenham. It is a pleasant park and also the backdrop to the Grade I listed Pump Room now a wedding and event venue. The lawn area will provide the students with the necessary space they will lack in the 'village' for large informal gatherings and ad hoc games and activities at weekends and summer evenings and could change the dynamics of the park completely. If only half of the 794 students daily walk across the lawn to and from the teaching areas (suggested by Uliving as likely when describing transport solutions) the impact will soon be visible. I witness that this route is understandably popular with the present smaller less intrusive number of students.

It is planned that the majority of the students, 674, will always be first year undergraduates. Through the residents' concerns in consultation 120 graduate PGCE students will now have priority for the other rooms. However this concern remains in that annually the site will house the more immature students and no maturing of behaviour in this temporary (for them) 50 weeks will benefit the local neighbouring residents who will meet the same 'new student' situations year upon year. The predicted alcohol induced week-end rowdy early morning homecoming, the litter and pranks (damage) to properties increasing in proportion to the numbers on site. Sadly we know it will happen as it has before and it will cause discontent within the area from the town centre up to and surrounding the campus.

Traffic issues from even more bus use for students and the arrival and departure days for so many students will add to noise and pollution.

The utilities, services and traffic required to sustain such a large population and on-site shop will be far greater than for the usual population density of domestic homes on the same site.

It would appear that neither the students nor the Pittville residents are getting a fair deal with this 'sardine proposal'.

Quality of life for all groups must take priority over commercial need/greed I believe that the student numbers should be greatly reduced and a lower, more appropriate and imaginative set of buildings could be designed within a more open landscape setting.

**Comments:** 4th January 2015

All my objections remain firmly in place and I do not consider any to have been addressed by the recent proposals. To take as my example as unrealistic without either local or human behaviour knowledge - The walk audit-. This suggests that students will walk down Hillcourt Road and then south along Evesham road rather than as I and present students would down Albert road and across the Pittville Park. The present students cross the lawn but when 800 are doing this twice a day the effect will more obvious.

The lack of recreational space will also be compensated for by the park and as now the use of the lawns and colonnade of the Pump Room during the day and evenings will become so much greater.

The buildings on site are still too dense, too heavy and neither complement the local architecture, the present modern architecture on site nor offer cutting edge eco-qualities nor look to the future. They are big, dull and disappointing and will not attract the students to come to Gloucestershire University when compared to other new campus situations which are in competition. Planners please check out other new and popular campuses.

Students prefer to be near recreational and academic resources and near to their teaching accommodation. This site has so little to offer. Please think carefully before allowing this planning to be passed. The site is available and belongs to the university but this should not be the reason to allow that fact to override the concerns and quality of life of the local residents.

Flat 6  
Brompton House  
East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 21st November 2014

I wish to OBJECT most strongly to Planning Application to incorporate a 603 bedded new build and other buildings into the existing Pittville Campus. No consideration has been given to increased traffic, parking (which is already a huge problem), increased noise levels and the rowdy and drunken behaviour of students which again is already a problem. This is going to DEVALUE house prices in the area and is going to bring no added value to this beautiful area of Cheltenham. I STRONGLY OBJECT AGAIN and hope the Planning Department will REFUSE this application.

5 Lakeside Court  
East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 15th November 2014

I believe the introduction of over 600 additional students will have a detrimental effect on the residential area around the Pittville Campus. As no car parking will be allowed on the campus, this can only lead to more parking problems in the roads in the area. The movement of nearly 800 students (4 times current numbers) to and fro from the campus can only lead to additional noise and disturbance being suffered by the residence, especially those on the route to the Parks Campus and Cheltenham Town. Would the local Pittville Parks be taken over by the students in the good weather causing problems with the regular users?

18 East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 5th November 2014

This proposed development is not in keeping with the general nature of other residential developments that constitute the Pittville area. It is therefore, by definition, inconsistent with these other developments. Such a high concentration of students should not take place in the midst of a (somewhat) quiet residential area.

It will lead to considerably more conflict in the local area and will not have a positive impact. The neighbourhood in which the proposal is sited does not stand to gain anything and will incur a great number of impacts and inconveniences. By way of examples:

- noise will go way up
- litter and other anti-social behaviour will go way up
- traffic will go up even further

9 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 24th November 2014

I object to the planning application for the re-development programme at Pittville Campus.

I am writing to formally oppose the plan. I have reviewed your plans in detail and have a number of comments and concerns. The basic Q&A document written by Uliving is vague and unsubstantiated and I feel more diligence needs to be set into place.

As a local resident I have a number of concerns and I hope you can answer these questions.

Overall Process:

1. A study this year by the Higher Education Funding Council for England (HEFCE) found that the growth of students fell between 2010 and 2013 - the first time in 29 years. The University and College Union blamed tough domestic rhetoric on immigration and changes to student visas for damaging the UK's image abroad, especially at a time when other countries were doing more to attract international students. How does the University of Gloucestershire and Uliving respond to this? It would be helpful to see your ten year growth plan for this campus - I hope Uliving is not building such a large campus that will be underused and left empty in a few years. This will lead to a whole raft of other social issues. What reassurances can you give me that this plan is built on a solid 'demand-led' plan?

Traffic:

1. I understand that a traffic assessment has been carried out by Uliving's travel consultant. This concludes that the vehicle movements when the Pittville Campus was operating as a teaching facility has been calculated as c315 arrivals and c315 departures per day, equal to 630 two-way movements per day. I would like to ensure the borough and county council are conducting their own INDEPENDENT assessment. I'm sure Uliving will be biased in their view of traffic assessment. Please can you give the community reassurance of independence?

2. You state that it is a condition of all students' tenancy agreements that they do not bring cars, motorcycles or motorised scooters to Cheltenham. Please can you state how you will monitor this? I assume Uliving and the county/borough council will be conducting regular assessments which will be published to ensure that tenancy agreements are being upheld? If so, how often will this review be conducted.

3. You have stated that Uliving has commissioned a third party transport specialist who has evaluated the existing network and concluded that this bus route as well as other modes of transport (mainly cycle and pedestrian routes) will be able to successfully provide adequate means of transport for students, staff and visitors accessing or departing the student village. Again I would question the INDEPENDENCE of such a report. Can the county/ borough council ensure that existing transport is sufficient?

4. You make a great deal of effort to talk about Taxi drop-off points. I would like to understand the consumer research that has been conducted in terms of students and taxi usage; are students the prime target audience for taxi usage? If not, I would propose that you move the taxi drop-off point further within the campus (for those few affluent students!)

Bar/ Acoustic and Sound Proofing:

1. Of course the community is concerned by the acoustic and sound proofing. The Uliving literature attempts to share some reassurances but again is vague and uninformed. I take it all doors and sound proofing will be following such standards such as the EN ISO 140-1, EN 20140-2 and EN ISO 140-3 standards as well as EN ISO 717/1 standard. Please can we have informed plans of your sound proofing?

2. Why is there a bar in the campus? The BBPA has recognised a significant drop in pubs and bars in the UK. I am sure the county/ borough council will recognise this statistics across our county. Why on earth are you then depriving the bars in Cheltenham of more revenues? If this campus has to be built (which as you can see I am opposed to), why are you encouraging revenue generation away from the town centre?

3. Also you state that events at the bar will not be ticketed events or heavily promoted events. Please can you state what you mean by heavily promoted and how will Uliving govern this? I have worked in a student union and posters, flyers and social media were used to advertise events; according to leading marketers of FTSE 100 companies these marketing tactics would be described as 'heavily promoted'.

Public Consultation:

1. As a representative elected by the local community I am reassured that you will listen to the outputs of the public consultation; I am sure that the local community is opposed to such building developments and therefore with your support from the public consultation this building work will not go ahead.

I believe these are the wrong types of developments to have in this area and protest to the developments.

5 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 25th November 2014

Whilst I can appreciate the need to redevelop the Pittville Campus site, I strongly object to the proposal for the following reasons:-

1. To increase the size of student accommodation from circa 200 to 800 (plus unofficial guests) is just way too much. The noise produced by the existing 200 students is unacceptable at times and is not kept under control. By increasing the student numbers four-fold will mean that the noise levels will only get worse, especially when the students have parties etc outside during the summer. Although assurances were given at the various meetings that the noise and student behaviour would be kept under control, if this can't be controlled at the present time with 200 students, then I can't see this being any different in the future with a significant increase in students/guests.
2. The size and appearance of the development is not in keeping with the Pittville Character Area and Cheltenham's Central Conservation Area. The layout, space between buildings, mass and style of the buildings and quality of building materials should all combine to help add grandeur, elegance and spaciousness to the Pittville area. The proposed plans certainly do not achieve this and in fact are a detriment and reduce the pleasantness of the surrounding area!
3. Proper consideration has not been given to the effect that the proposed development will have on the traffic in Albert Road. Increasing the student accommodation numbers four-fold will result in a huge increase in the amount of additional traffic travelling through Albert Road and the surrounding areas. The buses, taxis and private cars to the new development will be increased considerably in an area where traffic calming measures have already been introduced in view of the current levels of traffic. Not to mention the impact of the increased traffic on the environment in such a dense area.

4. I am concerned as to how the existing infrastructure (water, sewage/drainage, gas, electric) will cope without any significant improvement. The proposed development in its current form will have a significant impact on all of these services.
5. Park Stores is a very useful shop and is enjoyed by many of the residents in the Pittville area, as well as the students of the Pittville Campus. With the proposal of the new campus having its own shop selling similar produce, this is a direct and unnecessary threat to the survival of Park Stores. If Park Stores were to close this would be very detrimental to the residents in the area who have used the shop for many years. This could also result in a local independent retailer going out of business.

The redevelopment proposal should not be considered in isolation, but also taking into account the proposed application to build 56 or more new homes on the Pittville School sports field (adjacent to the university campus) and the outline planning permission to build 380 homes on Starvehall Farm. All of this proposed building development will have a massive impact on the Pittville area, the infrastructure and the environment.

In conclusion, I appreciate the need for the existing Pittville site to be redeveloped but would suggest that the student numbers are spread throughout the Cheltenham area rather than a high concentration of students in the Pittville. In addition I feel that the redevelopment should be more in keeping with this wonderful Character Area.

79 New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LE

**Comments:** 17th November 2014  
Letter attached.

54 Albert Road  
Cheltenham  
Gloucestershire  
GL52 2QX

**Comments:** 8th November 2014  
This is an over sized development in a residential area. Imposing 800 students on this community is too much.

**Comments:** 15th December 2014  
Whatever the minor changes in this submission it remains an oversized development, 800 students on one site is simply far too many

128 Albert Road  
Cheltenham  
Gloucestershire  
GL52 3JF

**Comments:** 26th November 2014  
Letter attached.

22 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 11th November 2014

Letter attached.

**Comments:** 5th January 2015

Letter attached.

11 Elm Court  
Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JU

**Comments:** 26th November 2014

Letter attached.

9 Elm Court  
Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JU

**Comments:** 18th November 2014

I write to you as the Case Officer involved in the Planning Application by the University of Gloucestershire to Cheltenham Borough Council to consider the creation of a Student Village on the existing site of Pittville Campus and wish to lodge my objection to the proposal.

I am unsure having trawled unsuccessfully all over your website as to the precise closing date for objections as this is not quoted and a National Planning website quotes the period for stating objections to be between three and eight weeks depending on the Local Authority, a fact echoed by a Planning Officer friend who works for a Local Authority in the South East of England. I hope that in view of the fact that I have just returned from a trip abroad which I commenced on 26 October with no knowledge at that stage of the receipt of the Application by the Local Authority which I understand was published in its weekly list which hit a friend's desk only a week ago past Friday that you will consider that my correspondence has been lodged timeously in the circumstances.

General:

I am a Director of the Elm Court Council of Management which looks after the Elm Court development of 27 apartments and the interests of the residents, all of who will directly overlook the proposed new development. I am also a public transport practitioner and manager with some 38 years' experience in the field.

Background:

Two rounds of public consultation have been effected in respect of the site plans and I think it can be said that in both cases, the views expressed in the neighbourhood have been completely ignored with each new iteration being worse in respect of the design and layout than the previous ones.

The development was originally intended to have 664 students compared to the existing 214, an increase of well over 300% and this increased to 794 (some 371% more than at present) in the

second plan consulted upon and whilst that number has not changed in the finally submitted plan, the building to house that number on the corner of Albert Road and New Barn Lane has now sprouted yet another extra floor taking the number to five on what was already a barracks like structure in the second plan compared to the original inward facing development.

The original plan which was not liked by many residents either at least envisaged a more open arrangement and frontage with Albert Road than the unrelieved high buildings now proposed.

It seems that ever since the University entered its partnership with ULiving that the philosophy has been to pack the development to its limit in order to be able to afford the staff for the security and monitoring of behavioural activity on which it also seems to totally and naively rely in its Operational Plan. It therefore seems to compromise amenity and environment not only for surrounding residents but also to its own envisaged student population as the anarchic mix and mismatch of buildings and architectural styles proposed will inevitably create. Successful Halls of Residence (such as the Pollok Halls of Residence at Edinburgh University) rely on more individual blocks with gaps between them and behaviour is always best in smaller units.

The original plan would have had access to the accommodation from within the site which would have also engendered a greater form of self discipline and ease in management of the site.

Overintensification of land use:

Whilst the University has the obvious right to seek to develop the land it owns, it is apparent that the juxtaposition of the site design is likely to see insufficient daylight for inward facing ground floor accommodation as set out in 'Site Layout Planning for Daylight and Sunlight' and now because of the height of the building at some 5 storeys, it will have the same effect in blocking out sunlight and daylight from the buildings opposite. It is the sheer over intensification of the use of a relatively small site on which I base one of my principle objections. The poor design, scale and mass and uncoordinated form of the proposed development would make it detrimental to the locality.

I draw you attention to the Section CP7 Design in the latest version of the Cheltenham Local Plan which states that: Development will be permitted where it 'is of a high standard of architectural design' 'adequately respects the principles of urban design' and 'complements and respects neighbourhood development and the character of the locality' and I would strongly argue to you that it fails on all these counts as well as not meeting the test to 'Not cause unacceptable harm to the amenity of adjoining land users and the locality' in Section CP4 Safe and Sustainable Living.

Transport Plan:

I turn now to the Transport Plan for the development which is sufficiently threadbare as to beggar belief that it was written by Consultants. It concludes in total naivety that as there are no longer going to be any teaching facilities on site that this will lead to a net overall reduction in the amount of traffic travelling regularly to the site at different times of day as it will not be allowed for students to take cars on to the site and that they will all walk, cycle or use the bus. Would that life was that simple and well disciplined in the way the naïve tables are concluded and presented!

It is clear that the frequency of the bus service will need to effectively double to accommodate the student movements (and which in other senses would be an amenity to the area, albeit that frequency enhancement will only be on College Term Days), but my researches indicate that no guarantee of the necessary funding has been put in place to pay for what will be a considerably increased peak vehicle cost and the University Bus Service has a history of being designed down to a price every time the arrangements come up for renewal rather than being based solely on student demand and needs.

The secondary conclusion that there will be no pressure from the site on transport movement during the Cheltenham Festival is as weak as the main conclusion for obvious reasons!

The one mitigating feature which does appear in the plans is the removal of the existing bus terminus which, whilst appropriately sited, is situated in a shallow layby, currently only suitable for one full sized bus and a minibus at one time without protrusion on to the carriageway and this happens if occasionally unpunctual Service N buses working to a very tight schedule end up stopping there as well whilst there is a terminating Service 94U bus in the layby. The new more southerly terminal stop is slightly off the carriageway but whilst the plans model the turning movements for buses and seem superficially acceptable as far as I can see, only a one length bus bay is still proposed for provision which will be insufficient at peak times for the number of buses and movements and needs to be doubled in length. Worse still, the bus stop has got reverse off parking bays on either side of it which must be removed to give priority to the buses at all times and ensure permanent ease of access and egress from the stop.

Tree screening of the site is important from the amenity point of view but trees should not be planted at the front of a carriageway so that they cause damage to double decker buses due to inadequate Local Authority budgets to prune them often enough (the Promenade has been an example of this problem all year with rampant tree growth that has not been adequately checked).

#### Conclusion:

The site as proposed is over intensive in its use for a relatively small area of land and the plans are flawed in both transport terms and the architectural design in terms of the negative effect on the surrounding neighbourhood and the operation of the site itself and should be rejected in their present format and return to the inward facing nature of the development as originally proposed. Questions need to be asked as to why all residents' concerns have been ignored to the point of accentuating the concerns expressed in the subsequent designs.

#### **Comments:** 7th January 2015

I refer to the revised application posted out in Tracey Crews's letter of 8 December 2014 in respect of the application to change the use and nature of Pittville Campus by the University of Gloucestershire and wish to continue to object on the basis of the fact that the newly submitted documentation does not deal with any of the concerns that have been previously raised and that the contention that changes have been made in response to earlier consultation is purely a sham.

I have examined the Consultant's revised Transport Assessment and it continues to be absolutely threadbare in terms of its analysis which is supplemented in its latest format by an attempt to conjure up some sort of demand pattern out of a very low student sample with the hardly surprising inconclusive and almost meaningless result. I think it is fair to say that it is the most shallow Consultant's Transport Report that I have ever read where a consultant was bold enough to put their name to it. It continues to fail, amongst other things, to acknowledge any meaningful motorised activity which will be generated out of the need to service the site in terms of routine deliveries, security and maintenance.

The comments I made previously about not having parking adjacent to the relocated bus bay which still needs to be doubled in size have not been taken on board and my researches have continued to indicate that although a 15 minute Service 94U bus service is seen as the appropriate way of dealing with student demand which seems professionally accurate to me, there has been no commitment by the University to pay for the increase in frequency whose peak time cost will not be inconsiderable. I indicated previously that a feature of the University bus service in recent years is that it seems to have been more built down to price than geared to passenger need.

The attempts to justify the size of the development in terms of number of beds were still weakly and inconclusively argued and thus lead one to the inexorable view that they are financially driven to support the high cost of the management of the site.

The overriding objections to the Scheme remain the over intensification of use of the site and failure to accord with Council planning policies as my previous submission outlined, the



unsympathetic nature of the proposed construction and unrelated nature and juxtaposition of the buildings and their increased height, and their ultimate failure to accord with the nature of the area.

I think the most telling of the documents on display comes from the Architects Panel who claim to have had meetings with the developer and introduced them to all the elements which are necessary to devise a scheme which would be acceptable to most and provide a sound basis for an integrated construction of sympathetically designed and linked buildings to engender a suitable atmosphere for a successful student campus, and yet they are completely unwilling or unable (or both) to take them on board.

To say that the University cannot be allowed to redevelop an underutilised site in some way when they own the land would amount to nimbysm, a trait which Gloucestershire as a whole is sadly not lacking in. What is obviously required as an alternative is a much less intensively designed and used site which is more open and built as a meaningful coordinated whole to high quality design and build standards which link in with the nature and needs of the surroundings, which this proposal is blatantly not, and the whole process needs to be started again from scratch without the Council feeling in any way beholden to the University in requiring a complete rethink.

2 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 16th November 2014

Page 3 of the Operational Management Plan states 'UoG receives a small number of complaints about student behaviour: *'Pittville Campus 2012/13 - 0; 2013/14 - 1'*.

This is wrong. A number of complaints were made to the UoG and the Environmental Agency during these periods and they are logged. In fact the number of complaints was so serious that the Environmental Agency issued an official record sheet in 2013.

The UoG are well aware of these facts and have stated 'there is a typing error in the report'. However they have done nothing to issue a corrected document and I maintain the public are being misled over the anti social behaviour of students at the Pittville campus.

Therefore the document is flawed and the consultation process stopped until the UoG issue a corrected document and then the consultation process can be started again.

**Comments:** 18th December 2014

Pittville Campus sits in a very quiet residential area, no pubs, no clubs, no cinema etc exactly the wrong place to build a student village. It is the number of students proposed that is at the heart of the problem. From there a completely inappropriate design has been submitted driven by financial desire not in character with the area. The number of students, staff will swamp this area by 4 to 1. There will be a serious increase in anti social behaviour. Despite what the UofG says a number of complaints have been made over the last 2 years all of which have been logged by the UofG and in the last year by Environment Agency, in fact an official record was issued 2013.

Although the vice chancellor said 'no students at the campus will be allowed a car in Cheltenham' this is clearly unsustainable. Only recently students were parking on the site at the car park on Albert Road. It took one local resident to alert the UofG to this and then and only then were signs placed on cars to remove from site. The students involved simply placed their cars in Eastern Approach and the UofG ignored this. What will happen to the roads in this area with 800 students plus friends? Local residents are still waiting for public assurances from gas, water, electricity and sewage that the existing facilities can cope.

The solution must be to build on a brown field site and have Halls and teaching facilities together

130 Albert Road  
Cheltenham  
Gloucestershire  
GL52 3JF

**Comments:** 17th November 2014  
Letter attached.

**Comments:** 19th December 2014  
Letter attached.

85 New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LF

**Comments:** 18th November 2014

I am emailing to you today to voice our objections to the submitted Pittville Planning Application. Firstly the increase of rowdiness and unruly behaviour particularly in the early hours of the morning, I have complained many times to the University over many years, the bad language and girls screaming with no thought for the residents.

The increase in traffic along New Barn Lane and Albert Road will be horrendous, we have enough problems at present with speeding cars etc.

The university having their own shop will no doubt bring added pressure to our own community shop where a lot of elderly residents rely on this vital resource for everyday essentials.

We await your early response.

83 New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LF

**Comments:** 26th November 2014  
Letter attached (petition).

12 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 24th November 2014  
Letter attached.

48 Cleevelands Drive  
Cheltenham  
Gloucestershire  
GL50 4QB

**Comments:** 11th November 2014  
Letter attached.

Basement Rear  
27 Cambray Place  
Cheltenham  
Gloucestershire  
GL50 1JN

**Comments:** 5th November 2014  
Letter attached.

2 Prestbury Park  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LE

**Comments:** 26th November 2014

I would like to register my objections to the proposed campus plan.

- 1) Far too many students in one place.
- 2) Albert Road is already congested at peak times, with Pittville school traffic and the traffic calming islands. Then there will be more traffic from the new development on Pittville school grounds, plus the Ellerslie housing project, add to that the campus traffic.
- 3) There may be security on site, but what about the surrounding areas?
- 4) Also the litter 800 students will create.

Flat 2  
Brompton House  
East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 22nd November 2014

We are the owners of a flat in Brompton House, East Approach Drive.

The concept of a redevelopment of this run-down site is a most welcome proposal. However, the increased residential capacity being planned would have a highly detrimental effect on the quality of lives of local occupants.

Road traffic would increase significantly, and we share other commentators' views on the lack of parking and unsuitability of transport infrastructure as well as the highly dubious planning assumptions within the modelling being cited.

An increase in late-night anti-social behaviour seems inevitable following a population increase such as is being proposed. There is little College authorities would be able to do to prevent this - an additional thousand (with visitors) young adults transiting to/from campus would certainly bring its own problems.

Finally the very nature of this part of Cheltenham is entirely unsuited to the type and density of accommodation being planned; such out-of-character development would never be tolerated were it not associated with education. This is insufficient reason to accept the application at such scale - at the very least, the number of bed-spaces should be halved, if not reduced further. Only then should we sensibly allow this redevelopment to proceed.

6 Lakeside Court  
East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 24th November 2014

I live in a block of 8 flats at East Approach drive where most of the residents are elderly and some disabled.

Traffic and parking is always a problem, cars congesting the street specially during school pick-up/drop-off times and when the uni building was used during term time it was positively a nightmare.

During one your presentation you told us students will be discouraged to bring their cars. We hear ad nauseum that smoking kills, yet many people still do it; you underestimate our intelligence if you think we believe they will respect your requests; and I suggest you are naïve to think they will listen.

School bus traffic is already unbearable at arrival/let out times - this will increase zillion fold - but of course you want us to believe the buses transporting students between the campuses will be mosquito-sized, will silently, unobtrusively, invisibly glide through the air, without any pollution, need for parking or taking up any space at all on the already congested roads around the school. I'll buy shares in the manufacturer's company.

General car/cycle traffic: with the number of people involved and the bus traffic that will follow, added to it the cycle traffic and pedestrians it is all clearly a health hazard to them and to everyone all around - do you wait for a fatality before plans are revised? Where are the health and safety zealots when they should be here to assess the impact?

800 people is a huge number: if they just stand side by side, 2 by 2 along Albert road, they'd reach to the roundabout. Have these planners visualized this number of people? This is the size of a small army - and you want to place them on a site that is barely enough to sustain 200!!!

In addition you suggested this will be 'just' 800 or so students. You want us to believe they won't have any visitors? Don't those that thought up this ill-considered scheme visit their children at holidays, birthdays, important events in the calendar? Sure they do!! So why do they think it will be any different here?

They should know this will at least double the number of people; or you think they will stay away because planners/principals etc. say so!!!?????? If this is what they want us to believe, than one of us here is not very bright.

And what about staff?? Or they will live out - further increasing pollution, congestion, use/waste of energy - so much for environment protection!

Student behaviour is notoriously loud, messy and totally inconsiderate towards neighbours, specially towards us 'wrinklies'.

While the old building was in use we had to contend with urinating students on our front garden, litter in quantities that made the street look like a third world slum, night time parties in the park often with barbeques, music being played there till the early hours either on portable equipment or musical instruments accompanied by singing, shouting and foul language; car windows smashed, garages broken into...the list is endless, in fact everything to make your life a sheer hell and not worth living. Are planners/authorities waiting for a violent crime to prove what I say and we all fear?

Miraculously this stopped after term was over and when the building ceased to function. You might call it circumstantial evidence and how do we prove it was students? By the absence of it all!

Daily papers are full of rowdy behaviour from students in all university towns and areas, indeed if you are looking to find a school, college or uni lodging all you have to do is follow the litter-trail! - yet you are trying to tell us, here they will behave differently and will be angelic. May I ask you which planet you live on????????????????????

Appearance of the suggested buildings is like prison blocks - and I was complimentary; when England has some of the most beautiful Georgian architecture and some of it is in this town you managed to think up blocks that would be the pride and joy of any Stalinist Siberian Gulag. Shame on you!!!! You destroy your own heritage - I must point out, I am not born and bred in UK, have no children to pass on your heritage to anyone - just as well, as there won't be any left in the hands of these planners/architects/designers.

You are creating the slums of the future - just look at the present building! What a 'great' idea that was!! Ready for demolition after just a few decades - yet some buildings that go back centuries, if not millennia still in use, still beautiful and most protected under the conservation laws!! Isn't that interesting?? Indeed why do we bother with protection if they weren't worth it? These most certainly not worth it!

Why couldn't designers of these barracks take a leaf out of the book of the architectural heritage of their own country? I suggest why: they do not have the education to even know about it! Nowadays anyone that can handle a computer program can reach a position that decides the face and future of the country.

University should aim at living/working with local residents, integrating students into the existing community, not creating situations where the existing community is marginalised, ignored and exploited in favour of the new one.

Overall I consider this whole suggestion and plan symptomatic of the country in general: ill-run, ill-planned, short-sighted favouring instant financial gain for a small minority in power, destructive, ill-considerate towards those that actually pay for it = the taxpayer; this is one more step towards the total eradication of the character of this country.

56 Cakebridge Road  
Cheltenham  
Gloucestershire  
GL52 3HJ

**Comments:** 7th January 2015

This mail is intended to raise some points with regard to the proposal by Pittville School to sell part of their playing fields to raise funds to build a state of the art Sports Centre. This is the third proposed building development in this community, Starvehall Farm 350 plus houses, University Village accommodation for up to 800 university students and now Pittville School with fifty plus houses on a playing field, each development touching the boundary of the other.

In its first letter publicising its intent the school used the phrase 'once a playing field' claiming the playing field has not been used for several years, we live at the end of the Cakebridge Road Cul de Sac and moved here four years ago, and at that time the playing field was used for football as I'm sure others have testified. There has been a view in the community of deliberate non use of this playing field over the last two or three years specifically aimed at enabling this proposed sale. In addition to this the playing field was also described as 'remote' by the School. Admittedly it is not joined to the remainder of the School playing fields, it is a two minute walk, hardly remote.

The points I raise below relate to information (some obtained via the Freedom of Information Act) I have found while looking into the background of the school proposal and the school presentation to the public on the 14th October. It also includes in summation some thoughts with regard the implication of development on the three adjoining sites.

- In the Public Exhibition held on October 14th a bullet point on one of the information boards identified that the school did not have any showering facilities for its female students, this was confirmed by one of the students assisting in the Exhibition. It is highly unlikely that the school has never had showering facilities for female students, so the logical assumption is that the showers are not working. The LEA has confirmed that the school is responsible for, and has an operational budget for, the maintenance of this type of facility, therefore I find it unacceptable that the school is using this emotive point.
- In 2010-2011 the school took part in an Ofsted survey looking at the standard of Physical Education across a range of schools in the country. On 21st March 2011 a letter was sent to the Headmaster Mr Gilpin by Ofsted thanking him for his co-operation, and stating that the inspectors found the school to be:
  - Satisfactory at 'Achievement in PE'
  - Good overall in 'Quality of teaching in PE'
  - Satisfactory in the 'Quality of the curriculum in PE'.
- In this letter there was no mention of the 'dilapidated' facilities the school now identifies, and even if the survey did not have the remit to look at the PE facilities (which is highly unlikely) it is hard to understand how the school did well in the survey if the facilities are as poor as is claimed.
- In its capital funding request to the LEA for the year 2012-2013 the School applied for £60,000 to replace obsolete kitchen equipment, and £577,000 pounds for funding to convert the Quadrangle into a multi purpose teaching space, which would also be used for indoor sports activities. Both applications were detailed in a limited small table and each application, one for £60,000 (which was granted) and one for £577,000 (VAT ex), were explained in seven very short lines of text. It probably did not surprise the School, given the brevity of its submission, that the request for funds to convert the Quadrangle failed to gain the required number of points via the LEA points allocation process. If the request had been granted the School would have found it difficult to propose the sale of the playing field, and therefore unable to fund its proposed state of the art Sports Centre.
- In their first letter to the local community the School identified that the existing gymnasium is also used as a dance studio, however the LEA has already granted the school £150,000 for the provision of a dance studio. This will therefore remove this burden from the existing gymnasium.
- The School states the sports complex would be available to the local community. However, the community surrounding the School is small and already served to a significant extent by the nearby leisure@cheltenham sports complex. The proposed University Student Village (which is next door) will comprise a gymnasium therefore it is unlikely that Pittville will attract any members from the students. None of this withstanding, how would the School staff the out of hours community access required and given a small user base how long would any staffing remain economically viable.

- If houses were built on this playing field a significant number of them would be (assuming planning permission is granted for the University Student Village) within twenty metres of the tower block accommodation for up to eight hundred university students, and all of these houses would be within one hundred and fifty metres of the Student Village. There would be significant issues of lack of privacy (height of student accommodation blocks) and noise (loud music through open windows) for any houses in this area. The only possible houses that could sell in that location, and even this is debatable, are very low cost and studies across the country have shown that low cost housing degrades relatively quickly because of its very nature.
- The School originally proposed that Cakebridge Road be opened up to the proposed development for vehicular and pedestrian access. Cakebridge Road and Welland Lodge Road can be virtually impassable due to parking on either side of the road from after 6pm until the next morning, a car can creep through the seven foot gap but there is literally three inches to spare on either side in some cases. Increase the traffic volume and there will be significant damage to cars. It would certainly be impassable to any of the emergency services and this point has caused us concern as we are on the end of the Cakebridge Road cul de sac. Place another fifty plus houses on the end of that road and you have the potential for a serious problem. The school has subsequently identified that an alternative vehicular access could be created from Albert Road, but the school are not the planning authority and I raise this point for consideration by anyone involved in this proposed development.
- The School also propose a footpath linking the playing field development to Albert Road. It is not clear at this stage what will happen to the school boundary fence at the top of Cakebridge Road. If removed this could link Albert Road to Cakebridge Road, providing access to the Whaddon and Pittville part of Cheltenham from the proposed Student Village. The potential for anti social behaviour on a narrow road would be significant. Albert Road is wide with the houses set well back, Cakebridge Road in particular is narrow with house frontage close to the road itself. A development on the playing fields would also naturally be linked to 350 plus houses on Starvehall Farm, potentially providing access for pedestrian traffic from Starvehall down Cakebridge Road. Cakebridge Road and Welland Lodge Road were not designed to accommodate this volume of pedestrian traffic

Would it not be feasible to let the bodies we fund with our taxes to provide the School with the required funding for its upgraded sports facilities, once the relevant bodies have identified what facilities are actually required, and let the School use the playing field as a playing field. If the School can legitimately find no use for it, would it be so horrendous to leave it as a mowed field, at the very least providing separation between the proposed University Village and its eight hundred occupants and the Starvehall Farm housing development.

I have found no communication from the MP for Cheltenham on the proposed Student Village or Pittville School proposals, and no mention as far as I can find during the Starvehall Farm planning process. He has been highly visible on the Leckhampton Green Land Action Group but I understand there are family connections in that direction. It would be appreciated by this community if some time was spent this side of Cheltenham which could prove beneficial given the imminent election year. The converse would obviously apply.

My final comment and one which I feel is extremely important is that these three proposals, Starvehall Farm (Outline Planning Permission already granted), Pittville School and the University Student Village, should not be viewed by any planning process in isolation, they all physically touch each other, they all touch the same local community, and they stretch from Prestbury to the edges of the Cheltenham Race Course. Each one has an impact on the requirements and definition of the other and any planning must surely reflect this.

**Comments:** 4th January 2015

I wish to register my objection to the proposed Student Village.

I have read the comments already made and feel any comments made by me at this point would just be reiterating those already posted. One issue I would like to raise is that this application should not be looked at in isolation, at this time there are three proposals at various stages in the planning process and all adjoining, namely Starvehall Farm, the Student Village and the proposed sale of a Pittville School playing field for housing development. The build on each site should they proceed will impact on its adjoining development and any planning decisions must take this into account.

I would like to say finally that the intention to host 800 students in this area of Cheltenham will have a catastrophic effect on the local community. This is not a matter of conjecture but one of common sense. Anti social behaviour e.g. noise pollution drunkenness vandalism parking issues, will relegate this area of Cheltenham to rest along side those areas already registering significant student related problems.

I am curious as to when the relevant authorities realised they would need a student village, perhaps the view at the time was lets make the University a reality first then we can dump the following student village requirement on some area of Cheltenham when the time comes. I suppose you could call that forward planning but certainly not something to be proud of.

116 Winchcombe Street  
Cheltenham  
Gloucestershire  
GL52 2NW

**Comments:** 26th November 2014

Letter attached.

**Comments:** 5th January 2015

Letter attached.

Malden Court Cottage  
Central Cross Drive  
Cheltenham  
Gloucestershire  
GL52 2DX

**Comments:** 26th November 2014

Letter attached.

1 Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JJ

**Comments:** 19th November 2014

Why don't they build a new University out of town on a huge site, with lecture halls and support staff, accommodation, catering, car parking and coffee shops and a green space for a large marquee for entertainment - a place where first-, second- and third-year students want to be? If shopping complexes and industrial estates, fire and police stations and Council Offices can be relocated, surely an education complex is a good idea? Why is everything done in bits and pieces? Sell off all the satellite buildings and accommodation for prestigious or essential housing,



and use the money, with ULiving's continued support, to fund a long-term solution to a problem which will undoubtedly arise again.

If this is too grandiose an idea, though, we object to the planning application because of the over-ambitious development of this particular site.

This is a traditional residential area with older people who love living in their homes and want to be there, rather than first-year University students who have decided they (temporarily) want to get away from the constraints of that environment. There is nothing in the area for them - public transport is limited, there are no cycle lanes and the University buildings are located elsewhere. They will surely bring their cars from home because of this, but there is little parking in the area. It is also a prime site near the town's most popular facility' the Racecourse ' where the roads are jammed on many occasions.

The infrastructure will be overwhelmed with the needs of another 600 (potentially 1200 with guests) water, sewage, electricity, telecommunications and transport users, especially when added to the other developments planned for this area of Cheltenham.

As residents, we only ask the developers to be reasonable in their expectations.

**Comments:** 4th January 2015

It seems that of the many objections raised to this proposed development, few have been addressed and the plans are hardly changed. If our views are of such unimportance, why do we bother?

We object to the proposal because of the over-ambitious development of the site and the unsuitability of the area for the volume of students proposed.

The surrounding area is inhabited by older residents who are already disturbed by the activities of students on the present site. The students need to seek tuition and entertainment elsewhere, necessitating public or private transport. The site borders a minor road with traffic calming measures in place. Increased parking will be needed (because cars from home will sneak in somewhere) or rowdy pedestrian activity will take place at night. Nobody objects to students being students, but select a suitable area for them to be so.

Public services of water, sewage, electricity and communications (particularly) will be stretched. Building work will disturb residents and Albert Road traffic, including school buses.

Please take objectors' comments into account.

9 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 5th January 2015

I object to the planning application for the re-development programme at Pittville Campus. I am writing to formally oppose the plan. I have reviewed your plans in detail and have a number of comments and concerns. The basic Q&A document written by ULiving is vague and unsubstantiated and I feel more diligence needs to be set into place.

As a local resident I have a number of concerns and I hope you can answer these questions.

Overall Process:

1. A study this year by the Higher Education Funding Council for England (HEFCE) found that the growth of students fell between 2010 and 2013 - the first time in 29 years. The University

and College Union blamed tough domestic rhetoric on immigration and changes to student visas for damaging the UK's image abroad, especially at a time when other countries were doing more to attract international students. How does the University of Gloucestershire and Uliving respond to this. It would be helpful to see your ten year growth plan for this campus - I hope Uliving is not building such a large campus that will be underused and left empty in a few years. This will lead to a whole raft of other social issues. What reassurances can you give me that this plan is built on a solid 'demand-led' plan.

#### Traffic:

1. I understand that a traffic assessment has been carried out by Uliving's travel consultant. This concludes that the vehicle movements when the Pittville Campus was operating as a teaching facility has been calculated as c315 arrivals and c315 departures per day, equal to 630 two-way movements per day. I would like to ensure the borough and county council are conducting their own INDEPENDENT assessment. I'm sure Uliving will be biased in their view of traffic assessment. Please can you give the community reassurance of independence.
2. You state that it is a condition of all students' tenancy agreements that they do not bring cars, motorcycles or motorised scooters to Cheltenham. Please can you state how you will monitor this. I assume Uliving and the county/borough council will be conducting regular assessments which will be published to ensure that tenancy agreements are being upheld? If so, how often will this review be conducted.
3. You have stated that Uliving has commissioned a third party transport specialist who has evaluated the existing network and concluded that this bus route as well as other modes of transport (mainly cycle and pedestrian routes) will be able to successfully provide adequate means of transport for students, staff and visitors accessing or departing the student village. Again I would question the INDEPENDENCE of such a report. Can the county/ borough council ensure that existing transport is sufficient.
4. You make a great deal of effort to talk about Taxi drop-off points. I would like to understand the consumer research that has been conducted in terms of students and taxi usage; are students the prime target audience for taxi usage? If not, I would propose that you move the taxi drop-off point further within the campus (for those few affluent students!)

#### Bar/ Acoustic and Sound Proofing:

1. Of course the community is concerned by the acoustic and sound proofing. The Uliving literature attempts to share some reassurances but again is vague and uninformed. I take it all doors and sound proofing will be following such standards such as the EN ISO 140-1, EN 20140-2 and EN ISO 140-3 standards as well as EN ISO 717/1 standard. Please can we have informed plans of your sound proofing?
2. Why is there a bar in the campus? The BBPA has recognised a significant drop in pubs and bars in the UK. I am sure the county/ borough council will recognise this statistics across our county. Why on earth are you then depriving the bars in Cheltenham of more revenues? If this campus has to be built (which as you can see I am opposed to), why are you encouraging revenue generation away from the town centre?
3. Also you state that events at the bar will not be ticketed events or heavily promoted events. Please can you state what you mean by heavily promoted and how will Uliving govern this? I have worked in a student union and posters, flyers and social media were used to advertise events; according to leading marketers of FTSE 100 companies these marketing tactics would be described as 'heavily promoted'.

#### Public Consultation:

1. As a representative elected by the local community I am reassured that you will listen to the outputs of the public consultation; I am sure that the local community is opposed to such building developments and therefore with your support from the public consultation this building work will not go ahead.

I believe these are the wrong types of developments to have in this area and protest to the developments.

92 Evesham Road  
Cheltenham  
Gloucestershire  
GL52 2AH

**Comments:** 19th November 2014

I whole-heartedly support this application. Having lived in university and non-university towns, the presence of a student body is never detrimental to a local community. Higher education and associated establishments always improve local communities, and although some adjustments are inevitable, I can't see the negatives.

Although Cheltenham is a wealthy town already, an investment on this scale should be welcomed. It will bring additional employment directly, and local businesses will benefit big time from both the new facility and the additional student population. Employment will benefit.

Location is perfect. The existing facility is due for redevelopment. Other locations should not be considered as usually it means developing existing green-belt land. This is effectively a brown-field redevelopment, which if it didn't happen would surely be neglected and become more run-down - this would be worse for the local community than the proposal at hand.

Supposed pressure on local amenities and infrastructure have been considered in the application, and I would advise the many objectors to read them through carefully before writing. Preventing students having their own cars is a great step forward. I would expect quite a few more cyclists in Cheltenham, which is already a centre for cycling given the number of cycling-related businesses in the town. My only concern here is that the local roads could be made more cyclist friendly to reduce the risk of accidents - which if provided would benefit the whole community.

Another benefit I can see for this development is the knock-on impact to other local areas. For example, the areas around Portland Street and Albion Street are desperate for redevelopment. Adding to the University facilities and increasing both student and other support populations can only help generate momentum in Cheltenham for other inward investment and redevelopment.

When can you start?

Please approve it and let's get

Apartment 5  
Albert House  
Pittville Place  
Cheltenham  
Gloucestershire  
GL52 3HZ

**Comments:** 31st December 2014

I have written about this planning application before but I now repeat my OBJECTION to this application for the following reasons:-

1. The number of students, 800 or so, is overwhelming for this largely quiet residential area of Cheltenham
2. As, I understand, there will be no teaching facilities like lecture rooms etc at this proposed extended campus, inevitably there will be constant movement between this intended development and the places within Cheltenham where the teaching facilities are sited.

3. Already with the existing numbers of students there is frequent late night / early morning noise in Albert Road and disruption for the residents. What control would there be against such noise and how could it be enforced?
4. Already there is an excessive amount of litter all along Albert Road generated by the pupils at Pittville School and existing student numbers. Few, if any, refuse bins are provided and they are infrequently emptied.
5. Albert Road is already used as a "rat run" especially during school terms. The traffic islands are frequently ineffective with cars trying to squeeze round them in the face of oncoming vehicles and school buses.
6. Although students at the proposed campus may not initially be allowed to have cars at the new buildings, inevitably they will probably be permitted and there will be much more traffic especially at school starting and ending times when pupils flood out of school onto Albert Road.
7. There are no speed cameras on Albert Road and very frequently cars flout the 30mph sign, and the "sleeping policemen" are scarcely a deterrent. With school children, university students and many old people who live on Albert Road, an accident - perhaps fatal - will happen sooner or later.

In general my OBJECTION is that the proposed development is totally out of character for the area, would result in increased noise at unsocial hours, increased litter, increased likelihood of accidents and would be a very serious reduction in the amenity of the area for those who live there permanently.

59 Pittville Lawn  
Cheltenham  
Gloucestershire  
GL52 2BJ

**Comments:** 31st December 2014

I live at 59 Pittville Lawn, Cheltenham and strongly object to the size and scale of the proposed Pittville Student Accommodation development.

I myself was lucky enough to go to university in Sussex and strongly support higher level education as it is this that enabled me to become a company director and start up my own business. I also, very much enjoy living in a town with young intelligent people around who bring life and enthusiasm to the town and who then often stay on to live here long term.

The objection I have is to the scale of the accommodation and associated buildings in a area which just cannot cope with that number of people. A significantly smaller accommodation unit could be absorbed by the local community but the scale of this development is far too large. It will result in significant traffic congestion on Albert Road which already struggles to cope and has traffic calming measures in place. There is a lot of bicycle traffic around this area and the increased traffic will increase the risk of serious injury to those cyclists as the roads are too narrow for cars and bicycles.

The Pump Room and adjacent park are points of outstanding historical value and beauty. Cheltenham residents come to enjoy the open space and the quietness with their small children and dogs. The increase in the number of students' residents very near to the park will put great strain on the park and will change the nature of it significantly. The balance will shift from a safe family environment to an older student dominated one.

Please, I would ask that you seriously consider the scale of the proposed plans and bring them down to a more manageable scale - say half of the proposed size.

Yeldham House  
Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JL

**Comments:** 25th November 2014

Subject: Planning Application 14/01928/FUL - Objection / Judicial Review of Process

Planning Application 14/01928/FUL - Pittville Campus - Objection

I write to object in the strongest possible terms to the above planning application and also to make other comments as to the appropriateness of the procedures followed by the University and its development Partner, U-Living, during the whole planning and consultation process itself.

I would like to make it clear that appropriate or sympathetic development of the site should be welcomed, but the proposed development is flawed for a whole variety of reasons which are set out below.

#### Need

Both the University and U Living have completely failed to demonstrate the need for the development - The vast majority of students who request Halls of Residence accommodation get it, and the University has demonstrated no viable plan or business case to secure an increase in Student numbers at a time when it languishes fairly near the bottom of most league tables nationally and the competition is ever increasing in order to secure students to study degree courses both nationally and internationally.

#### Place

The Development is in the Wrong Place - Even if the University and U Living had been able to demonstrate a viable need for significantly increased Halls of Residence Accommodation as a result of a predicted rise in student numbers, the proposed development of the Pittville Site is about as far from the University's Gloucester and Park Campuses as it is possible to get within the Cheltenham Area. This makes a mockery of the University's supposed commitment to sustainability in all that it does - Far better to sell the Pittville site for appropriate housing development and invest in a purpose built facility equi-distant between the various teaching centres that the University has.

#### Out of Keeping

The Proposed Development is Out of Keeping with the Street Scene - The proposed development introduces poorly conceived architecture and buildings manufactured and pre-manufactured from materials completely inappropriate to the enhancement and maintenance of one of the most strategically important 'entrances' to Cheltenham, namely Pittville - A historically important area of the Town which is a showpiece to many hundreds of thousands of visitors on an annual basis.

#### Noise

The Proposed Development will dramatically increase noise and disturbance not only in the local area, but in the whole 'avenue' of the most popular pedestrian routes into the town centre. Again, this again demonstrates that the development is in the wrong place, having the potential to 'disturb' more Cheltenham residents because of the sheer distance that students will have to travel in order to go about the daily or nightly business.

#### Infrastructure

The Plans fail to adequately address issues such as the effects of the development on the following important Infrastructure considerations:

- the local water table (even modest development in Hillcourt Road has affected the local water table adversely)
- Drainage
- Telephony/Broadband
- Sewerage
- Utilities
- Doctors Surgeries

#### Density

The Density of the Development is Entirely Inappropriate for the area - to Introduce 800 students into an area that is currently populated by 300 or so largely retired residents is entirely inappropriate. I doubt very much that any application for an 800 bed residential apartment development, or an 800 bedroom hotel, would even be entertained for this area of Pittville, so how is the development of such student accommodation any different?

#### Traffic

The traffic reports in the plans are entirely flawed - Albert Road is already a Dangerous Road as a result of supposed traffic calming measures, with vehicle speeds having increased a vehicles travelling towards Cheltenham speed up in order to try to 'get through' the calming measures before a vehicle coming in the other direction impedes its progress - No assessment appears to have been made of the effects that such a student population (even if on bicycle or foot) would have on this dangerous situation at peak time. To make matters worse, one of the proposed exits to the proposed development is very close to one of the 'calming islands', again demonstrating a lack of attention to detail and thought within the planning application.

#### Planning Policy

The Proposed Development is also at odds with a number of important considerations with regard to the National Planning Policy framework, and particularly within the Core Planning Principles contained within. These include:

Planning should be plan led, empowering local people to shape their surroundings and setting out a positive vision for the future of the area - The proposed development has not been prepared in consultation with local people, indeed the University and U-Living seem to have ridden roughshod over the concerns of local people, as demonstrated by the sheer number of objections to this particular proposal. Local people have spent a lot of time and effort trying to make constructive suggestions for the site and its developments, but these have not been heeded.

Planning should '...be a creative exercise in finding ways to enhance and improve the places in which people live their lives...' The proposed development does not enhance or improve the places in which the residents not only of Pittville, but also along to whole route into the town centre, live their lives

Proactively Drive and support sustainable economic development - Since the development is in the wrong place, too dense, and about as far from the University's teaching centres as it is possible to be, then there is absolutely no way that that the proposed development could be deemed sustainable.

Always seek to secure high quality design - this is not the case with the proposed development, which is designed to ensure the cheapest possible build cost by a developer who has no consideration as to whether this is Cheltenham, Chelmsford or Clacton on Sea. The Architects panel agrees that this is the case, and for supposedly professional developers not to have even ascertained as such prior to submissions suggest that the whole process is rushed, ill conceived, and not considerate of the area in which the development is being proposed.

Planning Should take account of the different roles and characters of different areas - In short, Pittville is not an appropriate area for the siting of a minimum of 800 students, and possibly up to double that when their friends and family come and stay with them!

The Proposed Development is also at odds with a number of requirements within the Cheltenham Borough Local Plan Second Review 1997-2006 - these include, amongst many other points well made in other objections, the requirements under:

CP4  
CP5  
CP6  
CP7  
TP1  
HS2

Also, National Planning Practice Guidance also suggests that Local Authorities should have up to date Development Plans. It is questionable as to whether the Cheltenham Borough Council Local Plan could be deemed to be 'up to date'.

#### Other Matters of Relevance

The fact that there is no framework development plan in place therefore means that the residents of Pittville, and its infrastructure, is faced with not only this development proposal, but also the development of land at Pittville School, as well as the Outline Planning Permission that has been granted on Starvehall Farm. It is entirely inappropriate and unacceptable that this is the case, and I would strongly consider as to whether such un-coordinated proposals should be allowed to proceed without the Local Authority stepping in to ensure that some co-ordination is in place, particularly considering that its development plan is so out of date. It is possible that such a failure demonstrates a failure in exercising a relevant 'duty of care' that could be a cause for further action.

There are a number of other causes for concern as to the due diligence and process that has been carried out by the University, U-Living and other actors in the planning process.

Both the University and U-Living are potentially guilty of mis-representing the views of local residents in the planning application - for example, the wording of the questionnaire circulated to residents was designed to elicit either favourable or 'non-negative' responses from residents, and these have been then been used to provide potentially misleading information to planners and the planning committee. This is a significant cause for concern and the Planning Committee should be aware of this.

The whole consultation process was flawed, with the main consultation taking place in the summer holidays based on plans which were then significantly changed before the final planning application was submitted - this action alone potentially constitutes a gross failure of responsibility, since the plans on which local residents and other actors were consulted are significantly different to the plans that were finally submitted - residents and other relevant actors could quite rightly argue that they have not been adequately consulted on the plans that have actually been submitted, and again this would provide adequate ground for further action or review. At the very least, this application should therefore be deferred in order that proper, adequate and appropriate consultation can take place with local residents and other relevant actors.

Some Local Residents have potential concerns with regard to the closeness of some of the relationships between representatives of the University and some of those potentially involved in the application and the decision making process - it is residents understanding that private briefings have taken place between Senior Representatives of the Borough Council and Senior Representatives of the University, and certainly some of the comments in the local press where Council Officials have seemed to robustly defend/justify the University's application give some credence to this view - One would have thought that a more 'neutral' stance might have been more appropriate. Indeed, this is particularly the case when some of the published comments

seem to suggest acceptance of the University/U-Living submissions without adequately checking them for substance or veracity.

Indeed, it would most likely be possible to argue that even just one or two of the points mentioned above alone would be grounds for 'Judicial Review' of the whole process of this planning application, but when they are all put together the case is potentially a compelling one.

In light of all of the above points, it would be my request that the Application be REFUSED or at the very least Deferred in order that the important matters above can be adequately addressed.

4 St Arvans Court  
Evesham Road  
Cheltenham  
Gloucestershire  
GL52 3AA

**Comments:** 25th November 2014

Things to note:

Consultation on this was poor, we only found out a few days ago. This is a big development, and I would have expected that the applicants would have told us about it, rather than the objectors.

Concerns:

1) The number of students seems large, and it will undoubtedly put more pressure on local amenities, particularly the park. I would have concerns about large numbers of students coming back through the park at night.

2) The traffic analysis provided doesn't seem to make sense. It is difficult to understand how you can have 4 times the number of people in the building and less traffic generated. This suggests that the comparison sites selected were not in fact appropriate. We would also be concerned about parking in the area, though I note the College's position that students are not allowed to bring cars to Cheltenham.

We would be supportive of a similar development with fewer students.

Flat 11  
The Pond House  
19 Pittville Crescent Cheltenham  
Gloucestershire  
GL52 2QZ

**Comments:** 22nd November 2014

Whilst I support the University's need for additional accommodation, I believe that the projected development is far too large and not in keeping with the Regency environment it is being placed in. and I object strongly to the plan as currently conceived.

I am also concerned about effects of the greatly increased traffic and the ability of the existing infrastructure (sewerage and utilities). The application fails to deal adequately with the implications of the extended construction period. This application needs



Malden Court  
71 Pittville Lawn  
Cheltenham  
Gloucestershire  
GL52 2BL

**Comments:** 25th November 2014

I wish to record strong objection to the Proposal to expand the Student accommodation on the Pittville Campus.

This is an ill-considered Proposal at a number of levels, based on speculative premises in respect of the University's future.

It bears little relation to its surroundings, placed as it is on the edge of Pittville and the Conservation area. This is a quiet residential area in which I have lived for over 34 years. The proposal is for an ugly, large and bleak set of buildings which are not in keeping with the scale of other surrounding dwellings. The Proposal does not enhance local conditions in any way.

An increase of 800 people on one site is an excessive volume of population change in one development.

There are far too many units being proposed. Thus the site's 800 beds plus staff, could regularly generate occupancy of 1,000 people, with visitors. THIS DENSITY WILL AFFECT INFRASTRUCTURE, NOISE AND TRAFFIC. The level of density is wholly inappropriate to the area.

The access issues have not been properly considered in terms of traffic and the already busy conditions on Albert Road, Evesham Road and the Central Cross Drive "cut through" route between the two. The increase in bus traffic will inevitably cause considerable nuisance, noise and potential danger with an adjacent school. Albert Road already has a chicane and there will be increased delays.

The University's no car rule is already ignored and students park near to their homes, in surrounding streets in Cheltenham, as is the case in all University towns. Thus there will be increased car use and parking problems as well as bus traffic.

The University intends to abrogate responsibility for site management to a third party organisation whose motive is profit. Residents will in fact, have very little recourse to any responsible Authority in the case of Nuisance.

This is an ill considered, glib Proposal with potentially disastrous consequences for what has been a pleasant residential area

I wish to object in the strongest possible terms,

4 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 25th November 2014

Only a Philistine would contemplate the construction of this monstrosity in the Pittville area of regency Cheltenham, within such close proximity to the historic Pittville Pump Room and the world famous Cheltenham Racecourse .

The proposed building on the site of the original Art College in New Barn Lane, built to the same height and extending as far (if not further) along Albert Road is totally incongruous with this area. The Art College has been an eyesore for some time and the proposed building has the potential to become an even greater eyesore in the future. The visual impact of this towering 'redevelopment' is unacceptable in this area. The privacy of neighbouring homes will be ruined for ever.

Too often we have seen today's architects' dreams become the nightmares of tomorrow. It is surprising therefore that this plan has been approved by our own seat of learning, The University of Gloucestershire. The Cheltenham Civic Society kindly compared the building to an Army Barracks. It is more reminiscent of the Industrial Revolution.

At the public meeting we were informed that it was ULiving who was responsible for the increase in the number of student rooms. ULiving went to great lengths to explain in detail what they were providing for this wonderful 'student experience'. The experience of the local residents was much less important to them. It is obvious that this scheme is being driven by ULiving for their financial gain.

Also we were informed by ULiving that this was low density building. This was being economical with the truth because what they did not tell us was that on other university campuses they had built high rise blocks. High rise equals high density.

#### NOISE POLLUTION AND QUESTIONS

Here we will have 800 students foisted upon the quiet residential area of Pittville. There can be no doubt that this will have an adverse affect on the community.

Already we are disturbed late at night and in the early hours of the morning by screaming and shouting coming from the car park of the existing students' accommodation. This can only get worse if the numbers are quadrupled.

The problem of bad behaviour by students at UK universities was discussed on a recent BBC radio programme. It appears to be common practise among students to drink 'at home' until around 11pm and then go out and make as much noise as possible on the way to the Clubs and Pubs. Returning home in the early hours of the morning, as one lecturer described it ,they encourage each other to misbehave. There is no reason to believe that the students at the UoG will be any different.

It is totally unreasonable to expect the residents of Pittville to tolerate this sort of disruption to their lives.

Will any misdemeanours in the Pittville area which are reported to the Gloucestershire Police be recorded on the Police.uk website ? And thus have a detrimental affect on this area.

The UoG predict that 20%-25% of the 800 students will use bicycles, ie.160-200 cyclists. Will these cyclists be allowed to use Pittville Park or will they be restricted to Albert Road? Will they be cycling to the other side of Cheltenham?

There will be a student bus every 30/15mins to ferry the remaining students to lectures at other parts of the university. How many buses will run each day?

What are student nights? How many are there every week/month/term? On these nights how many shuttle buses will run between the hours of 11pm and 4am ?

There will also be 100 staff (115 parking spaces) using cars.

How is Pittville expected to cope with this traffic as well as the traffic from the new development at Starvehall Farm and the 50 houses proposed on the playing fields of Pittville School?

This 'redevelopment and regeneration' project is a recipe for disaster.

The Vice Chancellor assures us that Cheltenham needs a university. Should he then not have a long term plan to provide a proper university campus in Cheltenham?

To be frank, it is just plain stupid building student accommodation with no teaching facilities AND having to bus 800 students (less the cyclists and pedestrians) to lectures every day. The noise, pollution and traffic this generates is not conducive to good relations with the residents of Pittville.

How many university staff will be living in the Pittville area?

#### CONCLUSION

We want to keep our local shop. It is a necessity in this area where there are many retired folk. It would be preferable if the UoG reverted to the former plan to build residential property on this site, especially homes for the ageing population and provide a modern campus with accommodation and teaching facilities in a more suitable area.

#### **Comments:** 5th January 2015

One would have thought that everything that needs to be said has been said about the unsuitability of the planning application, for the student village at Pittville, by the University of Gloucestershire/ULiving.

The people have given a resounding NO to this development yet UoG/ULiving persist with the same basic plan.

If the UoG insist on buildings on this scale, for 800 students, they should be looking for a larger site where they can provide adequate external recreational space.

This is a prominent site in Cheltenham and as such should be used to improve and enhance the area, with buildings of architectural merit, in keeping with this regency town. The appearance of the proposed buildings has all the hallmarks of future tenements. A better legacy should be left by the university to the town and the people of Cheltenham?

ULiving are a commercial organisation with no allegiance to Cheltenham and are only interested in profit from this venture.

Apart from the unsightly buildings, the noise, pollution and traffic problems associated with this project, it must be remembered that each year, ad infinitum, a new lot of 800 students will descend upon Pittville.

There have been many complaints in the past about the rowdy behaviour of students disrupting the lives of local residents. Logic tells us that this can only escalate.

The 'student experience' (i.e. the buzzword that universities use to attract potential students) will last, probably, 3 years. Therefore it should not be allowed to supersede the rights of the people who have chosen to live in this area, many of whom have retired here and wish to live out their lives in comfort.

If this plan is approved it will lead to the deterioration in the quality of life of everyone in the surrounding area for all time.

The Human Rights Act (Article 1 of the First Protocol) states that everyone is entitled to the peaceful enjoyment of their home. Allowing this development would undoubtedly deprive the residents of Pittville of that right.

The security proposed for this student village, will be run on the same principal as is active in St Paul's ward and involves 'a regular evening patrol of students AND LOCAL RESIDENTS intervening when community members (students and not) are acting in an anti-social manner.' 'The University works in partnership with the police, its Students' Union and other external agencies to run a number of volunteer projects that help reduce anti-social behaviour linked to the student community.' 'Currently there are two such projects operating in Cheltenham and a similar scheme will be devised and launched from the outset for the Pittville student village which will be tailored to the number of students and the surrounding area.'

Do we understand this correctly? Local residents of Pittville acting as voluntary vigilantes?

At the first consultation meeting we were somewhat uneasy about the presentation of this project by the Vice Chancellor. It appeared, even then, to be a fait accompli. No mention of 'subject to planning approval'. On the UoG's website ([www.glos.ac.uk](http://www.glos.ac.uk)) Pittville student village is publicised in its present form to attract next year's students. Again no mention of 'subject to planning approval'

The authoritarian attitude adopted by the UoG/ULiving from the inception of this redevelopment plan has left us wondering if this consultation is only a formality.

Do they know something that we don't?

83 New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LF

**Comments:** 23rd December 2014

It is nice that University of Gloucestershire is developing Pittville Campus but the current revised plan doesn't address majority of the issues raised by neighbours during consultations.

The proposed student numbers are overwhelming for the neighbourhood.

The design is not in character with the surrounding area.

Such influx of students and the required services for the running of premises will undoubtedly cause traffic chaos.

Such a large increase in the number of students living in the area will surely result in increased unruly behaviour especially during evenings and nights.

The proposed inclusion of retail facilities will surely cause financial stress for the existing community shop namely PARK STORES leading to it's demise and thus depriving the neighbourhood of vital service as majority of residents are elderly.

This plan is basically an over ambitious commercial adventure by University of Gloucestershire and ULiving.

20 Cleevemont  
Evesham Road  
Cheltenham  
Gloucestershire  
GL52 3JT

**Comments:** 23rd December 2014

I wish to OBJECT to this application on the following grounds:-

1. The provision of 800 units of accommodation will change the nature of the area considerably. It is predominantly a quiet residential area. 800 student accommodation units with the additional strains on existing services and roads will destroy the neighbourhood character. It should be preserved according to existing council guidelines, not destroyed.
2. The development is in the wrong place. It is ridiculous to propose this solution to student accommodation, which requires the students to travel across to the other side of town. The unnecessary wastage of energy and resources is a disgrace in a time when we are supposed to be concerned for our environment.
3. The designs are poor and the council's own architects panel could not support the scheme. The buildings are totally out of character for the area.
4. The amount of traffic this will generate will cause great problem for the existing residents of the area. It will make the roads more dangerous in the area with the additional parking which is likely to result.
5. There is no provision for the control of noise and nuisance which will be caused by 800 students in an unsupervised campus. This will seriously affect the neighbourhood.
6. We know that the existing foul water drainage is overloaded in the area. The addition of 800 living units will cause overflows and be a health hazard.
7. Apparently, the university needs the 800 units to balance its books. The area is a residential area, not a commercial area. The lives of local residents will be blighted to suit the university's finance arrangements. This is intolerable.
8. The university believes the application is 'likely to be approved'. How can they say that with the amount of evidence provided by the objectors? This proposal must be given a proper and thorough consideration, and the comments and wishes of the local residents must be taken into account. We need to be assured that there has been no collusion between the university and the council, and also that there has been no pressure put upon the council to accept this proposal. If this cannot be done, then the proposal must be rejected.

9 Monica Drive  
Cheltenham  
Gloucestershire  
GL50 4NQ

**Comments:** 30th December 2014

I was not aware of a possible deadline on public responses to University proposals re Pittville Campus until just before Christmas but, having seen the exhibition earlier this year, I wish to add the following:

1. The idea of having a no cars rule for residents is fine in principle but that will produce a lot of congestion at start and end of term as there are few spaces allocated for offloading.

2. There is then a possible visitor facility at weekends. Where are the visitors going to park unless an arrangement is made with Racecourse for Park & Ride when not clashing with race meetings?
3. The idea of a bus stop off Albert Road is good but it has to cater for routes 99 & N as well as 94U.
4. The shop on New Barn Lane caters for the local public residents and people camping/caravanning at the racecourse as well as students. If it is forced out of business by a student only shop on campus there will be a significant distance for residents and campers to travel to Prestbury or Pittville shops or Spar in Tommy Taylors Lane. That may cause unintended traffic consequences.

33 Pittville Lawn  
Cheltenham  
Gloucestershire

**Comments:** 21st November 2014

**OBJECTION 1**

We appreciate the need to develop this university site but we object to the lack of an Environmental Impact Assessment which would verify whether all the relevant factors of the proposal have been thoroughly thought through.

**OBJECTION 2**

We object to the likely concentration of cars and service traffic which will further increase the traffic overload on Albert Road, Pittville Circus and the Inner Ring road. The time has come for the development of an outer ring to the north of Pittville along New Barn lane keeping the pressure off the centre of town and through roads particularly in view of the proposed development of the old Black and White site.

This was partly proposed in the Wilson-Womersley March 1971 Interim Report (2001 prediction plan) which could link up educational sites and would reduce the pressure on the Evesham road. The EIA would reveal the present situation and effects of the new. (Optimism is no substitute for Realism!)

Flat 21  
Pittville Court  
Albert Road Cheltenham  
Gloucestershire  
GL52 3JA

**Comments:** 22nd November 2014

We are lodging our objections to this development on the following basis:

**Number of students**

The number of students (who are resident on site) appears set to quadruple from its current figure of 191. We find this very concerning regarding the increased likelihood of antisocial behaviour issues, noise issues, car parking issues and generally more people crowding into the beautiful conservation area of Pittville.

The table provided by ULiving of density comparisons to other student residential schemes around the country are completely irrelevant as they bear no resemblance to Cheltenham ' the comparisons used were all big cities with mostly onsite campus/study/accommodation.

### Anti-social behaviour

We are concerned about the potential of antisocial behaviour of students in Pittville Park late at night (we overlook the park so have a major concern re this). Who will sort this when we need to report it? We are also concerned about the woolly answers provided about dealing with student misbehaviour.

### On site security

We are concerned at the small number of on-site security personnel (2 security staff to deal with 794 students plus their guests).

### Restrictions

Should you bend to the will of the developers/University and let this scheme proceed, then we would like the following restrictions placed on the site:-

- The music/media centre where they intend to have live gigs/music events ' can the plans please include robust soundproofing materials within the build so that those of us living in the close vicinity are not disturbed by noise levels. Can a limit also be set on the time in the evening that music/noise can be made. No later than 10.30pm please.
- We are concerned with the pollution levels from the proposed building works (my husband suffers from very serious and rare lung issues which make air pollution a major concern). How will this air quality be monitored during construction? Also we would ask that you please ensure that weekends (Saturdays after 1pm and all day Sunday and Bank Holidays) are free from noise/disturbance from construction.

We would just add that if the attitude displayed by the University staff and ULiving personnel during the recent consultation meetings is anything to go by, then it does not augur well for relationships with residents to resolve issues going forward. They were totally blinkered in their views and oblivious to and dismissive of the vast majority of genuine concerns raised.

We shall be very disappointed if this goes ahead in its present format. You would not permit an 800 room hotel being built in this location so why on earth should an 800 room campus be acceptable. A much better idea would be for the University to sell the site for residential housing (much less dense and disruptive) and for an out of town self-reliant campus to be built.

34 Cleevemont  
Evesham Road  
Cheltenham  
Gloucestershire  
GL52 3JT

### **Comments:** 31st December 2014

- No attempt to reduce student number from previous application
- Students, their visitors, staff and service deliveries will create unacceptable noise and traffic congestion in the surrounding area.
- Strain on utilities for local residents
- The buildings will dominate our local area

Orchard End  
62 Albert Road  
Cheltenham  
Gloucestershire  
GL52 2QX

**Comments:** 26th November 2014

I strongly object to the proposed planning application for additional accommodation at Pittville Campus.

Increased traffic will be inevitable and unsustainable with buses from the campus every 15 minutes. Congestion from additional traffic from Ellerslie House, Pittville School and its proposed new sports facility will add to already high levels of traffic congestion affecting all local residents in the area. Why can't the buses turn right to access New Barn Lane and onto the Evesham Road?

There are far too many students 800 plus staff how on earth are we going to cope with this volume of traffic?

Why can't the halls be constructed at The Park Campus?

Apartment 8  
Albert House  
Pittville Place  
Cheltenham  
Gloucestershire  
GL52 3HZ

**Comments:** 26th November 2014

I am writing to raise objection to the plans for the development of the Pittville Campus. I understand the desire to develop the present facilities - it is an eyesore - but the extent of the development is excessive. A site to accommodate the numbers planned seems completely out of place in what is currently a quiet, residential part of Cheltenham. The situation is further exacerbated by the planned development next to Pittville School. I hope the planning committee takes account of what could be a threat to the quality of living for those of us who choose to live in this part of town.

I cannot believe that traffic levels will not be increased greatly. At present, the amount of traffic is reasonable for a road that is not the main route into the town centre. That withstanding, speeding is a problem and is only reduced because of the restricted road width outside the school. The next year will also see additional traffic from the newly renovated Ellerslie site. If the campus-site entrance and exit is on Albert Road, it is not hard to imagine the queues that will form and cause complete havoc for those residents adjoining Albert Road wishing to get in or out of town. Has anyone seen what happens on Race Days?

The proposed building is ugly. It contrasts hugely with other buildings in the area. The school is pleasant and well-maintained and owing to its low buildings suits the overall appearance of the surrounding area. New and restored properties have been carefully designed to merge with and enhance what is a very attractive route from Pittville Circus to the top of Albert Road. The plans for the campus are an example of 'cheap-build' that has ruined many other towns in Britain. Surely Council members wish to maintain Cheltenham's high standard of building rather than destroy it with this very poor example of modern design?

I would urge the planning committee to refuse the current application and seek an alternative plan to provide facilities for the University that are of an acceptable size and design. And what



happens if student numbers are greatly reduced? We do not want to be stuck with another eyesore.

**Comments:** 5th January 2015

I have reviewed the revised proposal for the development of the student village in Pittville.

I am concerned that the proposal shows very little difference from the original proposal. Given the large number of objections submitted by individuals, I would have anticipated the revisions would reflect the concerns raised.

The proposed building plans show no improvement in terms of design.

The increase in traffic in Albert Road is still a real issue.

The sheer size of the complex will impact negatively on the Pittville community and has not been addressed in the revised proposal.

91 Pittville Lawn  
Cheltenham  
Gloucestershire  
GL52 2BP

**Comments:** 26th November 2014

I write out of concern regarding the proposed "Student Village" to be built on the site of the to-be demolished Art College on Albert Road. There are many reasons why this should not be allowed, mainly to do with overcrowding, rowdy behaviour esp. late at night in the Park, already an occasional problem, litter thrown about (the precincts of Gloucester Cathedral are a good example of what to expect), students having to use the park as a main thoroughfare which would ultimately damage the lawns and make it unattractive for families and other people who enjoy its amenities.

Then there is the problem of the sewage etc., which, with a PROPOSED additional 800 students plus staff, could well top the 1,000 mark. This will be a huge undertaking.

My main reason for concern is the impact which will inevitably affect the Pittville Pump Room. Not only is this a Listed Building of some importance, it also happens to be probably the finest small concert hall in the South of England. The acoustics are superb and artists love it, as do the many concert-goers who come to hear them. Over the years the Music Festival has become a huge draw with people coming long distances, and often from abroad, to hear superb performances from top class players. Unfortunately, as the Festival takes place during term time, there is every likelihood that there could be a lot of noise from outside. Not only that, there will inevitably be traffic congestion due to demolition and rebuilding on Albert Road - which may very well be closed off for the duration (2 to 3 years?) - which will prevent cars from accessing the car park to the rear of the Pump Room. All of this will be very damaging to the Festival itself as well as to the character of Pittville Park and its surrounds.

This area and what it offers is unique. I have lived on Pittville Lawn since 1971 and have enjoyed seeing how it has 'grown in stature' over the years. It truly is the jewel in Cheltenham's crown and to change its character in this way would be nothing short of criminal.

59 Pittville Lawn  
Cheltenham  
Gloucestershire  
GL52 2BJ

**Comments:** 23rd November 2014

I'm supportive of development of the site in order to improve both sporting and university facilities. Nevertheless, I object to the scale of the development in terms of increase in student numbers. As a keen cyclist, I and many other cyclists use Albert Road as an exit towards Prestbury and Winchcombe. The increased traffic will increase significantly the risk to cyclists.

As a resident of Pittville Lawn, I object to the scale of the development as the park will be a regular access route for the students into town, as well as an area for socialising in summer months. The number of additional residents will impact greatly upon residents. Already, noise, litter and car damage is an issue, and this will inevitably increase the problems.

**Comments:** 31st December 2014

One again, I post to lodge an objection to this application.

As a keen cyclist and regular user of Albert Road, I see significant risk to cyclists due to the increased road traffic expected due to vehicles accessing and egressing the facility. The volume of traffic will certainly increase due to the increased population on the site.

As a local resident, I believe that the development is too large for the local area to absorb - Pittville Lawn and surrounding areas are quiet residential areas but will become an access route for potentially rowdy students returning from town. Already there is occasional vandalism of cars, and this will rise with the increased student population.

7 The Spinney  
Cheltenham  
Gloucestershire  
GL52 3JX

**Comments:** 23rd November 2014

Whilst we support the needs of the University to develop the site, the scale of the proposal for so many students in one location is excessive.

We already get noise disturbances in the early hours from young people in the streets around the campus and the current levels of students are a fraction of those proposed.

More students are only likely to increase these noise disturbances for a large number of innocent local residents.

C/O Aeroview  
Aerodrome Road  
Bekesbourne  
CT4 5EX

**Comments:** 30th December 2014

I am in the process of buying 9 Elm Court, Hillcourt Road GL52 3JU, but a circular letter from you ref 14/01928/FUL date 27th October 2014 to the resident has been brought to my attention and I see that a student village is to be built on the Pittville Campus increasing existing student numbers by 603 (other documentation quotes 794). It seems therefore in view of that and other alterations, that I shall be buying myself a retirement home on the periphery of a long-term building site. Obviously there will be a change in the environment.

I have not succeeded in finding your plans on line and have in fact been told that the plans referred to have not been passed. However, from my experience of such development in Canterbury, where I currently live, it seems certain that some proposal for development on that site will eventually be acceptable.

I would be very pleased to have your comments on the situation. If there are plans to be seen, I am able to come to your office in the week beginning 5th January.

109 Linden Avenue  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 3DT

**Comments:** 25th November 2014

I would like to register a strong objection to this proposal.

1. Scale Of Development.

The proposal to build an additional 603 student units is completely out of keeping with the existing area. It will transform a relatively low density suburban area into a high density urban environment. This is a totally unacceptable change to an existing suburban setting.

2. Design.

The combination of the proposed new buildings and the existing structures will result in a incoherent mess on the site which will look ugly and extremely low grade. It will give the whole site the appearance of a not very well planned, poor quality barracks.

3. Transport.

The existing thoughts on transport are simply fatuous. To try to claim that there will be fewer transport movements on the expanded site than at present is so incredulous as to warrant this whole proposal being thrown out on this issue alone. There is also no consideration of the increased transport demands of the proposed developments on Pittville School and Starvehall Farm which are close by.

4. Car Parking.

This issue is effectively ignored. By pretending that no students will have vehicles, the issue is swept away. This is complete nonsense. Some students will undoubtedly have vehicles and simply park them in the nearby roads of Pittville and Prestbury. We already see examples of students from the St Pauls area parking in Pittville in order to avoid parking restrictions. In addition, there will be many visitors to the campus who will undoubtedly bring vehicles. This issue is once again ignored.

5. Anti-Social Behaviour.

Like parking, this issue is to all intents and purposes ignored. There is an attempt to pass the buck amongst the various bodies involved with no one taking proper responsibility for the problem. This is already a serious issue with only 200 plus students on the site and will become a major challenge with over 800. This will not only be a serious ongoing problem for the local residents but will become a major issue for the authorities.

6. Administration.

The university are very happy to have established a deal with ULiving which effectively gives the university a large scale development on the cheap. However it results in the ongoing maintenance of the site being passed to a commercial organisation with no other motive other than profit. Whilst ULiving will make all the right noises about their high standards, over time there will undoubtedly be a simple focus on profit for them and standards will suffer. The university has

abrogated its responsibilities in this area, just as it has done on the issues of anti-social behaviour and parking.

#### 7. Conclusion.

This proposal should be rejected for all the above reasons and many more. It is an ill conceived plan, designed primarily to maximise profits for ULiving at the expense of the Pittville area and Cheltenham as a whole.

Fernmoor  
Tommy Taylors Lane  
Cheltenham  
Gloucestershire  
GL50 4NP

#### **Comments:** 20th November 2014

I wish to object to this application as it is of an inappropriate scale of development for the Pittville area. Accommodation for first year students should be placed far closer to the University Campus which the students will attend and closer to the town centre. Although we live a few streets away from this development we have also experienced the noise from students returning at 4am. and sympathise with those who live nearby with this unreasonable increase in student numbers.

A main concern is that there is so little for 800 students (possibly 1600 with guests) to do on site they will use Pittville Park as an extension of the campus. The park is already heavily used by local residents and visitors particularly at weekends, some would say at near capacity on a warm summer day. The wear and tear from ball games, walking to the University across the grassed areas, not to mention the drinking and litter, will cause considerable damage. Cheltenham CB do not at present have the resources to bring the park up to Green Flag standards, how will they cope with the extra usage?

Pittville Park is the premier historic park in Cheltenham. Cheltenham BC on there web-site describe Cheltenham "as a town within a park". I would ask Cheltenham BC to request monies (under what used to be S106) from the developer to maintain Pittville Park to compensate for the extra use due inadequate facilities on site.

I would therefore ask Cheltenham BC to reject this proposal and ask the University to consider a scheme of a scale more in keeping with the Pittville area and the true needs of the University. This is clearly an ill thought out and moneymaking scheme for the developer Uliving and not appropriate to the area or fair to the residents.

#### **Comments:** 5th January 2015

Letter attached.

Flat 1  
2 Trinity School Lane  
Cheltenham  
Gloucestershire  
GL52 2JL

#### **Comments:** 28th November 2014

Letter attached.

38 Cleevemont  
Evesham Road  
Cheltenham  
Gloucestershire  
GL52 3JT

**Comments:** 30th December 2014  
Letter attached.

Flat 3  
The Pond House  
19 Pittville Crescent  
Cheltenham  
Gloucestershire  
GL52 2QZ

**Comments:** 20th November 2014

I refer to recent fliers regarding the proposals for redevelopment of the Pittville area relating to the university and a new residential area.

We strongly object to the plan to channel vehicles out on to Albert Road.

Albert Road is already used as a "rat run" to and from town, and in places, with cars parked on one side, makes it very difficult for two cars to pass even now. Furthermore, there are already two traffic-calming areas at the top end of Albert Road, by implication meaning the road is already regarded as a potentially dangerous road given current volumes of traffic.

To channel even more traffic on to Albert Road as a result of new housing alone is potentially dangerous and will seriously increase traffic volumes in an area that already suffers. With the expansion of numbers at the University and the added volume of traffic, potential rowdiness and noise that this will inevitably bring to residents, we see the plan as being nothing but detrimental and dangerous for residents and visitors alike, many of whom park midway down Albert Road to take their children to the park.

Pittville is a quiet, residential area and these plans put this directly under threat.

We strongly object to the proposed vehicular access on to Albert Road and urge that this be urgently reconsidered.

**Comments:** 5th January 2015

I strongly object to the above for various reasons.

The extra volume of students, traffic, noise and rowdiness is unacceptable in a quiet suburban area of natural beauty.

There will be significant extra traffic and disturbance in the area. Albert Road already has traffic calming and extra traffic coming out on to the road will significantly increase the danger to pedestrians and cars alike. Totally unacceptable.

There have already been complaints about late-night noise which will only increase and cause unnecessary stress to residents, many of whom are old and retired. They chose Pittville because of its quiet and to have this disrupted will be a complete disregard for their welfare.

With all the visitors to the park, many of whom are children, the extra traffic will be a serious cause for concern and put everyone in jeopardy.

The plan is unsustainable and should be completely reviewed, due to the potential dangers and impact on residents.

Flat 24  
Pittville Court  
Albert Road  
Cheltenham  
Gloucestershire  
GL52 3JA

**Comments:** 25th November 2014

I have submitted an objection today, 25th Nov but the system noted my address as Flat 4, Pittville Court.

It should be Flat 24

Clearly an error in the code that concatenates the address lines into a single string. The system also changes £ signs all apostrophes into question marks

**Comments:** 26th November 2014

#### NEGATIVE IMPACT ON THE AREA

From Pittville Lawn to New Barn Lane Albert Road is a residential area. Albert Road has had traffic calming installed in order to reduce traffic flow. There are from my calculations less than 300 residents whose only exit is via Albert Road. The proposed campus will increase this by 300% with nearly 1,000 students and staff. By any standards, a 967-bed development would have a huge impact on any area.

#### NEGATIVE IMPACT ON CHELTENHAM

Whilst this is a good deal for the University, as it will guarantee them rentals of some £3 million a year from the students. It will not benefit Cheltenham generally or it's residents. There will be nearly 1,000 residents in premises that will be registered as Students Accommodation.

Student accommodation is totally Council Tax free. As a result, not a penny will be paid in Council Tax by single occupier of these rooms. However, Cheltenham will have to pick up the bill for the social costs of this accommodation.

Additionally, Cheltenham will have to foot the bill for any anti-social behaviour. The university simply doesn't have a mechanism to punish anti-social students. The police or other services will have to be involved. The effect locally will be considerable.

#### INADEQUATE PARKING

The Traffic Report in the planning application is simply unbelievable. We have a situation where we are increasing the site population level by four times and reducing car parking from 160 to 115. At present there are either 191 or 214 residents who have 160 parking places. The proposal is to have nearly 1,000 but only 115 parking places. The report concludes that parking is adequate. How they can conclude that simply beggars belief. In another part of the Traffic Report they clearly state that they are unaware of what staffing levels will be on the site.

The Traffic Report makes no reference to the increase in commercial traffic to the site providing support and goods to the 1,000 residents.

The increase in staff as well as students will logically demand additional parking, not less. There will also be a huge increase in shift or daily workers to the site. Many of which will require parking. I cannot see that 115 parking places will be adequate by any stretch of the imagination as that report claims.

## TRAFFIC PROBLEMS

Albert Road is a problem area due to the traffic calming in place. At all times of day, traffic will build up southbound. This becomes a difficult area when it is busy, as the council is well aware. The increase in traffic that is being proposed will make the road nearly impossible in the restricted areas.

Additionally, the 600 students will have to be transported to lectures on some of the worst roads in Cheltenham. Whilst some will walk or cycle, those numbers will be a small, as is the case at present.

Apart from the movement of students and staff, there will be a huge increase in commercial traffic to feed and service the site.

Although not directly applicable to this application, there is a proposal about to be submitted for approval by Pittville School. This is for around 60 properties, all of which will be accessed by Albert Road only. So if both of these applications are successful then in the space of a couple of years the residential level of people whose only access is via Albert Road will, increase from around 300 to over 1,500. A five times increase to Albert Road and its exit to islands North and South will become a nightmare. It will be particularly bad at the Southern five-ways island.

I am of the opinion that insufficient thought or understanding has been given to the traffic problems that will ensue. I would reiterate that studying the Traffic Report should confirm to any reader that it simply doesn't analyse or address the current or proposed situation. Anyone with knowledge of this area will understand that traffic problems will become amongst the worst in Cheltenham if this ill thought out proposal is approved.

Further to the above, the proposed changes will materially affect the Albert Road and Pittville Park areas to the detriment of the residents and locals. It will be a disaster for the majority, whilst providing doubtful benefits to the minority of 967 students and staff. It has been suggested that the whole proposal has ignored the effect on the local area and that it makes unrealistic claims and assumptions. It will be a disgrace if this application is approved.

Flat 33  
Pittville Court  
Albert Road  
Cheltenham  
Gloucestershire  
GL52 3JA

**Comments:** 31st December 2014  
Letter attached.

82 Albert Road  
Cheltenham  
Gloucestershire

**Comments:** 31st December 2014  
Letter attached.

85 Welland Lodge Road  
Cheltenham  
Gloucestershire  
GL52 2HH

**Comments:** 24th November 2014

We object to the Pittville student village project which is ill conceived, unsuitable for the site and is trying to cram an excessive number of students into a small site with no regard to the repercussions outside of the site.

To impose almost 800 students (plus staff, visitors and vehicles) onto a small residential community totalling around 300, mostly retired, will swamp the local area and adversely affect it. We have not yet heard of any benefits which will accrue to the local tax payers.

The proposed buildings some four/five storeys around the site perimeter will dwarf the surrounding dwellings and careful consideration should be given to the comments made on this application by the Environmental Health, Landscape and Architects Panel .

There are concerns about the ability of the utilities to cope with the uplift in demand. There was nothing reassuring in this respect in the presentations.

The current 'so called' traffic calming system in Albert Road involving build-outs has proved to be a disaster by introducing additional dangers. Traffic heading out of town has speeded up, while traffic heading into town often encounters difficulty in making progress against even modest traffic flow.

At times when Pittville School pupils are leaving, with buses parked and parents waiting in their cars, progress into town can represent a hazardous risk. What will happen with the additional traffic resulting from the Student Village is anyone's guess, but will probably bring traffic to a complete stop on even more occasions than occurs at present.

The traffic management in Albert Road, which is a major through road, is in urgent need of being addressed with fresh thinking and ensuring unhindered traffic flow in both directions. This needs to be considered now, prior to the proposed Pittville School housing development and the Starvehall Farm development.

Park Stores in New Barn Lane is a valued local facility and is used by both residents and students. It is located conveniently opposite the present main entrance to the Campus.

A retail facility is proposed by Uliving in the Student Village which would compete with Park Stores and so could force it out of business. This would represent a major loss to residents and conflicts with Uliving's expressed wish to fit into the community. It is suggested this retail facility should be refused, or it should be restricted to selling items which are not available at Park Stores.

In addition a pedestrian crossing should be provided at this point in New Barn Lane for the safety of both residents and students as traffic at peak times can make crossing the road very dangerous.



15 Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JJ

**Comments:** 20th November 2014

Would not be not against the development if the number of students was less - no more than 400 - but 800 or students in a premium residential area just doesn't fit, in spite of the wishful thinking of the planners. Given that there were 25 or so complaints last month concerning student behaviour, the number of future complaints has the potential of reaching around 100 per month. This would be an intolerable imposition on local residents.

It is inevitable that the planned number of students will create a severe detrimental impact on local life unless the students are rigidly regulated and controlled.

I have worries about the existing local community shop - is it going to lose the existing student customer base to the campus shop and then struggle to fulfil its community role.

I have worries about the stress on the services infrastructure - there was nothing reassuring in this respect in the presentations.

All in all this submission appears to be a bridge too far, and as such does not have my support.

29 Cleevemont  
Evesham Road  
Cheltenham  
Gloucestershire  
GL52 3JT

**Comments:** 4th January 2015

This development is unsuitable given its location and surroundings. Although called a "Student village" it is more like a high density estate in the midst of medium/low density surroundings. It is out of scale with the surrounding area. The appearance is more akin to offices or industrial buildings than residential property.

This development is in the wrong place as it is not near any of the learning centres and will increase traffic. Despite the talk of walking, cycling etc, most students who have cars will want to park them as close as possible to the proposed accommodation.

The proposed student numbers are far too much for a concentrated area and this will have a detrimental effect on residents in the locality and the main routes to the town centre, especially at weekends.

Highfield House  
5 Ridgeway  
Quinton Business Park  
Birmingham  
B32 1AF

**Comments:** 7th January 2015

Letter attached.

5 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 24th November 2014

Letter attached.

**Comments:** 8th January 2015

Letter attached.

The Pond House  
19 Pittville Crescent  
Cheltenham  
Gloucestershire

**Comments:** 12th December 2014

We write with reference to the proposed plans for a student village etc at Pittville Campus, Albert Road.

We wish to register our strong objection to the plans that will seriously impact the traffic flow and peace of one of Cheltenham's more beautiful and quiet areas.

The extra volume of traffic and pedestrians will lead to even more potential for traffic accidents and potential vandalism in Albert Road. There are already traffic calming measures in place because traffic simply speeds down the road already. Further developments as proposed will lead to even greater danger than already exists. The Pittville Park entrance at the bottom of Albert Road is constantly used by families parking to visit the park and danger to them will simply increase. With the extra volume of students, local residents will be subjected to increased noise, litter and potential for damage to property, given its a direct route to the town centre, particularly at weekends.

The access road from the proposed development on to Albert Road will simply add to the existing traffic issues in Albert Road, which is already used as a "rat-run". This needs serious reconsideration.

1 Lakeside  
82 Albert Road  
Cheltenham  
Gloucestershire  
GL52 2RD

**Comments:** 20th November 2014

Letter attached.

61 Albert Road  
Cheltenham  
Gloucestershire  
GL52 2RB

**Comments:** 20th November 2014

Letter attached.

**Comments:** 29th December 2014

The latest version of the planning application shows a cynical disregard for the concerns of the objectors as expressed in reaction to the previous version of the application. Nothing has been done to address our concerns, which remain:

1. the plan proposes to provide dormitory accommodation for far too many students
2. the resulting traffic between the mass dormitory and the centre of town has been very badly underestimated
3. there is no convincing plan to deal with rowdy behaviour, particularly in the night hours: with the existing numbers there has already been a considerable problem.

**Comments:** 5th January 2015

Letter attached.

4 Cleevemount Road  
Cheltenham  
Gloucestershire  
GL52 3HG

**Comments:** 20th November 2014

Letter attached.

**Comments:** 31st December 2014

Letter attached.

Cleeve House  
Albert Road  
Cheltenham  
Gloucestershire  
GL52 2QX

**Comments:** 19th November 2014

Letter attached.

**Comments:** 5th January 2015

Letter attached.

Apartment 5  
Albert House  
Pittville Place  
Cheltenham  
Gloucestershire  
GL52 3HZ

**Comments:** 19th November 2014

Letter attached.

44 Cleevemount Road  
Cheltenham  
Gloucestershire  
GL52 3HG

**Comments:** 19th November 2014  
Letter attached.

**Comments:** 31st December 2014  
Letter attached.

83 New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LF

**Comments:** 25th December 2014

The number of students the University of Gloucestershire and Uliving are planning to add to Pittville campus is far too many for the area, the neighbourhood will not be able to cope with such a huge increase of people or with the sheer volume of noise that will come from campus.

I work and live at Park Stores just across the road from Pittville, Uliving have said they are in communication with us, up until now we have only had one meeting with them about the planned retail facilities they want to build where only contact details were exchanged although they say they are in communication with us, so far nothing further than initial contact. How can they say by having one meeting they are talking to us?

I totally disagree with the assertion by University of Gloucestershire and Uliving that they are in consultation with us.

The retail facilities as planned will undoubtedly have a negative impact thus leading to the likely closure of Park Stores which will mean the loss of my livelihood and loss of jobs for the staff.

56 Albert Road  
Cheltenham  
Gloucestershire  
GL52 2QX

**Comments:** 25th November 2014

As an Albert Road resident I would like to raise objections to the above.

I believe there is overkill in the numbers of students to be crammed into the corner of one district of Cheltenham. I realise from a logistical point of view, and land readily available for development, it's an ideal solution for the developer and the university, but not for the residents.

I am also sure no reasonable person would wish to deny students suitable accommodation, but from a resident's prospective 800 students in one area is sheer overload. Spreading the numbers of students out more evenly, over two or three districts of Cheltenham, rather than concentrated into one single area, would present a far more equitable solution. If the load were dispersed I would see it removing the greatest source of complaints as it would present an undeniably reasonable solution, thus eliminating at a stroke the current antagonism between the residents and the students' accommodation plan.

Why do I believe any antagonism exists? I mention this as I and other local residents do recall twice-weekly noisy and rowdy nights and damage done to garden gate piers. Also student pranks

can be fun for the able-bodied, but a disaster for the old and infirm. I mention but a few, as I am sure other residents will record to you their individual past complaints.

From what I've witnessed and since the closure of the Art College I can state most rowdiness has ceased. But there are no guarantees offered, within the proposal, that rowdy activity, if resumed, would be properly controlled. In fact most got the impression from the meetings that it was just a case of shrugging shoulders and saying "students will be students" which is neither an appropriate response or demonstrates that rowdiness is taken as a very serious concern.

On the question of transport and with one bus leaving every 15 minutes, starting at 8.30 to 11.00 and returning at 15.00 to 18.30, I asked the question at the first public meeting: "why can't the buses use the Evesham Road instead of Albert road as there is less congestion on that road, and no school". The answer offered was: "yes, why can't they use the Evesham Road" which you must admit was an extremely unsatisfactory answer. Perhaps this fundamental question could be answered before any decision is made.

56 Albert Road  
Cheltenham  
Gloucestershire  
GL52 2QX

**Comments:** 25th November 2014

I am a resident of Albert Road, and write with regard to the current proposed plan for extension of the Pittville Campus to include accommodation for a minimum of 800 students.

I am a firm supporter of tertiary education with the opportunities it offers to young people and applaud the work of Gloucestershire University. My own children attended university, so I understand the problems of student housing, and sympathize with the difficulties the University faces.

However, I am very concerned at the proposed size of this establishment. Accommodation for eight hundred legitimate students, unofficial visitors and university staff will put enormous pressure on the environs of New Barn Lane and Albert Road. Traffic has already increased due to the number of apartments recently built and the current development of Ellerslie and the area behind Pittville School will also add to that. There will be considerable strain on utilities. I feel therefore that it is essential to minimise the number of students, and spread accommodation over other areas of Cheltenham.

The existing architecture is very unattractive and inappropriate to an area such as Pittville, and I have little faith that this situation will be improved.

Finally, over the years we suffered from noise and disruption at night, various acts of mindless vandalism and disturbance, and the University does not appear to have any concrete plans to deal satisfactorily in the future.

I would ask the Planning Committee to consider this proposal very carefully, for once committed a unique and valuable area of Cheltenham will be destroyed forever.--

19 Noverton Lane  
Prestbury  
Cheltenham  
Gloucestershire  
GL52 5DD

**Comments:** 25th November 2014

This document supports my strong OBJECTION to the proposed development as described in Planning Application 14/01928/FUL.

1. Introduction

In formulating this response I am conscious that not all my comments will be regarded as 'material consideration' when viewed in purely planning terms, but I submit that the granting of planning permission should be based on much more than simply the applications compliance with Planning Policy.

In considering the application I would suggest that the Planning Officers and the members of the Planning Committee consider not only the merits of the application and its impact on the locality but the soundness and integrity of the application.

It is also important to confirm my support for the University of Gloucestershire and for its ambition to develop the Pittville Campus. However, I will demonstrate that the process in arriving at these proposals was less than adequate. Having arrived at a proposal, the outcome is a development that in my view fails on every level, from design, site management, security, environmental impact and the impact on the local amenity of the area.

2. Consultation process.

A fundamental element of any application of this size is the consultation with key stakeholders, including the residents likely to be affected by the proposals.

Early 2013 the University of Gloucestershire (UoG) invited local residents to a meeting at the Pittville Campus to outline the proposals to develop the site, a meeting to which Parish Councillors were not invited, but did attend.

UoG proposed to develop the site into a Student Village with the addition of 450 beds, in two phases. At this stage the residents welcomed the development but were opposed to the increase of 450 extra beds. Despite this opposition the UoG submitted a proposal at the Pre-application meeting on 17th September 2013 for 495 beds, thus showing at this early stage they had no intention of taking residents views into consideration. It does however, demonstrate quite clearly that 495 beds was the number that UoG wanted and not the 602 that they were persuaded to accept once UoG entered a partnership with Uliving.

Before entering the 'Competitive Dialogue' phase the residents and UoG met on a number of occasions, when the transport implication and the level of anti-social behaviour and its management were discussed.

Residents were particularly concerned that the UoG had a very relaxed attitude towards anti-social behaviour at Pittville and requested that UoG demonstrate its commitment to managing the issue prior to the application being made. This relaxed attitude continued into 2013/14 and is reflected in the inaccurate table on page 3 of Operational management Plan which fails to accurately show the number of incidents reported, a failure put down to a 'typo'.

The transport implications of the proposed development were a constant theme at the four public consultations, the response was less than satisfactory and inconsistent. At the first meeting residents were told that the Uliving were in discussion with Stagecoach about the provision of buses. At the second meeting the residents were told that Uliving had concluded that the normal bus timetable would be sufficient. At the third residents were informed that the frequency of the

buses would be increased, and at the fourth meeting, Uliving were going to keep the provision under review.

During the early meetings the residents asked the UoG to model the transport requirements in such a way as to understand how many students would need to travel from Pittville to the various campuses, it was agreed that this would be done as part of the application. Despite two transport reports by Connect Consultants, that basic information is still not available.

It was agreed between the residents and the UoG that as soon as they had concluded the Competitive Dialogue a meeting would be arranged between the residents and the developers to address their concerns, the meeting never took place.

The four Public Consultations were consultations in name only, and the tone was set at the first meeting when the Vice-Chancellor opening the meeting informed residents that the developers had addressed all the concerns raised by residents. The fact remains that not a single issue, save taking the bus stop off Albert Road were addressed. This indifference and unwillingness to address residents' concerns percolated all four consultations.

In providing these four 'consultation' events Uliving and UoG will claim that they have complied with the Localism Act which states that 'developers are required to consult before submitting plans this gives local people a chance to comment when there is still a genuine scope to make changes to the proposals'. I would argue strongly that the opportunity to amend the proposals as a consequence of the consultation process never existed.

### 3. Design.

Given the location of the proposed development at the junction of Albert Road and New Barn Lane the UoG and Uliving have missed an opportunity to present an iconic building that proclaims 'This is Cheltenham', and 'This is the University of Gloucestershire'. Despite the numerous meetings with the Planning Officers and the Architects Panel and a series of relatively low key changes to the design it is only the Cheltenham Civic Society that has had the courage and foresight to criticise the development.

Instead of an icon innovative design the development will consist of 9 existing accommodation blocks that currently show significant lack of maintenance. Three townhouse blocks, two with staggered facades, one without. Four cluster blocks two with the addition of a curved brick façade, one without, and one with a rounded corner and an extra storey. Joining this collection will be the refurbished Media Centre, which in its present form is probably, in my opinion the worst designed building on the campus.

The collection of 17 separate buildings fail on so many levels, from a lack of any continuum of good design, inconsistencies in design between buildings of the same generic type and an unresolved and challenging relationship between the townhouses and the cluster blocks.

The use of 'light weight timber' as described in the 'Full Construction Methodology' section 7 would suggest that this method has been selected not because it is better, more environmental acceptable, but rather that using this method as opposed to the concrete construction of the Cluster Blocks will enable the timescales to be met. Timescales as opposed to build quality would appear to be the order of the day.

It is gratifying to note that the developers recognise in Section 5.4 of the Design and Access Statement that the townhouses are in prominent positions. The claim that the concept takes the qualities of the established grand 'Urban Townhouses' and Terraces in and around Cheltenham and expresses them in a contemporary way, is a leap of imagination that is difficult to comprehend.

In the Revised Design and Access Statement Part 2 section 5.4 it is clearly stated that 'whilst vertical emphasis draws distinction between each individual residence, through a hierarchy of

fenestration..', which contrasts with the response made in the Pre-application meeting 22nd September 2014, where the developer clearly states that 'glazed elements themselves are not reduced in size'

The text of this section continue to seduce the reader into believing that the mundane and very basic elements such as 'timber panelled front doors' add an element of a domestic townscape, just one problem this is not a domestic townscape. The description continues in an attempt to persuade the reader that the 'terracotta planks' in natural colours [terracotta is naturally dark red/brown] should in fact be read as 'natural cedar'.

In conclusion the lightweight timber framed Townhouses are of poor design, using materials whose qualities have been over emphasised.

The design of the Cluster buildings is equally depressing with the preponderance of red/brown brick, reconstituted stone and dark grey brick. I applaud the use of brick, although I do find it difficult to reconcile its use with the mission statement to express the 'Urban Townhouses' and Terraces in and around Cheltenham in a contemporary way. To add to the gloom all the window frames are grey.

The Solar Shading Studies 640571 provide a real insight in to the quality of the environment in which the students will be living. It is only in the Summer, when the students are not resident that the green spaces receive any significant sunlight. In Spring the entire green areas are in total shadow after 18.00 hrs. In Autumn approximately 50% of the outside space is in shadow from 15.00 hrs, and in Winter the entire outside space is in shadow from 15.00hrs. The height and massing of the buildings has contributed to what will be a very dark and depressing environment.

Finally on the question of design I would submit that drawing 640554 and 640556 misrepresent the site elevations as seen from New Barn Lane and Albert Road. The impression the drawings give is of a very open streetscape with adequate spaces between the buildings. Unfortunately these drawing are very misleading as they fail to show the cluster blocks and townhouse 3 that can be seen through the gaps between the buildings. Had these building been shown the views from both roads would have been very different.

#### 4. Transport

From the earliest meetings with UoG concern was expressed about the amount of traffic that would be created by this development. In particular residents wanted to know how the university planned to transport 800 students to the various campuses, and requested that in order to understand the logistics, that the UoG undertake a transport modelling exercise, which would demonstrate how many students needed to be at a particular campus at any one time, and how these number could be managed by buses etc. To date that piece of work still has not been done, although residents were given assurances that it would be in the Transport Plan.

The application contains two reports by Connect Consultants. The first report has four sections, the first two are merely background, the third section relates to Calculated Traffic Attraction and the fourth section is the Conclusions.

Before looking at the finding of the report it is important to understand how the data was derived. First, and perhaps most importantly No Data was actually measured or collected at Pittville. All the data presented in the report was extracted from a TRICS (Trip Rate Information Computer System) database.

In practice the consultants attempt to match the profile of a development with one or more on the database and then extrapolate the data.

In selecting comparative sites and applying the data to Pittville has I would suggest given rise to some surprising and erroneous conclusion.



Table 3: In matching institutions on the database to the existing Pittville Studio the key factor is GFA (Gross Floor Area), and no account is taken of the type of institution. It could be argued that the floor area per student or member of staff was greater in an art orientated institution than in a Law faculty. It has however not been possible to validate the data presented because the data on previous use has not been made available. Therefore the comments related to Table 3 can at best be speculative, but I would think it unlikely that there were 634 two way journeys per day from the education component of Pittville Studio.

For the Residential Student Accommodation, the suggested 134 journeys per day is somewhat at odds with the no car policy.

Table 4: This table predicts the traffic effects of the proposed development, but again I would argue that the conclusions are not valid. The proposed development does not have an educational component, and therefore to categorise it as such is erroneous. Again when considering the Student Accommodation the data fails to reflect the no car policy of the university.

Therefore in my opinion, given the errors or misinterpretation of the data the conclusions drawn from this study have little or no validity.

The second report from Connect Consultants is the Framework Residential Travel Plan. This is a comprehensive plan which outlines the travel options, and the management structure to manage the Travel Plan. What it does not tell us is what the residents of Pittville need to know. The report completely ignores the fact that students in halls cannot bring cars to Cheltenham. It gives no indication of how many students would consider walking to campus. There is no modelling of the number of students that need to travel to a teaching campus, and at what times.

The proposed late bus is clearly an 'off the cuff' solution that has not been thought through. We have no details of how many students might want to use this service, the capacity of the bus and the number of journeys it would make in an evening.

On a positive note the report does give some useful information, particularly the planning routing of vehicles during the constructions phase and a more accurate estimate of the number of lorry trips per day.

In conclusion the two transport reports provide little or information to local residents on the transport impact of the proposed development. And what information it does provide is extrapolated from a database and its interpretation in my view is suspect and unreliable.

Neither of the above reports addresses the potentially serious issue of visitor parking. With the provision for students to have guests for up to two nights per week there is the potential for the need for additional car parking spaces, a situation that could be significantly worse at weekends. The Park and Ride car park at the Racecourse may offer a solution but there is no formal agreement in place to allow this, and of course this would not be available on race days.

The plan to house Post Graduate Teaching Certificate students in the Townhouses has associated with it the possibility that these students may/will require cars in order to attend teaching practice at schools throughout the county, and no provision has been made to accommodate the additional parking.

During the summer recess it has been suggested that students on Summer School may be accommodated at the Pittville Campus, no car parking provision has been allocated for this group.

If the UoG cannot fulfil its obligation to provide sufficient students to fill the allocated accommodation ULiving has indicated that it will offer the rooms to 'other students', if this happens there will be a requirement to provide car parking spaces.

## 5. Anti-social behaviour

Residents have throughout this whole process been concerned about the potential for a significant level of anti-social behaviour. This speculation is based on the current experience arising from anti-social behaviour by some of the 215 residents at the Pittville Campus, and reluctance on the part of the UoG to recognise, taken action to address the issue or indeed to record reported incidents accurately.

When questioned at the consultation events the response was always the same, with a constant reference to the Code of Conduct students sign. The UoG refer to schemes involving students monitoring student behaviour, particularly in St. Paul's area. Two schemes are in operation Streetwatch which has 20 students participating and Superstar Extra. In response to questions about controlling anti-social behaviour UoG suggested that the security staff at Pittville would patrol Albert Road on Student Nights, this suggestion was quickly withdrawn on the advice of the Police. In its place it was suggested that the Streetwatch scheme might be adopted. The final option was that the UoG and Uliving would 'work with the Police'. This scenario clearly demonstrates that UoG do not have a credible action plan to prevent or to manage anti-social behaviour.

The planned security within the campus is no less convincing than the proposed strategy to manage anti-social behaviour inside the campus.

On page 4 of the Operational management Plan it clearly states in the first paragraph that UoG is responsible for student discipline. In the second paragraph it states that Uliving is responsible for low-level everyday student behaviour. Behaviour and discipline are clearly interrelated and having two organisations involved can only lead to a lack of co-ordination and effectiveness in this important area.

It is clear that Uliving have a responsibility for 24hr security, what is less satisfactory is that Uliving will act as the interface between residents and students when issues arrive, this in my view should be the responsibility of the UoG as they are solely responsible for the tenancy of the rooms.

On page 14 under the heading 'On-site security' is a detailed description of the proposed security arrangements. It is unclear from the description where the University's new CCTV control is situated.

Bullet point 6 suggests that the new CCTV control room is in the reception centre, but further in the document the implication is that the control room is at the university, remote from the site, and that guards communicate with the University control room via the dedicated network.

Page 16 details Service Deliveries.

This section is yet another example of 'off the cuff' response to a highlighted problem. I find it very difficult to believe that the UoG has any control over the size of a delivery vehicle.

### Health care facilities

I would suggest that it is cost cutting to the bone that allows a facility with 800 residents, 100 staff and up to 800 guests to be operational with a health care facility that comprises two security guards with First Aid training, the lack of a more comprehensive facility of this, UoG largest and most remote campus must surely rank as a significant risk.

### Appendix 6: University Car Parking Policy.

This appendix details a series of sound objectives, but relocating 100 staff to its most remote campus at Pittville is contrary to one of its aim, namely 'to reduce the number and length of journeys undertaken by University staff, students and other stakeholders'.

Nowhere in this appendix does it confirm that students in halls cannot bring a car to Cheltenham; indeed section 3 'University Responsibilities' specifically states 'to minimise difficulty and inconvenience for those staff, students and visitors who have to travel to University by car'.

## 6. Infrastructure

The information on the required infrastructure, i.e. electricity, gas, water and sewage provision is inadequate.

The application does contain an Energy Statement by Hydrock, which goes into considerable detail and arrives at an estimated energy requirement based on data from other developments of similar type. The table on page 6 details those requirements. However, in all this detail there is one element that is incorrect and I would suggest invalidates the conclusions. Section 3.3 Water includes the statement 'based on a full development occupancy of 556 people'. If this figure has been used throughout the study the energy requirements will be grossly underestimated, as the full development will have, 794 students [plus an unknown number of guests], plus 100 administrative staff and an unknown number of Uliving staff.

There is no evidence in the application that energy requirements quoted in the report, albeit an under-estimate can be delivered with the current infrastructure. There is anecdotal evidence from a resident that water pressure drops significantly at times of peak demand. There is no evidence that there is an adequate gas or electricity supply.

## Sewage

It is a reasonable assumption that the volume of water entering the campus will approximately equate to the volume leaving the campus via the sewage network. The excellent photographic evidence presented in the report clearly shows a network in need of major overhaul. This work will clearly cause considerable disruption to the local residents, and I would suggest that the extent of this disruption should be factored into the consideration of the application.

## 7 Compliance with current Planning Policies

CP3 the proposed design fails to 'conserve or enhance the best of the built and natural environments'.

CP4 the proposed development clearly will cause harm to the amenity of the adjoining land users and locality, in particular loss of privacy, potential disturbance from noise, and is therefore non-compliant with the policy.

CP5 the location of this development will increase the need for travel, 800 students travelling to Cheltenham and 100 staff travelling to Pittville, contrary to the policy.

CP7 the proposed design cannot be considered of a high standard of design, and therefore the application does not comply with planning policy.

CP8 the energy requirements for the development have been based on an erroneous student population of 556 people, and therefore must be suspect. The water supply is known from residents' comments to be subject to very low pressures at peak times, and the sewage infrastructure is clearly in need of substantial refurbishment. None of the utility companies have confirmed that they can support the energy and infrastructure needs of the development.

TP1 the sweep analysis suggests that buses, and delivery vehicles approaching the campus from Cheltenham along Albert Road will affect a U turn across Albert Road into the campus, this is clearly unsatisfactory. The application fails to address the issue of on-street parking, which will arise from cars belonging to student's guests and visiting friends and families.

## Conclusion

I hope I have demonstrated in this letter of objection that the planning application is unsound. The design is ill-conceived, grossly oversized and presented in such a manner as to give residents a false impression of the impact when viewed from New Barn Lane or Albert Road.

Several of the key reports are based on either database extrapolations, the validity of which is questionable, or the basic assumptions, such as student numbers are incorrect.

The proposed management structure does not give a sufficiently robust approach to one of the residents key concerns, that of anti-social behaviour.

The contradictions, confusions and misleading information in this application makes it unfit for purpose, and in my view it should not be taken forward to the Planning Committee without a major changes.

## **Comments:** 5th January 2015

Response to the revised documents associated with planning application 14/01928/FULL - Pittville Campus

### Introduction:

It was reassuring that the Planning Officers at Cheltenham Borough Council shared many of the concerns expressed by residents about the integrity of the submitted application. As a consequence the applicant was requested to revise a number of key documents.

Having reviewed these new documents my objection to the scheme remains, and in fact is reinforced by the clarification of some key issues.

### Arboricultural Report - Marlow Consulting:

This report is in my view is written to a standard to which all the other documents should be compared. It is an excellent report derived from meticulous attention to detail, written in a clear and unambiguous manner that is easily understood by lay people. The text is supplemented by first class detailed drawings.

Preservation of trees has always had a high priority, and their presence enhances the streetscape by shielding what are ugly buildings.

I am concerned that should the application be approved the applicant intends to embark on a time-dependent building programme which may regard the recommendations in this report as secondary. In the event of approval I would hope that the recommendations of this report are made a condition in the approval process.

## Design and Access Statement - Uliving - December 2014

### 1.1 Summary

Once again we see the applicant over stating the case in order to give apparent weight to the application. The statement that 'This market has grown exponentially over the past ten years' is clearly false.

It is however gratifying to see that in the next to the last paragraph the applicant has an ambition to 'maintain the quality of detail, appearance and specification that is appropriate prominent sites such as this'. It is however, regrettable that the design presented has not in anyway matched this ambition.

## 1.2 Background

The University of Gloucestershire states that in a process of achieving its strategic priorities one of its themes is 'nurturing local and regional communities'. A theme that in the early days of discussions had a degree of validity in that it clearly stated that the facilities at the campus would be available to the community, in order to foster a good working relationship. However, we learn later in the application that the campus is to adopt an inwardly focused approach, in effect isolating itself from the community.

Whilst it is reasonable to accept the premise that the provision of attractive accommodation for first year students is one driver in the drive to be more competitive. The low academic standing of the University must be counterproductive.

## 1.3 Existing site.

It is enlightening to see that the applicant considers the façade along Albert Road as 'presenting a sizable façade bulk'. This bulk is predominantly 1 storey with localized 2 storey additions. In what universe is the construction of 4 and 5 storey buildings on the same site more acceptable?

## General comments

A considerable amount of space is taken up in this section criticising the current buildings, their layout, floor area and general condition. There is no argument that the present buildings, including the current residential blocks are in an appalling condition, and it is of some concern that the lack of maintenance of the residential buildings by the University.

The narrative attempts to convey the impression that the replacement of the current buildings with new residential blocks will in some way make for a more open and spacious environment. It is true that the floor area occupied by the new buildings will be less than the existing, but no account is taken of the fact that one and two storey buildings are being replaced with 4 and 5 storey residential blocks.

This feeling of openness is further emphasised in the drawings representing the street views from both New Barn Lane and Albert Road. The impression conveyed is of an open site, but the drawings fail to show the buildings within the campus which in practice will block these 'open views'.

## Energy Statement - by Hydrock

The data in this report is of course theoretical, and based on reliable industry standard data. This theoretical value for energy use has been used as the baseline against which a target a 25% reduction in CO<sub>2</sub> has been made. Using this data a BREEAM score of 72.91% has been achieved, which equates to an Excellent rating, something that will certainly be attractive to the planners.

The report provides detailed information on a range of CO<sub>2</sub> reduction strategies, and makes recommendations, which include the use of Photovoltaic panels and air and ground source heating. Unfortunately the applicant has not signed up to any of these recommendations, which at the present time makes the BREEAM score meaningless.

Unfortunately from a Energy Statement point of view this report is incomplete, as it fails to include in the energy requirements of the 9 refurbished residential blocks and the refurbished Media Centre. I suspect that these have been excluded as the energy use, which could actually have been obtained, would have adversely affected the BREEAM score. Nevertheless from an energy use perspective I consider it essential that the total electricity, gas and water requirements for the whole site be reported so that the utility companies can accurately assess the demand on the current infrastructure. It has already been stated that water pressure shows significant drops during period of peak demand.

## Operational Management Plan Addendum: November 2014

### Number of complaints

It came as no surprise to residents that the number of complaints regarding anti-social behavior had not been correctly included in the table in the original application. The data displayed in the new table is also incorrect, it may well be the number recorded but is certainly not the number reported, a fact that convinces residents that the University has little or no interest in the management of the current campus.

The table also brings into doubt the various student based initiatives to reduce the number of complaints, with 2013/14 showing the highest ever level of complaints.

### Student numbers

The unacceptable increase in the number of students at Pittville has been an issue from the very start. Residents made it very clear from the outset in 2013 that the proposed increase of 450 was unacceptable, a fact that the University and Uliving have consistently ignored.

When it was announced at the Public Consultation that the numbers had been increased to a total of 794, it was assumed that this increase had been encouraged by Uliving in order to develop a substantial revenue stream to furnish its debt. And whilst the financing of the project is not a planning issue, the resultant scale of the development is.

The University were adamant at the consultations that the increase was justified, yet in this document clearly states a contrary view that, 'The number of extra beds was not based on what the University needed in order to guarantee beds to all first year students'.

### On-street Parking

It has always been a concern that local roads would be used by students and visitors to the Campus. The University has always maintained that if they identified cars belonging to students, then they would take action. The statement on page 9 of this section exonerates Uliving and the University from any responsibility for on-street car parking, and in effect gives students a free hand to park where they like, as residents have highlighted time and time again, a claim refuted by the University.

### Security

I have always taken the view that for a residential development of 794 students the security arrangements have always been inadequate; with this latest iteration the arrangements have become unacceptable.

With regard to the University's main CCTV control room, there is still no clarity on its location, it is at Pittville or is it based at Park and controls CCTV coverage at all sites. The impression is that the control room is off-site because of the reference to a radio link, which would not be necessary if they were in the same location.

In the previous statements about security we have been told that the reception desk would be manned 24hrs a day. We now have a downgrading of that position, in that 'Patrols will be organized to ensure a security presence at the main entrance during key student return times'. The statement implies that there will be times when reception is not manned, this required urgent clarification.

### Student numbers

In response to the question of the need to house 1st year students the applicant has yet again been less than transparent about the figures. The figure purporting to demonstrate a shortfall in the number of beds of 988 is grossly misleading when you consider that the university had previously stated that it only required 495 extra beds. The figure of 988 represents the difference between the number in the intake and the number in halls, it fails to recognize that a significant number of students live at home or with friends and relatives.

### Students using Pittville

The figure of 1300 students and 200 staff using Pittville on a daily basis has been challenged, and the explanation provided has shown again how the applicant attempted to mislead residents, particularly in relation to the amount of traffic. Based on the methodology used to calculate the 1300 i.e 65% of the 2001 workspaces, the maximum would be 1300, assuming that none of the 214 residents actually attended, which is unlikely.

The applicant informs us that the average attendance could be as low as 33% across the week, which equates to 660 workplaces in use. However, the 33% is the average across the week, and on the basis that the maximum occupancy is achieved during the week, there will be days when the percentage attendance could be less than 10%.

This information is important because it is used to argue that the journeys associated with the new campus will be significantly lower than with its previous use.

It is accepted that the journeys associated with the 132 staff will be less than were associated with the 200 staff previously employed at Pittville.

Student journeys are more difficult to quantify, because in its previous use student travel for educational purposes was confined to 9am - 5 pm, Monday to Friday, and of course there were 214 resident students.

The proposed development will present a very different scenario. All 794 students will have to travel to a campus in town at some point on most days. In addition there will be journeys associated with leisure and social activity, and these will not be confined to 9am - 5pm Monday to Friday but 24/7.

### Retail facility

At the public consultation the impact of the retail outlet was underplayed. In reality the floor area of the proposed outlet is 23% larger than that available to Park Stores. In ignoring the impact on Park Stores by invoking the NPPG and NPPF it is once again showing its contempt the livelihood of the owner, and the value of the store to the community.

### Impact on public utilities

The Energy Statement clearly underestimates the energy requirements for the development, and residents rightly need to understand the impact of such a large energy requirement on the infrastructure.

I would venture to suggest that it is unacceptable to present this application before the Planning Committee until these key issues have been resolved, in addition to the action plan to address the deployable state of the drains as described earlier in the application.

## Transport Statement

The impact of the new development on the associated transport has always been a real concern for residents. The previous report by Connect Consultants used data from the TRICS database, and came to a range of conclusions which were difficult to validate, hence the need for this new version.

It is therefore pleasing to see that the consultancy has used real data from the University, which promised to yield more meaningful results. Unfortunately the data as presented is difficult to interpret, and a more detailed explanation of the data would have been welcomed.

The conclusions from table 4 are not disputed, it is perfectly reasonable to conclude that few staff will result in fewer journeys.

Table 5 does require clarification in order that sound conclusions can be drawn. For example, the term 'Term-Time Residence'. A breakdown of the type of residence would be beneficial. Clearly some students live at home or in rented accommodation as suggested by the significant number of car owners. I consider that little or no valuable information can be gleaned from this table in relation to Pittville, as has been attempted in Table 6.

It is disappointing that the survey of students currently resident at Pittville failed to respond in sufficient numbers to give sufficient validity to the conclusions. Table 8 relies on Table 7 to calculate the number of journeys by mode. In this context a journey consists of 2 trips, base to campus and return to base. Accepting the calculated journeys per week per student for educational purposes Table 8 has been mis-calculated.

For example:

Total number of students at Pittville	794
% attending The Park 30%	238
Journeys for week per student	4.08

Therefore number of journeys for Park students  $238 \times 4.08 = 971$  (and not 143 as shown in the table.)

Taking the data from Table, 16.6 % walk;  $971 \times 16.6 = 162$  (not 23.9 as in Table 8)

On the basis that Table 7 is based on such a low sample and that Table 8 contains mathematical errors, any subsequent conclusions are meaningless.

## General Comments

Over half of this report contains low level information which does little to contribute to the application. The presentation of actual data is poor and lacks sufficient clarity to enable meaningful consideration. Mathematical errors in Table 8 are unacceptable, and on that basis the document is not fit for purpose, it certainly is not fit as part of the application going before the Planning Committee.

This situation is particularly disappointing as the residents have been requesting this information for over 18 months.

## Conclusion

There was an expectation on my part that the revision of some of the application documents would result in an application that was in my opinion fit for purpose, and would give the residents that I represent a level of confidence in the applicant. For many residents there is a feeling of resignation, that this application is a done deal. Whether it is or not a done deal, and I have faith in the impartiality of the Planning Officers and the Members of the Planning Committee and am



concerned that there are documents within this application which are inaccurate, incomplete and misleading.

The views of the Architects Panel I believe are sufficient in themselves to request that this application be returned to the applicant, to address the serious issues of design, which in part stem from the inappropriate number of rooms required by Uliving.

At the end of the day we are looking at a building that is going to stand for at least 30 years. As I have said several times before the residents are not opposed to the development of the site, but it needs to be the right development, of a design which complements the area and is consistent with the high standards of architectural ethos of Cheltenham.

I fully appreciate that the applicant is pressing for a decision, but the current delays in the process have been a direct result of a sub-optimal application, which has been re-worked but in my view is far from fit for purpose.

Apartment 8  
Albert House  
Pittville Place  
Cheltenham  
Gloucestershire  
GL52 3HZ

**Comments:** 24th November 2014

I wish to express my objections to the planning application No.14/01928/FUL to develop the Pittville Campus Site into a Student Village. My objections are as follows:

**Inappropriate Large Scale High Density Development**

When viewed together with other developments also planned for Pittville School and the Ellerslie sites, the proposal would cause unacceptable harm to the amenity of adjoining residents in the locality. It would overwhelm an attractive urban townscape of which residents are rightly proud, with scant regard to the principles of sequential and staged development. There is also little community and town benefit in this planning application which offers no commitment to increased employment and no provision for community use of the proposed facilities.

The Art College did not materially change the locality; in fact it seemed curiously appropriate for Pittville. But the proposed erection of an eight hundred unit student village signals the start of a very different scale of development. I realise that universities are now huge businesses, and major contributors to the dynamism and prosperity of towns and cities. But I question why Gloucestershire University chose to sell a more appropriate location for a student village at the Park Site, only to later propose this massive expansion of student accommodation in Pittville, at a considerable distance from its teaching facilities? The university's commercial decisions do not suggest that its impact on residents and communities is a major concern.

People do not live in an urban environment and expect it to remain unchanged. Indeed part of the excitement of living in a large town or city is that there is always the buzz of the new, and a vibrant university contributes to this. However, if this proposal is permitted it will cause major harm to a specific and much valued locality with no compensatory benefit.

**Long Term Sustainability**

If a development of this magnitude is permitted, the locality would be transformed by a large number of buildings which will last for many years. Experience shows that similar nationwide developments of new teacher training establishments in the 1960's did not necessarily stand the test of time. By the 1980's many of them were adapted to alternative uses with varying degrees of success, as national priorities changed.

I would respectfully ask if there has been a feasibility study regarding medium and long term use of these buildings as high density developments outlined in the proposal can only be adapted for very specific purposes? Have future alternative uses been examined if the proposed development proves unsuccessful in the medium term, or if student recruitment declines, or if national education policy changes? The current direction of education is towards more distance study, life-long learning, and more on-line studying from home, so I question whether a student village on this massive scale represents the past or the future?

#### Traffic and Impact upon Albert Road

I note that the Planning Application asserts that the development will cause a reduction of 456 two way car movements per day compared to existing use. As the proposed student village plans to accommodate a further 580 students, I find myself unconvinced by this claim and would welcome a thorough examination of the data on which it is based.

The current plans show the main campus entrance on to Albert Road with parking for student buses. This is curiously in preference to an entrance on to New Barn Lane which could direct traffic more effectively to and from town centre via Evesham Road. The A.46 trunk road is bigger and better able to cope with increased traffic than Albert Road.

This planning application will inevitably mean that traffic will increase throughout the length of Albert Road between Pittville Circus and the New Barn Lane roundabout. Albert Road already has traffic calming systems, the 'N' and 94U bus routes, and on-road parking close to Pittville Circus. It can be very busy at times, and I have personally witnessed very dangerous driving behaviour as a result of congestion and motorists' frustration. Albert Road is not a wide road, and the current proposal will only serve to magnify congestion with an increased concentration of residents, buses and through traffic.

#### The Character of Cheltenham

I must admit that the redundant Pittville Campus teaching block facing New Barn Road is an eyesore, and the proposed plans are an improvement on what currently exists. But there is little merit in replacing ugly old buildings with new ones which are almost as ugly. The design and density of the planning application are out of scale and lack harmony with the immediate environment.

Cheltenham is a town characterised by pleasing architecture and high quality buildings. When visitors pass through our town they comment on the quality of the built environment, which has successfully balanced the conflicting demands of commerce, open spaces, and living needs. However, the sheer scale of the Pittville Campus proposal threatens that balance with its over emphasis on high density living in an area admired for its open aspect and harmonious balance of community needs.

#### **Comments:** 5th January 2015

I would like to register my objection to the above proposal.

After a large number of objections from local Pittville residents to the initial planning proposal, I was expecting that the University would submit a revised proposal which took into account many of the legitimate concerns raised.

I am disappointed to note that there has been no significant amendment to the proposal, and indeed there appears an assumption on the part of the University that it is anticipating full planning approval irrespective of residents' concerns.

The most frequent objection raised was the density of student living proposed, how a community of 800 students will redefine the nature of living in Pittville, and what this will mean to our

community. The revised application makes no concession to this objection and merely confirms that the University plans to forge ahead with its initial plan.

I remain unconvinced by the application assertion that the proposed development will generate less traffic. The proposal to locate the main entrance to the student village on Albert Road in preference to New Barn Road will inevitably result in increased pressure to and from the Town Centre on a route which not a major thoroughfare.

73 New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LB

**Comments:** 24th November 2014  
Letter attached.

**Comments:** 5th January 2015  
Letter attached.

**Comments:** 12th January 2015  
Addendum to previous letter, attached.

60 Albert Road  
Cheltenham  
Gloucestershire  
GL52 2QX

**Comments:** 4th December 2014  
As a resident in Albert Road I object to the volume of students and staff resulting from the proposed new development at Pittville campus.

The density of students will be enormous in the small area, along with all the inevitable extra traffic that it will bring .

Why does all the UNI bus traffic have to go via Albert Road?

Pittville will have extra accommodation in Albert Road at the Eilerslie apartment block bringing extra traffic and people.

Across the year there are thousands of people visiting the race course, which I understand is also being extended. How many more people can you squeeze into such a small area?

Many of my neighbours are elderly and I am concerned about the amount of noise and possible vandalism the development of the site would bring.

I came to one of your meetings and was upset by the design of the complex.

No one seems to remember that we are in the beautiful town of Cheltenham. Any new buildings here are NEVER attractive or in keeping with the town.

How will the present infrastructure for services cope with all the extra people?

I think it is time for a complete re think on the whole project.

**Comments:** 22nd December 2014

I wrote to you on Nov 26th.

The only reply to my email was asking for my address urgently.

On the 8th of Dec a letter arrived to the occupier, not replying to any comments I had made inviting me to inspect a revised version of the original plan. There are already too many people living in the area.

WE DO NOT WANT OR NEED THIS AT ALL.

**Comments:** 5th January 2015

Letter attached.

Apartment 11  
Victoria House  
Pittville Place  
Cheltenham  
Gloucestershire  
GL52 3HZ

**Comments:** 22nd December 2014

I am a resident of Albert Road, where I live with my seriously ill husband. I have read the proposals for the above, including the minimum changes offered to the original plans.

I make the following comments:

1. I have worked with teenagers and young people all my professional life and do not regard them with horror or think of them as a threat.
2. My main objection is to the SCALE OF THIS PROJECT. It is: out of keeping with the residential area; likely to cause unacceptable noise for local residents because of the sheer number of students who will use Albert Road, including at night, as there is evidence of this already from a much smaller number of students; likely to cause traffic problems as up to 100 lecturers' cars, service deliveries etc will use the narrow road with traffic calmers (one right by the proposed main entrance/exit) and a 30 mph limit.

I would support a project comprising accommodation for 450 students with tighter management of student behaviour, though I find the buildings dull and banal and a missed opportunity to contribute to the built environment of Cheltenham.

Flat 42  
Pittville Court  
Albert Road  
Cheltenham  
Gloucestershire  
GL52 3JA

**Comments:** 28th November 2014

I am deeply concerned about the above mentioned planning application to develop the site for University accommodation and therefore submit details of my objections.

The site in my opinion requires some form of development, and there are clearly many options, but the proposals submitted by the University are the least desirable. The reasons I have for making this claim are outlined below:

1. Albert road has a high level of traffic using this route to avoid the traffic lights on the Evesham Road. This is already putting school children in danger at the local school, and the additional buses to be used to service the campus will only compound this problem further. 2. After viewing the drawings of the planned accommodation buildings which are clearly out of keeping with Regency Cheltenham it would suggest that those responsible for the design/submission for this application have little interest in this area, or the beautiful town of Cheltenham. 3. Pittville Park which is supposed to be the jewel in the crown of Cheltenham would be totally ruined for residents and visitors who enjoy the park at weekends if 900 students were to invade it. 4. Large numbers of students returning late in the evening from a night out in Cheltenham are bound to be noisy and cause unacceptable problems to local residents on Albert road, which will be impossible to manage by the security staff at the campus. 5. The residents on Albert Road have in the past experienced bad behaviour when the College only had 300/400 students, to now have 900 will prove unacceptable.

In my view this application should be turned down and replaced by a plan that would be more acceptable to the residents and more beneficial to the town of Cheltenham.

57 Albert Road  
Cheltenham  
Gloucestershire  
GL52 2RB

**Comments:** 5th January 2015

We object to the above application on the following grounds.

Infrastructure overload - no apparent evidence that the existing utilities infrastructure - water, gas, electricity, sewers, telecoms, etc. - is capable of supporting this huge increase in demand.

Rise in traffic movements - it is beyond belief to imagine that they will not be an enormous increase in the number of traffic movements, particularly at what is already the busiest time of day in Albert Road. This will have a direct and unwelcome impact on residents and other road users. The present road layout including islands and build-outs will increase the problems.

Pressure on parking - there is a lack of parking provision on the site for students, parents and other visitors. We are told that the students are barred from bringing cars with them, but this policy cannot possibly be enforced. The result will almost certainly be an increase in kerbside parking in the surrounding area, which is already severely limited.

Late night control measures - we, in the local community, have no confidence in the proposal to provide volunteers to control noisy or rowdy fellow students. Once awoken by late-night revellers the damage is done. No amount of complaining will restore a broken night's sleep. The more students that there are on the site, the more likely is the probability of disturbance.

The proposals represent a gross overdevelopment in terms of building heights and density. The original, much reduced, proposals might well have been acceptable but this one is not.

This residential area is not able to cope with a population increase on this scale.

We do not object to the University's redevelopment of the site but the proposed scale is several steps too far. Economy of scale is one thing but this appears to be simply greed.

Please record this objection along with the many others that I am sure you will receive.

Apartment 13  
Victoria House  
Pittville Place  
Cheltenham  
Gloucestershire  
GL52 3HZ

**Comments:** 5th January 2015

My Objection to the revised Planning Application for Albert Road University Campus.

As there has been no reduction in the number of Student accommodation and facilities I still feel Building Permission should not be granted. There are too many flaws in the plans to assure a successful outcome.

This is an area with a high population of Elderly Residents who have enjoyed a fairly quiet existence so far. 800 students will no doubt bring a considerable change as far as noise and unsocial behaviour are concerned.

There will also be a considerable increase in Traffic and I feel the Access Road for the New houses and The Campus should lead on to New Barn Lane and not Albert Road which is narrower with traffic calming obstructions. We have already congestion at the start and finish of the School Day with buses parking outside Pittville School. Not to mention Race Days

Brompton House  
East Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3JE

**Comments:** 20th November 2014

A further 800 students will have a massive negative impact on the area with increased traffic and noise. Albert road traffic islands are a joke causing queues of vehicles one way and speeding vehicles the other trying to get past each island first. Sleeping policemen would have resolved issue for a fraction of cost. We already experience students screaming and shouting drunkenly outside our residence on a regular basis very late at night/early morning. That will only increase. I already have problems parking outside our residence as the opposite side is permits only.

8 Pittville Crescent  
Cheltenham  
Gloucestershire  
GL52 2QZ

**Comments:** 5th January 2015

Letter attached.

79 Pittville Lawn  
Cheltenham  
Gloucestershire  
GL52 2BP

**Comments:** 27th November 2014

I am writing to declare my objection to the planning application to build increased student accommodation for 800 students on the site of the old Art Block in Albert Road on the grounds that the already unacceptable levels of noise and nuisance will greatly increase.

Since moving to Pittville Lawn we have been woken frequently at night by students being unacceptably rowdy while walking/running/dancing past our house during term-time either very late at night or in the very early hours of the morning. The usual hours for walking back from town towards accommodation have mostly been between 11.00pm and 3am, with no discernible difference between weekday and weekend patterns. The assumption that these young people are students is based on the fact that disturbances have almost invariably occurred during University term times, with the problem all but disappearing in 'holiday' times. Judging from behaviour and volume, it is probable that a large number of the students were the worse for wear with alcohol at the time, and had therefore mislaid their sense of acceptable behaviour.

Past incidents have included:

1. general loud rowdiness while going back to accommodation (frequently waking us from our sleep)
2. streaking in the park, accompanied by shouting and screaming
3. people walking home in the early hours singing (or perhaps the phrase is 'shouting out' songs) at the very top of their voices
4. students jumping up onto the boot of cars and running over the top of them: the car of one person at Ellingham House needed bodywork repairs and/or replacement panels for its boot AND roof AND bonnet, and there may have been other cars along the road that became the subject of large insurance claims and of course great distress that night too (possibly on other nights too?)
5. a student (part of a larger group) about to smash a car window with something held in their hand; thankfully the group had woken me with their rowdiness beforehand and so I was looking out of the window by the time that they drew back their arm, rock or whatever else it was in hand, so I was able to fling open the window and loudly ask them what on earth they thought they were doing and they fled before the car was damaged (and presumably therefore before anything was stolen from it)
6. litter (mostly food and drink packing from takeaways, plastic bottles etc.) appearing overnight along the length of Pittville Lawn, and also pushed through our railings or slung over our hedge and into our garden.

I have not previously recorded these or other complaints with the University or with other organisations as there seemed little point, so these (and the very many other incidents that are not listed above) will not be included in any statistics that you have already been given.

I therefore object to the above planning application for new accommodation for 800 students on the grounds that if you approve this application there will be a vast increase in the number of students walking to and from their sources of entertainment in town, or to and from their friends' houses in town, and you will be condoning the inevitable increase of unacceptable noise and nuisance at night and in the early hours of the morning.

It is not plausible to say that the university can control the levels of noise and nuisance by talking to their students and asking them to be good members of the community. Those that are this way inclined will already be being respectful of others in their community, and I applaud them for this.

If there were street cameras along Pittville Lawn and Albert Road you would by now have more than enough evidence to agree that the noise and nuisance levels are already too high - and perhaps the University would have had clear evidence to take action against individuals responsible for this. If the planning application does go through, and I sincerely hope that it does

not, perhaps the University should fund a string of street cameras along these routes so that they can understand the problem and deal with their students' bad behaviour (and sometimes criminal behaviour) as it happens.

17 Hillcourt Road  
Cheltenham  
Gloucestershire  
GL52 3JJ

**Comments:** 21st November 2014

Having visited the campus on several occasions, I heartily agree that redevelopment is overdue. The site is a mess and an eyesore.

However, the Pittville student village project as envisaged (in the latest model) is ill conceived, unsuitable for the site and smacks of financial exploitation by cramming in an excessive number of students into a small site to enjoy a cash bonanza over some 35 years with little or no regard to the repercussions out with the perimeter.

To impose a colony of almost 800 students (plus staff, visitors and vehicles) onto a small residential community totalling around 300, mostly retired, will literally swamp the local area and transform it adversely. I have not yet heard of any benefits which will accrue to the local tax payers.

The proposed buildings some four/five storeys round the site perimeter will dwarf the surrounding dwellings like some large military barracks.

Moreover, there must be concerns about the ability of the utilities to cope with the uplift in demand.

However, outside the campus is where the main impact will be felt when the students, in numbers, inevitably head for the town and return later at all hours. The ensuing noise, nuisance and disturbance levels will increase considerably from the nocturnal vehicular and pedestrian traffic. This will be a regular occurrence throughout the year.

Additionally, Albert Road is currently a bottleneck with existing traffic. If exacerbated by this scheme and other projects (Pittville School, Ellerslie not to mention Starvehall) then the result would be total gridlock.

Having attended the consultation meetings and questioned the officials regarding the local shop, whose future viability will be threatened, the replies given were evasive at kindest and did not inspire any confidence or mutual trust.

Finally, why not explore a dilution of this group, housing an absolute maximum of 350 in Pittville. If this is not viable then a total rethink is necessary.

49 Pittville Lawn  
Cheltenham  
Gloucestershire  
GL52 2BH

**Comments:** 25th November 2014

I would like to object to the above application based on the following:

1. Whilst I appreciate the college needs to develop this site, I feel that to increase the accommodation to 800 beds is an overdevelopment.



2. I count a total of 115 parking spaces allowed on the design layout. This cannot be sufficient to cater for this number of students, staff, the new shop, deliveries and visitors. Where are surplus vehicles expected to park?
3. Such an increase in numbers will place a considerable strain on local amenities, roads and mains infrastructure services.
4. The locals already suffer from late night rowdy behaviour from students coming and going to town late at night. This will surely increase to an unacceptable level.
5. The facade and overall design is not in sympathy to local properties in a Conservation Area.

88 Evesham Road  
Cheltenham  
Gloucestershire  
GL52 2AH

**Comments:** 21st November 2014

I object to the scale of the proposal.

There would be a big increase in traffic and late night noise

**Comments:** 24th December 2014

I wish it to be recorded that the revised proposals to the application are still unacceptable.

The changes are minimal and do not address the concerns of residents already submitted to you.

8 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 21st November 2014

I am strongly opposed to the planning University of Gloucestershire (UoG) application to vastly increase the population of students on the Pittville campus for very many reasons. There appears to be no benefit to either Pittville or Cheltenham. The proposed buildings are too high, too crowded and completely out of context with this area of Cheltenham. There will be too many people crammed into a relatively small space in the midst of a quiet residential area.

The application makes much of the need to 'improve the site'. Sadly this is true, but the campus is only in this poor condition because of the UoG management decisions over many years. The history of poor decision choices of this organisation is littered with unfortunate and often expensive judgements. This latest proposal appears to be the latest disaster.

This application is a lesson in box-ticking! For example it claims that as part of the University's involvement in the local community it is a 'member of the NCG'. They overlook the fact that no-one is a 'member' of this group it is completely open to any local resident. The UoG 'member' attended just one meeting, said not a word during the meeting and seemed relieved to escape at the earliest opportunity!

The much-vaunted Questionnaire was skewed to produce favourable responses. For example in their analysis the UoG claims that nobody voted 'strongly opposed' to particular questions, overlooking the fact that there was no box for this marking!

This application makes much of predicted reduced vehicular activity compared with the time when teaching took place on the site. It seems to overlook the fact that in the days when this was an academic campus the traffic was limited to working hours and there was adequate on-site car parking. We should know as we had to give up our productive allotment to make way for the car park how's that for this self-proclaimed eco-friendly business!

The teaching/learning vehicular activity took place during 'normal' hours and caused little disruption to sleep. Now we have vehicles arriving, horns blaring, engines revving and doors slamming right through the night and it would get four times worse if this proposal is accepted.

This proposal includes a new 'village shop', however, unlike other village shops, this will be available only for the select few. Local residents will not be able to enjoy the cheap prices which the shop will offer. After all it will not be competing on equal terms with local businesses no rent, no Council tax and a captive market. If the planning proposal is accepted then the shop should be run on equal run on equal terms with other outlets and be open to all.

When courses were run on this site the college made good use of their facilities by allowing local residents to attend. Many locals benefitted from attending language, pottery, art and photography classes. The decision to stop these courses was probably the start of the alienation of the college from the local community. The proposal to turn this site into a cramped closed community is already making the strained relationship even worse.

There is a proposed outside eating, drinking and entertainment area called a 'terraced plaza' which will be in full view of Albert Road and, more importantly, in public hearing. How long will it be before rowdy parties are held here with amplified music for the revellers to enjoy? No doubt local residents would eventually find someone to curb the noise but only after an annoying and aggravating hunt for the relevant authority.

The media building was purpose built, lauded as a 'state of the art' teaching facility but the decision makers opted to cease using it and now these same people are proposing to convert it into various other things. Would it not be better to add this to the list of knocking down and build the drinking/entertainment area in the centre or far corner of the site? In the past there were many complaints about noise from the bar area, that is why it was moved to the current location well away from the nearby residential properties. Please can it remain in a less public position?

It appears that the rules banning 'village' residents from bringing vehicles to Cheltenham continues as at present, i.e. unenforceable! Provided an errant student is careful the management will have no idea that vehicles are being parked on local streets, at the racecourse or in the Pittville Pump Room car park. Past history has shown that these young adults want to have their own transport and that when local residents try to get action taken by the UoG they meet a very defensive wall. There is no vehicle ban on visitors to site, who may live in non-UoG accommodation. They may have vehicles, where will they park? Bearing in mind that each bedroom has a double bed there is a potential to double the population on site.

The use of the site by the UoG is limited to about 40 weeks but the layers of contractors owning and running the buildings apparently expect to get 52 week occupancy in order to recoup their investment more rapidly. There are no rules/restrictions which can be applied to these non-student tenants. Presumably once the on-site parking is filled then any overspill vehicles will try to take over local residential roads. Unfortunately the restricted parking in this area is no longer patrolled by wardens and getting illegal or obstructive vehicles moved will be quite problematical for local residents. Maybe if this proposal is to be allowed, even in a reduced form, the UoG or their commercial partners should be required to fund extra parking wardens for this area.

UoG arrival days have been a cause of problems in the past. Because the site has insufficient parking the arrival of 200 students with their families, luggage etc these days always bring illegal and inconsiderate parking in the local area. Any plans to 'schedule' arrival/departures of 800 new residents are doomed to fail and local residents will bear the brunt of this disaster again! Please

do not allow this unnecessary increase in student population on the Pittville Campus, sorry 'village'.

The broadband service in this part of Cheltenham is not bad, but not great either! The delivered speed is less than half of the advertised bandwidth and drops out regularly. Adding potentially 800-plus users will degrade the service yet further. At the very least the UoG should be required to ensure that a better service can be enjoyed by ALL local internet users.

The student double-decker bus currently arrives/departs about four times an hour and the bus engines are often kept running while waiting, despite promises to shut them off. Why can't the students do what all the other local residents do and walk the short distance to the racecourse to get their bus? After all, if the mainly senior citizen locals of this area can make the walk surely these fit young adults could do the same. Terminating the bus at the racecourse would enable the route to use the Evesham Road and reduce the impact on Albert Road.

During the interim discussions of plans for expansion the UoG promised to keep the height of their new accommodation at similar heights to local properties on Albert Road. Their promises were short-lived as they now propose buildings at almost the height of what the UoG calls 'the tower block'. Please get this part of the plan changed to make the buildings proportional to the local homes especially if this results in fewer students, guests and out-of-term residents.

There is much made of the fact that the new tall buildings will not be any closer to the properties on Albert Road than current structures. Unfortunately they take this measurement from the closest existing points which are small spurs at each end of the complex. The new proposal allows that everything will move forward to align with this building line, thus new tower blocks will be even closer than most of the current single-storey buildings. This seems grossly unfair unless the height of the proposed accommodation is limited to two storeys like the adjacent residential properties.

Apparently there will a late-night shuttle service, actually a mini-bus, to ferry student revellers. Can you imagine how a 12/15-seater will get potentially hundreds of possibly inebriated people from town to their digs? The shuttle-bus sounds quite underwhelming doesn't it?

The usual way home from the pubs and clubs in Cheltenham town centre is on foot via the many town centre fast-food outlets. The late night walk home meals usually run out in Pittville Park or along Albert Road where the trail of discarded polystyrene packaging and drink cartons, cans or bottles is all too obvious during UoG terms. It has proved impossible to educate these students to look after the environment perhaps because they have no loyalty to Cheltenham and very little respect for the local residents and the local environment.

When the previous, smaller, redevelopment was undertaken the disruption caused by contractor vehicles was significant on local roads (and footpaths!). There is little in the proposal documents to put local residents at ease about this much larger project. We need assurances that local residential roads will not form part of the waiting area for contractors of any sort. To back this up there needs to be a direct line to someone with real authority to quickly resolve problems which arise.

One of the planning documents claims that this dreadful proposition will be an asset to Cheltenham. The claim is not substantiated and it is difficult to comprehend how such a blot on the landscape of Cheltenham could ever be considered an asset.

Please do not allow this current application to proceed.

**Comments:** 5th January 2015

OBJECTION to additional documents for Planning Application Ref. No: 14/01928/FUL

Thank you for the opportunity to view the additional material. However I found that many documents were 'unavailable' or would not download correctly! Nevertheless there were sufficient documents to see that the representatives of the UoG regarded the requirement to make these responses as an unnecessary chore and responses were remarkably shallow and brief. There was no attempt to address the serious underlying issues raised by the majority of respondents to the planning application.

Rather than trying to comment on every document I have included only my views on the first I was able to read. It turned out to be typical of my opinion of other available additional material:

Planning Statement (addendum)

1. The answer concerning accommodation of 1st year students offers two examples of 'guaranteed accommodation for first year students'. In fact both examples are somewhat conditional and do not guarantee places for ALL first year students.
2. The response detailing numbers previously on Pittville campus site show daily attendance; thus not all students and staff were on site at the same time. The response fails to mention that NONE were on this site overnight.
3. The response clearly shows that the UoG goal of accommodating all first year students is already compromised.
4. The statement 'The tender for the project was issued on this basis and discussions with some local councillors and residents included reference to this estimate.' is very misleading. Sure there were discussions during previous outline plans, but local residents were very concerned at the proposal for 450-500 units on this site. There was no prior discussion of the greatly increased numbers until the presentations were made and that was too late. Maybe the statement is equally misleading with respect to local councillors.
5. The claimed sound insulation is easily compromised if students leave doors and windows open as they do at present.
6. There is a serious overlap between the proposed on-site shop and the local store. In 6.5 the UoG states the new shop is 'primarily for students', surely this new facility is 'solely for students'. Para 6.6 dodges the issue and demonstrates how little the UoG management cares about the adverse effect on the local store and local shoppers.
7. The response seems more concerned with the effect of the building work on students and cares little for nearby residents and road users.
8. The appendix seems focussed on what happens on site does not address the impact on local residents. For example the additional several hundred potential internet users at any one time could severely reduce the service to nearby homes. Currently the internet signal to users at this end of Albert Road drops out frequently ' but only during term time!

I regret to inform you that I would continue to object to this development unless this application is drastically reduced in scale i.e. half the numbers and half the building height.

Parkgate House  
West Approach Drive  
Cheltenham  
Gloucestershire  
GL52 3AD

**Comments:** 21st November 2014  
Letter attached.

16 Anlaby Court  
Evesham Road  
Cheltenham  
Gloucestershire  
GL52 2AJ

**Comments:** 25th November 2014

I wish to register my objection to this awful proposal. Pittville Park is already suffering under the disruption caused by noisy students using it as a route between their accommodation and the night-clubs in town during the small hours, waking people up and causing general disturbance and leaving behind their empty takeaway containers. The university can do nothing about this, even though they say they can. If they could, I assume they would be doing so now. They aren't

2 Greenfields  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LG

**Comments:** 22nd December 2014

I wish to object to the revised planning application for the following reasons.

The Architects Panel are dismissive of the design. I would like to quote from a National Newspaper: 'A recent survey by RIBA'S Higher Education Design Quality Forum revealed that more than a third of undergraduates had been put off applying to an institution by the quality of the buildings. Britain's universities are beginning to accept that they can no longer afford to operate academic slums'.

Clearly the UofG have a problem here. However ULiving stated at a public consultation meeting that if they did not have enough students to fill the accommodation they would rent out to 'key people' eg nurses, police, teachers. But they have not allowed parking spaces for these people. Where will they go? On the adjacent streets.

There is already a serious problem with anti social behaviour with students. The UofG Management Plan states on page 3 the number of complaints 2012/2013: 0 and 2013/2014: 1. It has already been pointed out to UofG that this is wrong. They have acknowledged this saying it was a typing error. To date 22/12 no attempt has been made to rectify this error, and they are aware of the number of complaints registered with the UofG and indeed the Environmental Agency. Therefore I contend this document is flawed and the public are being misled. The document should be withdrawn and revised one issued and public given more time to review the new evidence.

For an area of residential housing this is the wrong place to house 800 students

17 Walnut Close  
Cheltenham  
Gloucestershire  
GL52 3AF

**Comments:** 25th November 2014

We object, most strongly, to this application. Whilst recognising that best use should be made of the existing facilities in Albert Road, the scale of the proposal - and some of the proposed arrangements are quite inappropriate. Many of the assurances made to date by the University of Gloucester (UoG), about its ability to moderate student behaviour, must be regarded as totally unrealistic.

The scale and nature of the proposed accommodation means that, inevitably, a very large number of students (more than 600) will spend their leisure time in the middle of a predominantly residential area. We are worried that they will disturb the peaceful nature of this part of the town, spoil Pittville Park with litter and unruly behaviour, and overwhelm the local roads with increased traffic and parking.

The calculations and predictions on traffic densities do not appear credible - with hundreds of additional people using the proposed site: students, staff and visitors. We are told that the traffic density will decrease. How does this work?

We have been told that students will not be allowed to bring cars on to the proposed site. It is quite clear that this will mean that the surrounding roads will be used to park students' cars - the UoG will have no control over this (and the police will not be able to do anything about it).

Residents in Pittville already have to tolerate increased noise and on-street parking from events at the Racecourse. This proposal means that noise and congestion will get worse.

**Comments:** 6th January 2015

We object, most strongly, to this application, for the same reasons that our original objection identified. The latest revisions to the application make no difference at all - it is hard to spot any significant changes to the earlier planning applications. This makes a mockery of the process!

Whilst recognising that best use should be made of the existing facilities in Albert Road, the scale of the proposal - and some of the proposed arrangements are quite inappropriate. Many of the assurances made to date by the University of Gloucester (UoG), about its ability to moderate student behaviour, must be regarded as totally unrealistic.

The scale and nature of the proposed accommodation means that, inevitably, a very large number of students (more than 800) will spend their leisure time in the middle of a predominantly residential area. We are worried that they will disturb the peaceful nature of this part of the town, spoil Pittville Park with litter and unruly behaviour, and overwhelm the local roads with increased traffic and parking.

The calculations and predictions on traffic densities do not appear credible - with hundreds of additional people using the proposed site: students, staff and visitors. We are told that the traffic density will decrease. How does this work? We have been told that students will not be allowed to bring cars on to the proposed site. It is quite clear that this will mean that the surrounding roads will be used to park students' cars - the UoG will have no control over this (and the police will not be able to do anything about it). Residents in Pittville already have to tolerate increased noise and on-street parking from events at the Racecourse.

This proposal means that noise and congestion will get worse.

3 Anlaby Court  
Evesham Road  
Cheltenham  
Gloucestershire  
GL52 2AJ

**Comments:** 24th November 2014

I wish to register my sincere objections to the above application. The scheme is not compatible with the surrounding Pittville Conservation area and the amount of traffic will become a very sore point with local residents who already have to contend with the build up of extra traffic to saturation point when events at the racecourse take place.

There will be a greater congestion of cars in an area where parking is already an issue. The statement that students will not be allowed to bring their vehicles to university is ludicrous -how is this situation to be policed? Pittville is bordered by two problem areas -Whaddon and St Paul's and we are now going to revert back to students in greater numbers than previously right in our midst.

2 Prestbury Park  
New Barn Lane  
Cheltenham  
Gloucestershire  
GL52 3LE

**Comments:** 26th November 2014

I would like to register my objections to the proposed Campus Plan.

- 1) Far to many students in one place.
- 2) Albert road is already congested at peak times.
- 3) Pittville School proposed development also the Ellerslie development will mean more traffic.
- 4) Concerns about the ability of the existing services to cope (Water, sewerage, electricity and gas) The submission does not seem to have been thought out very well.

BUILT  
31 DEC 2014  
ENVIRONMENT

**The Cottage  
7 Pittville Crescent  
CHELTENHAM  
Gloucestershire  
GL52 2QZ**

31 December 2014

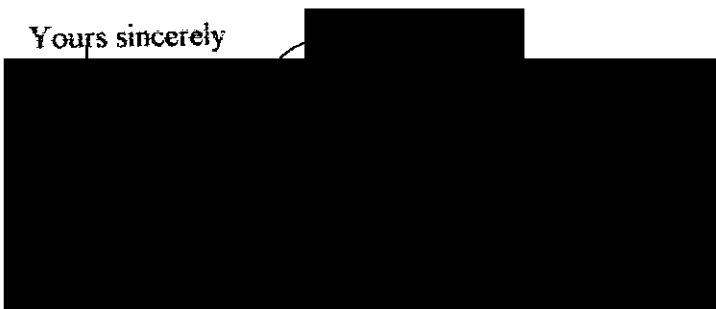
Dear Lucy White,

Your ref: 14/01928/FUL

**OBJECTIONS TO THE PROPOSED STUDENT VILLAGE**

I am sending with this letter the objections of my wife and myself to the proposal to redevelop the site of the former College of Art in Albert Road. I should be grateful if you would kindly draw our thoughts to the attention of the Planning Committee when this application is under discussion.

Yours sincerely

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes.



# **OBJECTIONS TO THE REVISED PROPOSALS FOR A STUDENT VILLAGE IN ALBERT ROAD CHELTENHAM**

## **1 GENERAL**

Having studied the alleged revisions to these proposals, read the many objections and heard the concerns raised at public meetings, I am saddened to realise that these so-called "revisions" make so little attempt to address the matters raised. For this reason I should like my objections written on 17 November 2014 to stand and to be taken into account together with my continuing objections set out in this paper.

## **2 SIZE**

The proposal to house some 800 students in this residential area of about 250 residents is thoughtlessly misconceived. Such a development will overwhelm the area, place great strain on the existing infrastructure and cause great unhappiness to the many residents long settled into retirement in Pittville.

This is simply far too many people! It is understood that the student accommodation will be furnished with double beds which potentially will increase this number, to which can also be added some 130 members of University and Uliving staff.

## **3 ROAD CONGESTION**

Albert Road already has to take the pressures of rush hour traffic into and out of Cheltenham, the morning and evening movements to and from the Pittville School as well as increasingly more frequent events at the Racecourse. The traffic from the proposed development will add to this congestion, despite the optimism of the Transport Statement which calculates 882.9 student car trips per week. This from students who are forbidden to bring cars!

Further housing development is envisaged for the New Barn Lane area and on the former playing field of Pittville School bringing further traffic problems already exacerbated by the existence of the dreaded Chicane.

## **4 RESPONSIBILITY**

The University plays down any possibility of anti social behaviour on the part of students despite continuing reports in the local Press to the contrary. Similarly, we are invited to believe that students will refrain from bringing cars into the town and hiding them in side streets. The fact is that none of these problems can be prevented because the University has no jurisdiction outside its own premises. The greater the number of students in the one place, the greater the possibility of this type of difficulty.

## 5 ARCHITECTURAL CONSIDERATIONS

The revised plans show little improvement to the proposed design of the barrack like buildings or to the quality of the materials to be used. The report of the Panel of Architects' should be taken into account.

## 6 CONSULTATION

In my note of objection of 17 November 2014, I refer to the hostile and negative attitude to consultation by University representatives and their consultants. In particular, they gave the impression that "the planners" had approved their proposals. This seems to be an attempt to overcome objections and raises serious questions about the integrity of the planning process.

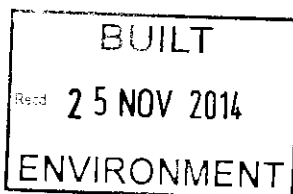
## 7 OBJECTION

My wife and I wish to record our objection to the present proposal. We do not object in principle to the need to redevelop this site but any such proposals must take into account the residential environment.



The Cottage  
7 Pittville Crescent  
CHELTENHAM  
GL52 2QZ

27th Nov. 2014.



Mrs. Lucy White  
Planning Dept. - CBC.

Dear Mrs White,

Objection to Application 14/01928/FUL

It is hard to believe that a project of such magnitude could win approval.

Houses in the immediate area are relatively large, mostly accommodating just two persons, usually retired. There are few multiple dwellings. The current number of 300 students proposed, though the opportunity to increase to 1000 will be hard to resist and eventually put forward, would exceed and overwhelm that of local people. The impact would be devastating. It has been admitted that the number of rooms could exceed demand pursuing the commercial drive to maximise profit beyond requirements.

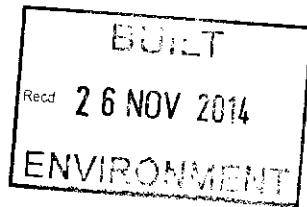
Further to this, during the summer break restrictions should be placed on the sub-letting to other parties - eg holiday groups from abroad on a commercial scale and conferences. It was claimed during consultations that this would be 'a quiet time' for Pitville residents!

Regarding transport, the current system on Albert Road has been an abject failure. Buses travelling south, swerving to circumnavigate the queue - blind those following to the north bound traffic with the 'right of way' invalidating the whole purpose of the scheme.

With the transportation of 300-1000 students, staggered hours or not, plus any commercial enterprise involved in the summer there will have to be a complete overhaul of road management. Local residents use the bus stop at the top of Albert Rd. which is essential for elderly people, and must remain. Likewise is the retention of the local store, as featured in the Echo, which provides essential food and newspapers in the Echo. which provides essential food and newspapers. There is not another within walking distance. It provides an essential community facility and is much valued.

Whilst the university may require accommodation for more students this is an aggressive commercially driven exercise to achieve maximum financial profit with no consideration whatsoever for the local people who suspect the development will eventually expand out of all proportion.

Yours faithfully  
[Redacted Signature]



40 East Approach  
Shire

Pitville

Cheltenham

24 November 2014

Ms L White  
Planning Department  
Cheltenham Borough Council  
Cheltenham.

Dear Ms White

Pitville Campus Concerns

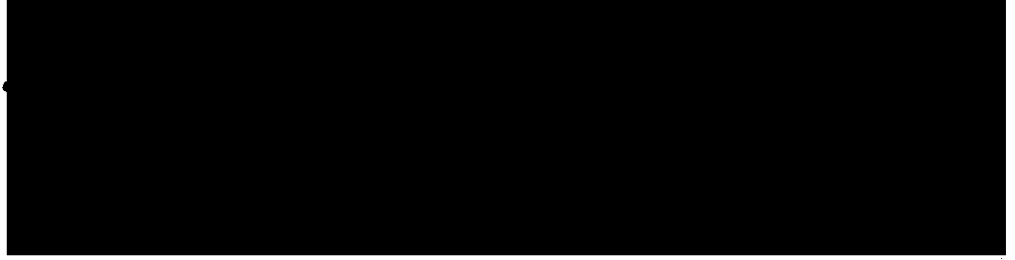
I make objection to the massive increase of students and agree with details as shown on the paper received.

Obviously some development of the premises are needed. An extra number of 800 students will cause considerable noise levels, behaviour at night coming through the park. Extra parking in the roads

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close to the college. We already  
experience students parking.

Yours sincerely



**Pittville Planning Application Submitted.  
This Could Affect You VERY Badly, For Years**

The application number is 14/01928/FUL

**Please Do Register Your Objection  
With the Council by Weds, 26<sup>th</sup> November**

either online, via the Cheltenham BC website, <http://www.cheltenham.gov.uk/> (BEST) OR  
email to [dcomments@Cheltenham.gov.uk](mailto:dcomments@Cheltenham.gov.uk) OR

write to: Mrs. Lucy White, Planning Department, Cheltenham Borough Council, PO Box 12,  
Municipal Offices, Promenade, Cheltenham GL50 1PP

Please include the word OBJECTION in your title.

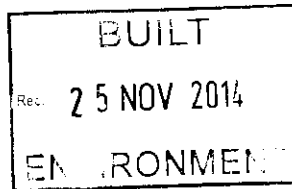
We will submit a formal, detailed, technical case for rejection, based on close reading of all the documents, to CBC in the coming days but your comments are also vital and a show of numbers is key. Comments are probably best based on your own wording and personal opinions; a selection of some of the main points is below. This will keep each objection unique and fresh and not simply seem to have been copied from a list!

- ✓ • Support the Uni's need to develop the site, but not at this density and with these numbers. (This is important to avoid accusations of NIMBYism).
- ✓ • Poor design / appearance / not in keeping / doesn't fit with Regency Cheltenham and would dominate a main route into town.
- ✓ • Far too many students – 800 beds fits ULiving's business plan but not the local area. Double beds mean many "unofficial" guests, plus 100 staff, swelling the likely average to over 1000.
- ✓ • No mention of not working on Bank Holidays during the demolition and construction stages.
- ✓ • Traffic report is flawed. Increased traffic levels are inevitable despite the claims of less traffic based on previous, unvalidated data.
- ✓ • Large increase in rowdiness and unruly behaviour to be expected - strains on the park and local amenities and no confidence in the management plan to control it on and off site. (26 late night noise complaints recorded by Pittville Campus Concerns since September!).
- ✓ • Concerns about the ability of the existing infrastructure to cope (water, sewers, electricity and gas).
- ✓ • Likely loss of our community shop under competition from the university's own exclusive outlet for students. (Have you signed their petition yet? Be quick!)
- ✓ • Overall, the submission seems filled with much unverified and inaccurate data.
- ✓ • Strain on Albert Road traffic, especially with existing islands adjacent to new exit.

This isn't a definitive list and we're sure you will have many more thoughts of your own to add. Please make them known by submitting your objections **now** and encourage neighbours to do so. This could be our only chance to stop this dreadful proposal and time is now very short so, please, act today to save your neighbourhood from some very bad planning and some very greedy developers. Thank you, **Pittville Campus Concerns**.

Bookmark our website: <https://www.sites.google.com/site/pittvillecampusconcerns/home>  
Join our Email list: [Pittvillecampusconcerns@hotmail.co.uk](mailto:Pittvillecampusconcerns@hotmail.co.uk)

---



4 East Approach Drive  
Cheltenham  
GL52 3JE

23.11.2014.

Mrs Lucy White  
Cheltenham Borough Council  
Planning Department  
Cheltenham GL50 1PP

Dear Mrs White

### **OBJECTION TO PLANNING APPLICATION 14/01928/FUL**

I object to the current proposals for redevelopment of the Pittville Campus site. I have attended all of the 'so called' consultation sessions held by University of Gloucestershire, but I was left with the impression that they had little or no interest in the concerns of the residents. The presentations and consultations showed an immediate concern with the site, but little or no true understanding of the local area and possible impact by the proposals.

The impact of nearly 800 students on the local area will be severe. Albert Road is already busy from local school traffic and commuters using it as a rat run to bypass the Evesham Road. There is also the pending future development of residential housing to the rear of the school, which will also have access off Albert Road.

The impact of increased bus services to transport all these students to other campuses will also be severe. and in contravention of the Councils Policy CP5, which states the location must minimise the need for travel. As it is the proposals aim to make buses pick up from the front of the site with all the local intrusion that will bring. It was suggested at one of the consultation meetings that a bus stop within the site would remove the impact from the frontage on Albert Road. The University spokesperson said that this was not considered viable on safety grounds, but that is a contradiction as the risk could be better controlled 'on-site' and it would remove an immediate safety issue on Albert Road. I would also point out that combined pedestrian/bus access is already an established feature on the Cheltenham High Street.

The suggestion that the University will ban resident students from bringing cars into the town is questionable. Under what law will they be able to instruct students in such a measure? The experience of residents in nearby St Paul's having to suffer the burden of multiple occupancy student cars and their friends visiting is a sobering reminder of what can and will happen in Pittville. Even if these cars could be barred from local streets, they will be forced to look for parking in neighbouring areas. I understand that this would also contravene Policy TP1; that development will not be allowed to increase the likelihood of high turnover, on street parking

The design proposals for the new build on the Pittville Campus make great claims that the accommodation blocks will be no higher than the existing tower block. However, this overlooks the fact that the existing block is set at 90 degrees to Albert Road and so it appears less massive than the new buildings will be. The existing campus buildings fronting onto Albert Road are mainly single story, with a subtle two or three story lift to the southern end of what was the graphic art / media art facility.

The proposals do not enhance the appearance of the area and show a marked lack of sensitivity to their environment. This contravenes Policy CP7; Quality of design.

To add to all the above impacts we will have to endure the effects of an additional 600 students flooding in to the local area with all the noise and nuisance that will bring. Whilst I do not object to young people or their education, the reality of 'too many' in one place and not in a suitable place is out of step with this community. This contravenes Policies HS2; Housing Density.

More investigations should be made into expanding accommodation on other sites in Cheltenham and Gloucester. This would have less negative impact than Pittville as Park and Oxtalls already have on site teaching, which reduces the need for students to leave the site.

In conclusion it appears that the overriding priority of the University is to maximise bed space in Pittville at the expense of all other factors.

Yours sincerely

A large black rectangular redaction box covering the signature and name of the sender.



BUILT

Recd 17 NOV 2014

ENVIRONMENT

[REDACTED]  
c/o Flat 5, Malvern Hill House, East Approach  
Drive, Cheltenham, GL52 3JE, 12/11/2014

Mark Redman, Director,  
Built Environment, Cheltenham Borough Council  
P.O. Box 12, Municipal Offices, Promenade  
Cheltenham, GL50 1PP

Dear Mrs White

**Concerns about Student village application 14/01928/FUL**

**1) Drainage**

The Directors of the Malvern Hill House Residents Association would like to express our serious concerns about the student village proposal firstly on the grounds of the extra pressure it would put on the general drainage in the area.

We note paragraph 3.7 "Historic Flood Data" in the flood risk and drainage assessment but would like to point out that the SFRA is incorrect in considering that there was no flooding in nearby properties during 2007. On 20 July 2007 the basement in Malvern Hill House was flooded by 10 inches of water due to the drains and sewers beyond our domestic drainage system being too full to take the water coming from our house drainage. The area drainage system was originally built for far fewer properties than now exist in East Approach Drive, Albert Road and New Barn Lane and could not cope with the exceptional amount of rainfall received on that day. We would add that we were not the only property in the general area to flood on 20 July 2007 and that Albert Road itself was awash particularly in the dipped part of the road in the vicinity of Pittville Lawn.

We do not see any mention of any planned improvements to the general area drainage planned to accommodate the extra pressures on it that would be caused by the student village. Therefore we consider that in the current circumstances of much heavier rainfall due to ongoing climate change, the building of such a large complex would substantially increase the pressure on the general drainage in the vicinity, thus increasing the flooding risk for our property and possibly for other properties in the general area.

**2) Parking, noise and traffic**

Secondly, we are concerned about the resultant increased pressure on the street car parking in East Approach Drive which at present is already filled up on the right hand side of the street by student vehicles during the day. We are also worried about the resultant increased late night noise and disruption in the environs of the Pittville Pump Room which is sometimes used for functions which attract a student audience. At present the noise and disruption which currently results is a manageable inconvenience but this would increase substantially if an extra 600 students were to use the entertainment facilities of the Pittville Pump Room. Furthermore, at present, traffic in East Approach Drive, Albert Road and New Barn Lane is already very heavy and slow during the school run, on race days and in the evenings when there is a function in the Pump Room, this would considerably worsen under the pressure of the resultant additional student vehicles.

We would therefore not wish this planning application to proceed.

Yours sincerely  
[REDACTED]

12 JAN 2015  
ENVIRONMENT

[REDACTED]  
c/o Flat 5, Malvern Hill House, East Approach  
Drive, Cheltenham, GL52 3JE, 10/01/2015

Mark Redman, Director,  
Built Environment, Cheltenham Borough Council  
P.O. Box 12, Municipal Offices, Promenade  
Cheltenham, GL50 1PP

Dear Mrs White

**Continued concerns about Student village application 14/01928/FUL**

**1) Drainage**

The Directors of Malvern Hill House Residents Association would again like to express our serious concerns about the student village proposal, since the consideration given to surrounding area drainage in the revised application documents remains inadequate

We repeat that on 20 July 2007 the basement in Malvern Hill House was flooded by 10 inches of water due to the drains beyond our domestic drainage system being too full to take the water coming from our house drainage. The existing area drainage system was originally built for far fewer properties than now exist in East Approach Drive, Albert Road and New Barn Lane. It could not cope with the exceptional amount of rainfall received on 20 July and we were not the only property in the area to flood on that day.

Indeed, when we went to see our MP Martin Horwood on 12 December 2014, he informed us that about 600 properties in Cheltenham were flooded by water coming up from the drains on 20 July 2007. To us this would appear to be clear evidence that the drainage system in Cheltenham is inadequate for current climate change rainfall conditions. Therefore we consider that no large developments should be built anywhere in existing urban parts of Cheltenham until the entire drainage system has been enlarged since if there is too much new development over old drainage then flooding risk would substantially increase, even from events of lesser rainfall than that of 20 July 2007.

**2) Other concerns, eg parking, noise, traffic**

We would also echo the concerns which have been expressed in over 180 objections to date about the likelihood of vastly increased traffic, far more late night noise and vandalism from students, more pressure on street parking, more pressure on the Pittville Park, the Pump Room and its facilities and even about increased pressure on internet usage in the area, together with many concerns about how the proposed buildings themselves are not in keeping with what you would wish for a Conservation Area. Indeed we have learned that the Highways Authority has recommended refusal of this application, as have Heritage and Conservation and the Architects Panel. We still therefore do not wish this application to proceed.

Yours sincerely

*For*  
The Directors on behalf of [REDACTED]

**Pittville Planning Application Submitted.  
This Could Affect You VERY Badly, For Years**

The application number is 14/01928/FUL.

**Please Do Register Your Objection  
With the Council by Weds, 26<sup>th</sup> November**

either online, via the Cheltenham BC website, <http://www.cheltenham.gov.uk/> (BEST) OR  
email to [dcomments@Cheltenham.gov.uk](mailto:dcomments@Cheltenham.gov.uk) OR  
write to: Mrs. Lucy White, Planning Department, Cheltenham Borough Council, PO Box 12,  
Municipal Offices, Promenade, Cheltenham GL50 1PP  
Please include the word **OBJECTION** in your title.

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- Large increase in rowdiness and unruly behaviour to be expected - strains on the park and local amenities and no confidence in the management plan to control it on and off site. (26 late night noise complaints recorded by Pittville Campus Concerns since September!).
- Concerns about the ability of the existing infrastructure to cope (water, sewers, electricity and gas).
- Likely loss of our community shop under competition from the university's own exclusive outlet for students. (Have you signed their petition yet? Be quick!)
- Overall, the submission seems filled with much unverified and inaccurate data.
- Strain on Albert Road traffic, especially with existing islands adjacent to new exit.

This isn't a definitive list and we're sure you will have many more thoughts of your own to add. Please make them known by submitting your objections **now** and encourage neighbours to do so. This could be our only chance to stop this dreadful proposal and time is now very short so, please, act today to save your neighbourhood from some very bad planning and some very greedy developers. Thank you, **Pittville Campus Concerns**.

Bookmark our website: <https://www.sites.google.com/site/pittvillecampusconcerns/home>

Join our Email list: [Pittvillecampusconcerns@hotmail.co.uk](mailto:Pittvillecampusconcerns@hotmail.co.uk)

OBJECTION

20/11/14

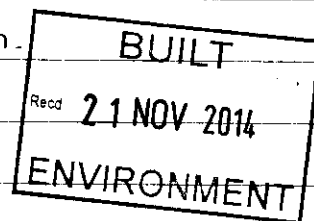
I WISH TO REGISTER MY  
OBJECTION TO THE PROPOSED  
INCREASE IN STUDENT  
ACCOMMODATION AT PITTVILLE  
UNIVERSITY CAMPUS, AS  
OUTLINED IN ENCLOSED  
INFORMATION.

22 ST. IVES COURT

ALBERT ROAD

CHELTEHAM

GL52 3JY



1, Albert Drive,  
GK52 3JH.

Re The proposed University Student Village at  
the top of Albert Road.

BUILT  
17 NOV 2014  
ENVIRONMENT

Dear Tracey Crews,

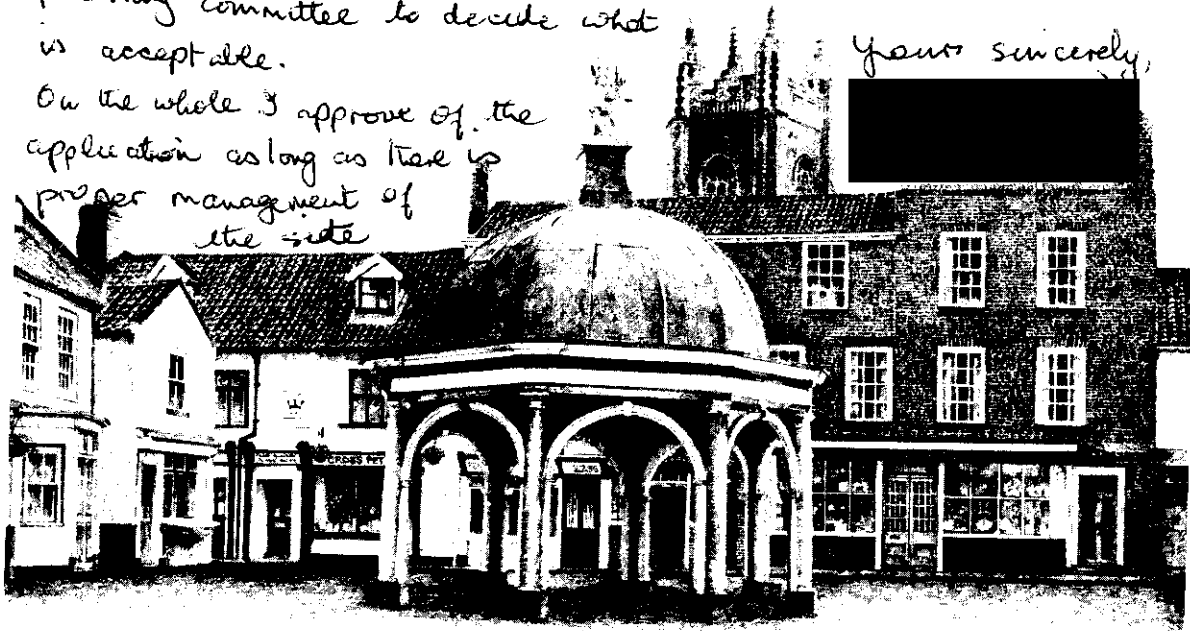
I think the University has  
tried hard to address the concerns of the local  
residents, changing aspects of the first plans to the  
present plans.

The University is now offering some places to  
post-graduate students so that there are some more  
mature students, not all 18 years.

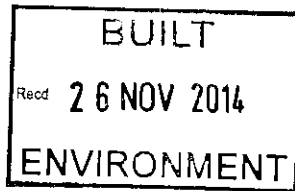
One of the concerns of local residents was the total  
number of students on sites. I leave that decision to the  
planning committee to decide what  
is acceptable.

On the whole I approve of the  
application as long as there is  
proper management of  
the site

Yours sincerely,



Dear Mrs. White,



19 Albert Drive  
Pittville  
Cheltenham GL52 3JH  
23<sup>rd</sup> Nov 2014

Pittville Campus - Application N° 14 / 01928 / Full

I write to strongly OBJECT to the above proposals for the following reasons.

1. There has been no meaningful consultation with local residents.

I attended one of three meetings which was a disorganised ramble lacking in even basic facts and which failed to respond to obvious issues and concerns of local people. It was an exercise just to tick boxes.

2. The massive scale of the plans

Placing a thousand or more people (students, visitors, staff etc) in such a restricted space in the heart of a residential area will degrade and totally change the character of the area.

Even the University clearly had not anticipated this number but ULiving are out to maximise their opportunity regardless.

3. Increased traffic problems

The daily commuting of so many people (there are no teaching facilities on site) will inevitably exacerbate existing traffic problems not least in Albert Road and along the bus routes. Cheltenham is woefully short of well connected major roads as the current slow journeys and regular traffic jams show. Anyone denying this should visit Albert Road etc. during mornings, lunchtimes and evenings; and particularly at schooltimes.

The proposed concentration of people will cause extra traffic and problems, including noise, pollution and parking. Although students are not allowed

to park on campus, they can in surrounding roads. As an example student cars regularly park for days without moving in Hillcourt Road at present where there is limited parking for visitors, tradesmen etc.

#### 4. Environmental Decline

a) Residents currently enjoy the generally peaceful and pleasant environment of Pittville, an area known as a particularly attractive showpiece for the town, close as it is to the racecourse, conference centre and main park. This situation has been protected by careful planning control, allowing new development appropriate in scale and size which have been much welcomed.

This proposal will overwhelm the area both visually and by sheer numbers (in fact making the community the minor party).

b) Inevitably over 900 students and their visitors will mean more noise, rowdiness and antisocial behaviour as well as litter, all of which we currently experience on a small scale. The lack of interest or action by the University justifies our total lack of confidence in them. Fatuous comments by the University about street monitors etc. have no substance. The police are too stretched to help with any but the more serious problems, so residents are justified in expressing concerns about inevitable problems they must face alone.

c) There is no certainty that services can cope with huge, extra demand, especially water and sewerage but perhaps gas and electricity too.

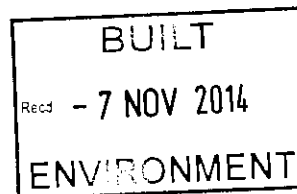
5. The one local business that could benefit from the proposals is the local shop, but even this has been compromised by the intention to open one on-site, just a few yards away.

I hope you appreciate that my objections reflect genuine concerns for my local community and are not "nimbby" concerns.

We have a long record of accommodating students in our community with much success but at a much reduced level to those proposals. I believe something like a half of the numbers proposed should give the right balance between the needs of the University and those of the existing community. No doubt ULiving would not be happy at this but then they have no interest in the town or the local community.

Yours sincerely





10 Greenfields  
New Barn Lane  
Cheltenham  
Glos  
GL52 3LG

5 November 2014

Ms Tracey Crews  
Head of Planning  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham GL50 1PP

Dear Ms Crews,

**PLANNING APPLICATION 14/01928/FUL – REDEVELOPMENT OF PITTVILLE CAMPUS**

Reference: Your 14/01928/FUL dated 27 October 2014.

I wish to register my **objection** to the above proposal on the following grounds:

Noise and disturbance from use  
Visual impact  
Amenity

**Noise and disturbance from use:** The high density of the proposed student accommodation will result in much increased noise and disturbance for local residents. The quadrupling of the number of students will inevitably result in a commensurate increase in antisocial behaviour as students return to their accommodation from social activities. Even with the current (approximately 200 students) the University authorities have failed to curb the noise and antisocial behaviour of the students and the police have publicly declared that they will not intervene.

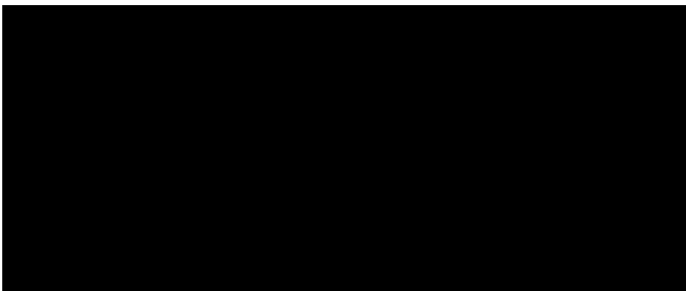
**Visual Impact:** Whilst the old art block in New Barn Lane is no architectural gem, the proximity of many multi-story new buildings on New Barn Lane and Albert Road will overwhelm neighbouring properties and are reminiscent of blocks of social housing built in the 1950s which have been so discredited by their residents and planners. This density of development in an essentially residential area is neither appropriate, nor sustainable.



**Amenity:** This high density development will inevitably reduce the amenity (definition: pleasantness, agreeable surroundings) of this area by introducing many new large unattractive buildings and very large numbers of new temporary residents. These residents will have little or no interest in improving, or even maintaining the amenity of the local area. From the plans seen so far there is no benefit accruing to the existing community through the provision of new or improved local infrastructure or facilities. This will be another quality of life reducing predatory development and there must be concern that without significant improvement in the local service infrastructure the quality of local service supply (water, sewage/drainage, gas and electricity) will be diminished.

This development must not be reviewed by officers in isolation. Rather it should be viewed in a holistic manner taking account of all other authorised or planned adjacent development in this small area of Prestbury. Pittville School have given notice that they intend to submit a planning application for 56 or more new homes on their sports field adjacent to the university campus. In addition Cheltenham Borough Council has given outline planning permission for the construction of 380 homes plus elderly care facilities on Starvehall Farm. None of these developments (including the Pittville Campus) intend to provide any new recreational, or social, infrastructure for the large increase in population they will cause. All are predatory expecting to rely on the dwindling availability of existing local facilities and thus must be seen as unsustainable without significant improvement.

Yours Faithfully,





10 Greenfields  
New Barn Lane  
Cheltenham  
Glos  
GL52 3LG



22 December 2014

Ms Tracey Crews  
Head of Planning  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham GL50 1PP

Dear Ms Crews,

**PLANNING APPLICATION 14/01928/FUL – PITTVILLE CAMPUS STUDENT ACCOMMODATION**

Having reviewed the recently amended proposals for this application we wish to register our **continued objection** to them.

We are concerned that the University has seen fit to state that these proposals are “likely to be approved”. This suggests that officers may have already provided positive guidance to the applicants that irrespective of the legitimate concerns raised by the local community they are minded to recommend approval to Councillors.

We **OBJECT** to the revised application on the following grounds:

- Noise and disturbance from use
- Visual impact
- Amenity

**Noise and disturbance from use:** The proposed student numbers remain unchanged as do any proposed effective controls and remedial procedures for antisocial behaviour. The high numbers of students will dominate the permanent population of the area and the density of the proposed student accommodation will result in much increased noise and disturbance for local residents. The quadrupling of the number of students will inevitably result in a commensurate increase in antisocial



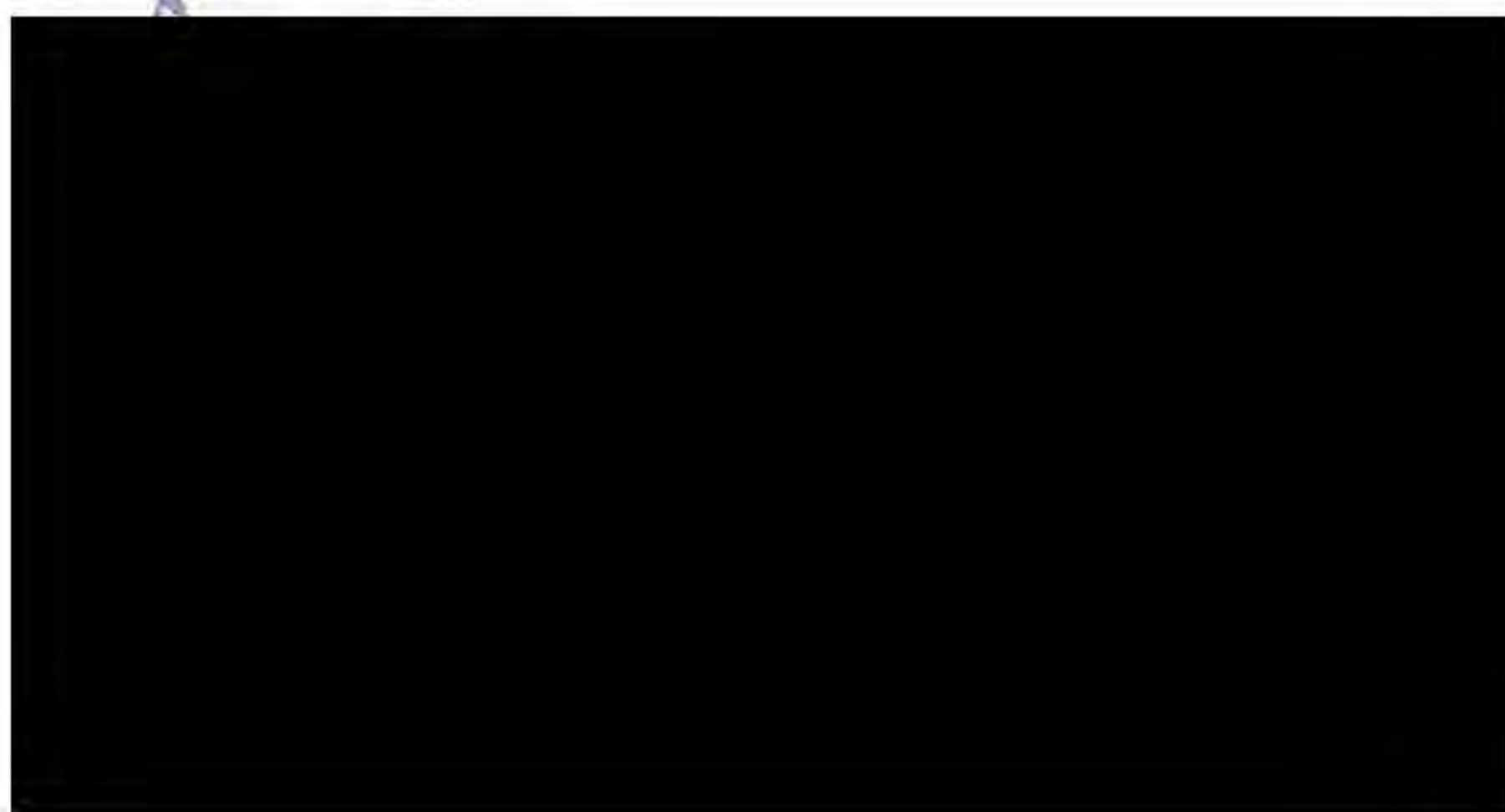
behaviour as students return to their accommodation from social activities. Even with the current (approximately 200 students) the University authorities have failed to curb the noise and antisocial behaviour of the students and the police have publicly declared that they will not intervene.

**Visual Impact:** The design of the buildings remains poor, other than some minor tweaks it is basically unchanged from the original submission. The proximity of these new multi-story buildings on New Barn Lane and Albert Road will overwhelm neighbouring properties. The density of development and design of these buildings in an essentially residential area is neither appropriate, nor sustainable. We are also concerned that given the unsightly state of the external decoration of existing buildings yet more architectural eyesores will result from poor long term maintenance.

**Amenity:** Questions on the impact on existing utility services remain unanswered. Without significant improvement in the local service infrastructure the quality of local service supply (water, sewage/drainage, gas and electricity) is likely to be diminished. This high density development will inevitably reduce the amenity (definition: pleasantness, agreeable surroundings) of this area by introducing many new large unattractive buildings and very large numbers of new temporary residents. These residents will have little or no interest in improving, or even maintaining the amenity of the local area. From the plans it appears that there is no benefit accruing to the existing community through provision of new or improved local infrastructure or facilities.

**Summary:** This development remains predatory offering no benefit to the community and expects to rely on the dwindling availability of existing local facilities. The design of the buildings, student density and layout will adversely impact the quality of life and surroundings for existing residents. The application is unsustainable and should be rejected.

Yours Faithfully,





BUILT  
24 NOV 2014  
ENVIRONMENT

[REDACTED]  
10 Albert Drive  
Cheltenham, UK GL523JH

20 November 2014

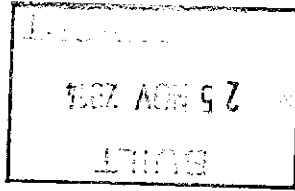
Dear Mrs White.

As you can see I am a resident of Albert Drive and wish to add my concerns regarding the 800- students planned for Pittville Campus. We are pleased with the re-development of the site but that kind of number would change the whole environment of this residential area and the 400 originally planned is a much more sensible number to blend in. I personally enjoy having young people around and chatting to them at the bus stop, after all we were all young once, a long time ago for me being 79. We are fortunate to live in a lovely are and so will the students be but not 800+ thats overload. I believe ULiving added more blocks to the centre of the site to accommodate more students, its only concerned about making money. It should be left as a inner court yard with a road running right around for buses, taxis, deliveries and emergency services can drive right in around and out leaving a inner grassed area with trees and seating for students to relax on. I know I am not an architect but I am sure someone could make it a great place for the students and the residents by taking all traffic and noise into the centre of the University. Hoping yourself and the planning committee will be sympathetic to our concerns.

Your sincerely

[REDACTED]

1, Marston Road,  
Pittrville,  
Cheltenham,  
Glos..  
GL52 3JQ.



Dear Mrs L. White,

22. 11. 14.

We wish to register our intense concerns over the development of the University site in Albert Road.

The sheer size of the project will create a vast increase of daily traffic; more noise from inconsiderate students, the local infrastructure will be strained and the demand for parking will be huge.

The resiting of the Bus stop is ridiculous.

We appreciate the University needs to have short, mid and long term plans to improve their facilities but at the expense of local residents is wholly selfish. The nights are already disrupted by loud, unruly, inconsiderate students and to have the days impacted upon by increased traffic, sheer volumes of people etcetera is unacceptable.

If you proceed with the erection of 603 buildings where do you propose the vehicles will park?

Will you plant trees and shrubs to replace the existing hedgerows which give Albert Road its unique appearance?

We hope you all reconsider these plans and think honestly of the tremendous impact on the lives of the local residents and natural environment this project will impose upon us and it!

Yours faithfully,



18 ALBERT DRIVE  
PITTVILLE  
CHELTENHAM  
GL52 3JH

BUILT  
Recd 17 NOV 2014  
ENVIRONMENT

Your Reference: 14/01928/FUL of 27<sup>th</sup> October 2014.

Tracey Crews  
Head of Planning  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP

12<sup>th</sup> November 2014

**OBJECTION TO:-**  
**PLANNING APPLICATION 14/01928/FUL**  
**REDEVELOPMENT OF PITTVILLE CAMPUS**

Dear Miss Crews

I hereby wish to lodge my objection to the above planning application.

I firstly object to its appearance, bearing in mind the quality of the property in this neighbourhood and a house opposite the university on Albert Rd is currently on the market for £1.3m. However, this proposed development would be an eyesore, akin to a council built block of flats. If you wish to develop a multi- accommodation unit why not propose to

the developers something on this line. It can be built in a quadrangle and contain four floors. The first floor being at lower ground level and the fourth in the loft area, both the loft windows and lower ground overlook the student's private park within

the quadrangle and not private residences. There will be a one way system with speed restricting controls all the way around the building and to exit, the vehicles must stop and wait for an automated barrier to rise, thus preventing the boy racer element and becoming a menace to the residents, who have earned the right to live in this highly desirable and sought after area, with a tax band to prove it. The towers are for security.

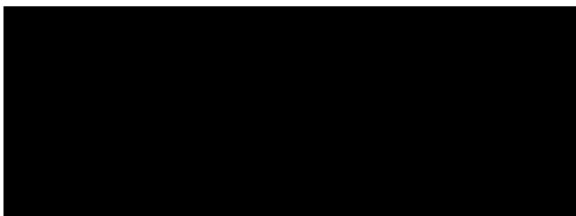


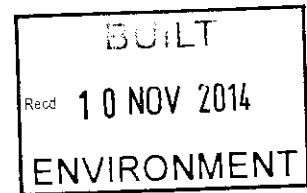
My second objection is the impact the number of students proposed will have on our area. I am fully aware that the majority of students are well behaved, but as a rough estimate 10% will not be, 10% of 300, makes 30 when unsupervised an unruly noisy gang of youths, full of life and no thought for others. Hence, an average of 90 young people roaming the streets and getting up to mischief is beyond a joke. Most are having fun, but once again 10% of them think it fun to let car tyres down, throw for sale signs belonging to houses into the lake, drop all sorts of litter and vandalise cars. **Yes vandalise cars.** Here in Albert Drive we have all suffered, car aerials being snapped, the badge of my Mercedes was snapped off, but it is this mindless behaviour that tars all the students with the same brush. I hear you say it is not fair on the other 90% of students, but it is also not fair to allow such an over development of student accommodation in this area. The saddest thing of all is; these students are the future of our country. The university will have you believe they can control the students. If that is so, why are those already living here causing residents so much grief, with their noise which is amplified all the more late at night as they wake up residents. The modern term used is antisocial behaviour, whereas when I was a student; this type were called delinquents.

This extra over population will be a major problem to this area in many ways, or have you forgotten about the development of Starvehall Farm and the school's playing fields. The impact of those extra people and cars etc in this area will be vast, putting a strain on the already stressed services, such as sewage, waste, fresh water supply and of course the telephone system as that many more people will be expecting Broadband. Think of how the roads will cope, they are already subjected to drivers speeding and since the build-outs were installed on Albert Road, vehicles of all sorts are travelling very much faster, as predicted when they were first proposed. Albert Road used to be a quiet residential road until it was used for diverting traffic off Evesham Road once, but now drivers coming from Bishops Cleeve, turn left at the racecourse roundabout and then right into Albert Road where it is foot down and away to go. Think and think carefully, this area simply cannot cope with such a massive influx of people. This entire scheme needs rethinking and re-planning, because someone somewhere has not thought this through before even proposing such a notion. Also think of the overstretched police having to tackle this extra number of unthinking and inconsiderate young people.

Thank you for your time in considering this objection.

Yours sincerely,





4, Pittville Crescent,  
Cheltenham,  
GL52 2QZ,  
5<sup>th</sup> November.

Dear Sir,

When the new student accommodation block is up and running in Pittville, the night time noise the resident already suffer regularly will be multiplied by a factor.

These hooligans, (sorry students), come rolling back from town at three or four o'clock in the morning shouting and screaming at the top of their voices with zero concern for the residents, the elderly, sick, babies or people who just have to get up for work in the morning.

How are the authorities going to stop them ?

I think they do it on purpose to wake people!

This is how we suffer at the moment! What is going to happen to us in the future?

The welfare of the council tax payers is MORE important than that of these students or don't you think so?

Does it need to be added that the size and design of this accommodation block is NOT in keeping with this area.

Is there to be no end to the ruining of Cheltenham!

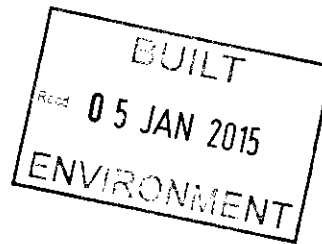
HELP!

Yours faithfully,

A large black rectangular redaction box covering the signature and the name of the sender.



4, Pittville Crescent,  
Cheltenham,  
Gloucestershire,  
GL52 2QZ,  
1<sup>st</sup> January.



Dear Sir,

I object to the proposed development of the students accommodation at the top of Albert road.

My reasons are those of common sense.

The imposition of 800/1000 extra people onto the area seems to be crazy.

How will Albert Road deal with all the extra traffic?

How will Pittville Park survive with all these feet bashing it about? Lots more money will be needed by the Parks Department.

How will the nearby shop survive? I don't expect it will.

The design of the new accommodation is UGLY and here on a major gate way into Cheltenham.

NOISE is already a problem for those living in this area with hooligans, (sorry students), screaming and shouting at three in the morning as they stagger back from the night clubs.

I'm sure they do this on purpose!!

This will be increased by a factor with 800 new people.

All so that developers can line their pockets and to blazes with the descent people who have to live with their plans.

Throw this out!!

Yours faithfully,

BUILT  
17 NOV 2014  
ENVIRONMENT

Y ALBERT DRIVE  
PITTVILLE  
CHELTENHAM  
GL 52 3SH

Your Ref 14/0198/FUL

PITTVILLE CAMPUS ALBERT ROAD

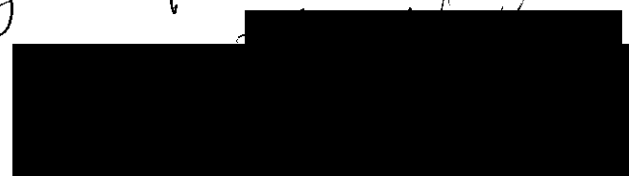
Having attended all the meetings at the College and examined all the plans we are of the opinion that this is too many Residential students to be housed on this site. Had it been a Teaching and smaller Residential site as was the "Art College" there would probably have been less complaints.

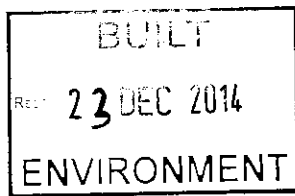
We have lived in our house for 38 years with no problems from students but now with the proposed plans for the Pitville School i.e. probably bringing the road from the Housing Estate, bearing all the traffic, into Albert Road, and with buses operating from the Campus to the various teaching buildings, also bearing in mind the Races traffic during the year, I think you must understand our concern.

2.

We have mentioned our concerns at the meetings and re-iterate now that had the site been used for teaching and fewer residential students this situation would have been acceptable.

Yours faithfully





7, Albert Drive  
Pittville  
Cheltenham.

Dear Mrs White  
Objection to Planning  
Application 14/01928/FUL

I feel I am wasting my time writing this, I am just re-iterating all that I said before.

I have nothing against students, my children & grand children have been and some still are at Universities over the country and I think it important that they enjoy their years there; it

is a relatively short time.


Had there been a teaching element as well as accommodation, this would have been successful, but it is far too many students to be catered for in what has been a lovely residential area, we have lived here for 38 yrs.

With the inclusion of the housing project possibly coming to Pittville School and the traffic being directed into Albert Road plus the number of coaches

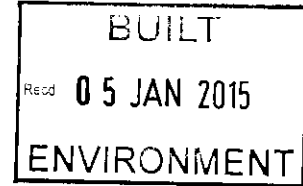
necessary to ferry the  
students to the various  
colleges of work and also  
taking into account the  
race traffic several times  
a year. I cannot imagine  
what the future will hold.

I do hope all these  
points will be taken into  
account.

Yours faithfully,



**'Treeside'**  
**22 Hillcourt Road**  
**Cheltenham, Glos**  
**GL52 3JL**



Cheltenham Borough Council  
**FAO: Mrs Lucy White**  
**Planning Department**  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
Glos  
GL50 1PP

**2<sup>nd</sup> January 2015**

Dear Mrs White

**Re: Revised Planning Application 14/01928/FUL – Pittville Campus - OBJECT**

I write in respect to your 'revised' Planning Application for the above development.

Again, I still object to this application as per my previous letter of objection (***see letter below***).

I cannot see much has been changed, apart from a little tweak here and there – these are very 'subtle' changes.

The high volume of student accommodation proposed (800+), has still not been addressed and the numbers remain the same. There are no amenities for these young people in Pittville.

The design/materials proposed for building is overbearing and too intensive for a residential area. The impact of having a 'Pittville Village' will change this area for ever.

There is great concern from residents in the increased traffic, (cars/buses) parking in surrounding roads and anti-social behaviour that may occur.

Why build so far away from the main 'Park' Campus, situated on the other side of town and so far away from lectures? I fear that this plan has not been carefully thought through. *This site was sustainable before when it was for both teaching and halls.*

I OBJECT once again to this planning application going ahead in its current form.

**'Treeside'**  
**22 Hillcourt Road**  
**Cheltenham, Glos**  
**GL52 3JL**

Cheltenham Borough Council  
**FAO: Mrs Lucy White**  
**Planning Department**  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
Glos  
GL50 1PP

23<sup>rd</sup> November 2014

Dear Mrs White

**Re: Planning Application 14/01928/FUL – Pittville Campus - OBJECT**

We wish to strongly object to the above Planning Application for the following reasons:-

- **Accommodation for 800 students – development too large:**

There are too many high buildings for the size of site. There are too many students in one area (with *double beds* in situ, there's the possibility of twice the number of students (1500+) on site at certain times.

There will be overcrowding with no amenities.

Uliving quoted, "Not just a bed – a place to live". This is misleading and not fair to students. I do not believe Uliving know this area at all and that they are solely focused on profit to be gained by maximising the accommodation on site.

- **Design / Height / Materials proposed for accommodation:**

Design and materials proposed for building more akin to a prison/army barracks. Visual impact to area very worrying.

Height will block out sunlight and spoil views.

Design not sympathetic to surroundings - totally out of keeping for area and will change ambience forever.

- **Traffic / Parking:**

There will be grid-lock on Albert Road with the extra traffic (cars, buses, taxis, bicycles, visitors and vehicles from site staff etc.) and especially with the chicanes in place for traffic calming which is to ensure the safety of school children.

Albert Road will be even more congested if the proposed new housing estate at Pittville School goes ahead, with traffic now to be exiting onto Albert Road.

Also, the 'Ellerslie' development opposite the school will also add to extra vehicles/congestion trying to exit onto Albert Road.

Parking problems will arise if some 1<sup>st</sup> year students decide to use their cars - *you cannot guarantee this will not happen*. Parking these vehicles will impact on residents and surrounding roads, including Pittville Park. This will be horrendous for all.

*(Students are already parking at 8am in the Pittville Car Park adjacent to the mini-golf/skate park - and cannot surely be using the park or playing mini-golf at that time of day!)*

If there is a shortfall of 1<sup>st</sup> year students occupying the accommodation, inevitably this will result in empty rooms. These rooms I understand will be available for post-graduates/foreign students – where will these student park?

The parking issues in the St Paul's area of town are still ongoing and have not been addressed. This matter does not give us much confidence for possible problems we may encounter in Pittville.

- **Amenities:**

There are no suitable amenities in the immediate area for students.

- **Disturbance to Residents:**

Damage, litter, anti-social behaviour will increase with students returning late at night/early morning from town centre via taxi or walking.

- **Pittville Park:**

Students/Groups/Friends will naturally want to use the park nearby to socialise, play sport - which they of course are entitled to do so - however, large numbers of students will lead to increased noise, litter, anti-social behaviour.

Who will 'police' this to ensure ambience of Pittville Park is not spoilt for others enjoyment?

- **Drains / Water:**

We question the sustainability of sewers/drains in area with accommodation being used by 800 students on one site.

- **Trees/Shrubs:**

Concerned about the damage to trees / roots during building and concerned about the number of trees proposed to be felled.

- **Security:**  
Many security personnel will be required 24/7 to ensure students do not cause disturbance/anti-social behaviour in area.
- **Local Shop:**  
If a student shop is provided on site, the local shop nearby on New Barn Lane will have their trade affected. Residents will lose out if this shop were to close.

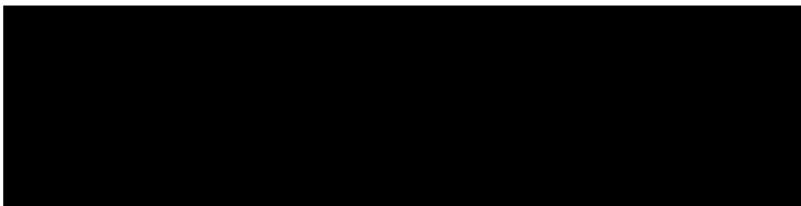
This development should incorporate both teaching facilities and accommodation for students. Remainder of accommodation required should be spread out across Cheltenham *and* Gloucester.

Concerned over the maintenance of the proposed site by Uliving, as the present student accommodation has not been maintained at all since built despite no lectures taking place.

Current design and materials used is shoddy, not in keeping with area. Depending on outcome of proposal, some residents risk the devaluation of their homes.

On the above grounds, this planning application should be rejected.

Yours sincerely





Mrs T. Crews,  
Head of Planning  
Chelt: Borough Council  
P.O. Box 12  
Municipal Offices  
Cheltenham  
GL50 1PP.

"Four Winds"  
79 New Barn Lane  
Prestbury  
Cheltenham  
GL52 3LE

BUILT  
Recd 13 NOV 2014  
ENVIRONMENT

Dear Mrs Crews,

Planning Application 14/01928/FUL  
Redevelopment of Pittville Campus.

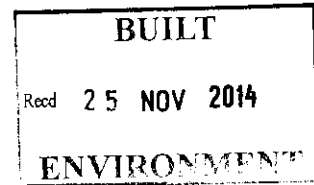
I wish to register my objection to the above proposal.

- 1) The proposed new buildings (housing 794 students) are too dense for the area.
- 2) The impact of 794 students will be horrific - returning to the complex at 3 or 4 in the morning, dropping litter, shouting & screaming as in past experience, but multiplied

2.

- by about 4 times. Even 1% (8 persons) could cause a lot of nuisance -
- 3) The doors of the buildings were agreed to be positioned on the inside of the complex originally - but now are proposed to be facing New Barn Lane & Albert Road, which is unacceptable.
  - 4) Each bedroom has a double bed thus having potential of many more residents than indicated.
  - 5) The site is far too small for the proposed development - you are trying to cram a quart into a pint pot, thus harming the character of Pittville & Prestbury.
  - 6) Please think of the comfort & well-being of the Council Tax Payers who pay your wages. The students do not, & probably could not care less!

Yours sincerely



*The Whistlers  
128 Albert Road  
CHELTENHAM  
Gloucestershire  
GL52 3JF*



The Planning Department  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 9SA

24th November 2014

**Letter of Objection**

Dear Sirs

Re: **Planning Application Ref 14/01928/FUL.**  
**Applicants Name: Uliving and University of Gloucestershire.**

We live opposite the former Gloucestershire University Pittville Campus in Albert Road and have done so for over 25 years.

We are well versed on the impact of the Albert Road University Campus site running as a fully occupied teaching site with some additional Halls of Residence built about 17 years ago under planning references CB10512/09 and CB10512/14. The proposals contained in the above current application seek consent for a significant change of use from a teaching establishment with ancillary residential facilities (providing accommodation for 214 students) to the provision of a purely residential campus housing approximately 800 students.

The effect and impact of this change of use on the immediate neighbourhood will be significant and deleterious to the amenities of the Pittville area both within the immediate vicinity and more widely due to the increase in traffic as students access to and from Cheltenham town centre.

There should be no underestimating on the impact of the University's current proposals.

At the University's first consultation with local residents, their proposals were to seek to accommodate an additional 300 or so students. As they progressed their plans and in selecting a suitable external provider, in this case Uliving, the number of additional students to be housed on site rose considerably to the present figure in excess of 800.

Clearly the present proposals for housing over 800 students will provide the University with a significant source of income and is one that has no doubt swayed their judgement and led to a significant change in their plans to those as contained in their current planning application.

Key planning factors that need to be addressed are as follows.

#### 1. Noise.

Noise will be generated on site from the number of students being housed; vehicle movements to and from site; students leaving and returning to the site on foot. Attached to this letter are recent articles from the Gloucestershire Echo which show the University's inability to control noise.

It is often the case that residents are disturbed late at night, particularly when students are returning from nightclubs in the town centre to the Pittville Campus at 2.00 to 3.00 am in the morning in high spirits and it is not uncommon for them to pick up on route agent's sale boards, shopping trolleys, etc. which are randomly deposited on route.

At an early Consultation Meeting between the University and Pittville residents, it was made clear and accepted by the University's presentation team that the design of the site was critical and should include:

- i) The removal of doors and opening windows from the external elevations fronting Albert Road and New Barn Lane to those internally facing into the site.
- ii) The provision of internal vehicle movements to a central area of the site accessed by possibly utilising the existing through one way road system entering from New Barn Lane and exiting onto Albert Road.

These two measures would significantly reduce noise levels generated by the proposed use of the site.

- i) The inward facing design has been adopted elsewhere in designing the development of student accommodation. An example is that as proposed at Botley outside Oxford within the Vale of White Horse District Council. Planning reference P13/V2733/FUL.  
<http://www.whitehorsec.gov/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P13/V2733/FUL>

Interestingly the developer Doric Properties, is also putting forward binding agreements governing students' behaviour (Again please see the planning application).

The adoption of a redesigned scheme with sufficient onsite circulation space to accommodate traffic visiting the site and inward facing development will also effectively reduce the overall density of the development, reduce the number of students that can be accommodated on site to a level that can be considered acceptable for a site of this nature, that is in terms of size and massing for its location within this predominantly low density residential area.

- ii) The University/Uliving's current proposals include the provision and intensification of public transport to and from the site.

The provision of bus service facilities may be easily removed from the site and provided by utilisation of the existing Bus and Park and Ride facilities located at the Racecourse car park within 200 yards of the Campus.

Noise control may be effectively provided through a binding Section 106 Agreement between the Council, University and Uliving (the campus management company) limiting the decibel levels of noise emitted at different levels and times, for example inside and outside normal working hours.

To be effective, this agreement should provide for the University to fund the purchase and installation of 4/5 noise meters to be positioned outside the Campus but within close proximity to the site with meter readings monitored by the Council's Environmental Health Department in liaison with residents who may agree for the placement of noise meters within their boundaries of their properties opposite the Pittville Campus site and along Albert Road/New Barn Lane, the main approaches to the Campus.

A suitable financial penalty for breaching noise levels would provide an effective method of control.

## **2. Design.**

The proposed design scheme does not provide for a quality finish to the fabric of the buildings. The current buildings fronting Albert Road have a stone external finish which has in terms of presentation performed well for over 30 + years.

The finish as proposed by the University and Uliving to the residential student blocks does not provide the same quality and standard, and consequently within a few years the external appearance of the buildings will deteriorate and look most unsightly. .

A brief walk around the current campus reveals numerous examples of the modern 1990's construction where the external finish to the buildings has deteriorated as a result of lack of maintenance. Cheap finishes require a costly high level of maintenance. Little external maintenance work has not been undertaken over the interim years since the construction of the original residential buildings and is unlikely to be undertaken in the future, re-enforcing the significant risk that the visual impact of the new development together with the existing residential accommodation will quickly deteriorate and become more unsightly.

See photograph examples taken 2013.

## **3. Landscaping.**

The landscaping scheme approved by the Borough Council under the previous planning consent 91/01281/PF and 95/00190/PF have not been enforced but the strengthening of the hedgerows along the Albert Road lower frontage that have taken place have proved effective. However the planting of Beech hedging can be seen to have failed in parts, which both the University and the Council have not effectively monitored and consequently, despite the conditions attaching to previous planning consents no replacement planting took place

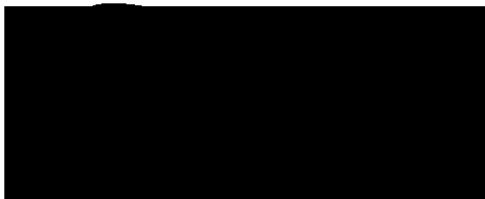
Existing planting of mature trees and shrubs around the site should be protected, retained and strengthened.

**4. Massing and Density of Development.**

The current application provides for the replacement of single storey buildings with 4 storey blocks out of keeping with the neighbourhood. The height of the development should be reduced as the massing is too great for the site, both in terms of visual appearance and future running of the site to reduce noise impact on the neighbourhood.

In essence, our view is that the height and density of the development should be significantly reduced and a redesigned scheme provided so as to be in keeping with both the surrounding area and one that accommodates internal pick up and delivery of student transport be it cars, taxis as well as service vehicles, thereby minimising the proliferation of noise externally from the redesigned scheme.

Yours faithfully



Enclosures: Articles from Gloucestershire Echo

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# Fed-up families ask police to stop student revellers

RESIDENTS living on a major road into Cheltenham, town centre have complained about noise from late-night revellers.

Complaints were made about students, believed to be from the University of Gloucestershire, disturbing neighbours with shouting as they gathered to go into the town centre.

Thousands of students have returned to start the new term in the past few weeks, and residents have approached the university in an attempt to keep the disturbances to a minimum.

Last Thursday, residents told police officers about the problems they faced on weekday nights, mostly from residents in the Dunalley Street and Henrietta Street area.

The St Paul's Road Area Residents Association met up to dis-

**By Michael Yong**

michael.yong@glosmedia.co.uk

cuss the various issues around noise.

Les Thurlow, chairman of the group, said the university needed to deal with it.

He said: "We heard all about the problems on Henrietta Street last year, and it remains to be sorted out.

"Last Wednesday night, we had the sports teams shouting and singing while going down the street.

"They meet up in St Paul's before going down into town and it was very loud between 10pm and midnight.

"You couldn't believe the noise they were making, and it is causing a real problem to many people who live around here.

**"You couldn't believe the noise they were making, and it is causing a real problem"**

*Les Thurlow*

"The university is not dealing with this, and they need to. It is a problem that is not being solved.

"It is the university's responsibility, especially when the sports teams come together.

"They go through the residential areas, and make a lot noise. It needs to be solved, and I'm just saying the university and police must get together to fix this problem."

One resident said: "The buck starts and stops with the university. They have to deal with it,

and it is definitely worse this year."

Stewart Dove, director of Student Support at the university, said students sign a code of conduct when they enrol.

He said: "However, we do understand that there can sometimes be noisy behaviour from a minority of students and we have a number of measures in place to keep this to a minimum.

"The university works hard to ensure neighbours in St Paul's are given appropriate contact details to report any such incidents, and facilitates a termly meeting of a liaison group to ensure elected community leaders and officers from the borough council and the local constabulary are able to share issues and help devise solutions."

OPINION, PAGE 10

 Find the latest stories from your area at [gloucestershireecho.co.uk](http://gloucestershireecho.co.uk)

## Alan died 'doing what he loved'

THE grieving family of a man killed while cycling in Gloucester have said they are 'heartbroken' by his death.

Alan Knight, 64, was killed last week in an alleged hit and run collision in Stroud Road in Gloucester while delivering newspapers by bicycle.

In a statement released by the police yesterday, Mr Knight's family said: "The entire family are heartbroken about the death of Alan, a loving husband to Linda and much beloved father, pampy and great pampy."

"He has been tragically taken from us very suddenly in a way that no-one could have foreseen, while doing what he loved to do."

They said the 64-year-old relished his paper round, a hobby which kept him fit and active for four years.

### Twitter bites

**Raquel @Snowy4237**  
Hello the Cotswolds you gorgeous beast. A couple of days RnR, just what the doctor ordered

**Jake @JakeLPrice**  
Just seen a guy cycling a penny-farthing round Tewkesbury. Not even surprised anymore.

### Award-winning shots on display

SEE stunning shots of British flora and fauna at Nature in Art this autumn as it exhibits the winners of the 2014 British Wildlife Photography Awards.

Nature in Art is one of the lucky few venues across the country selected to exhibit the winning pictures until Sunday, November 16.

The Twigworth museum is open daily from 10am to 5pm and normal admission charges apply. For details go to [nature-in-art.org.uk](http://nature-in-art.org.uk)

Picture: Rosemary Watts CHRW20141003 E-004\_C



ON PATROL: PC Simon Silsby and PCSO Steve Best with the CCTV van in St Paul's

# Police have so much more to deal with than noisy students

**I**T is a problem that bugs 'student towns' around the country.

Imagine going to bed early, knowing you have a 6am start, only to be rudely awoken in the middle of the night by chanting, singing and the noise of bins being kicked over.

For many residents in St Paul's and Pittville, the problems seem to mount on a Wednesday night, when students from the University of Gloucestershire go for a night out.

I decided to find out just why residents have

On Wednesday police held an operation to crack down on noisy students in Cheltenham. But, as reporter **MICHAEL YONG** found out, officers have more than rowdy young people to deal with.

consistently complained about loud anti-social behaviour and a lack of police officers on patrol.

Inspector Tim Waterhouse, who is in charge of Cheltenham police, said the force simply doesn't have enough resources to deal purely with noisy students.

"There are a lot more incidents to deal with now compared to before, but honestly, we have fewer

officers as well," he said.

"The police has gone through a huge change over the last few years. When I joined 20 years ago, police officers were walking the beat, but with the amount of work, incidents and other things we get called out to now, it is almost impossible to go back to those days.

"There are other things to think about, such as safeguarding, welfare issues

"It is great to be out in the community, because it really does give us a presence"

Ins: Tim Waterhouse

and Facebook complaints.

"Sometimes we get called out to look for missing persons and these issues are all important which need to be attended.

"Bullying on social media is one of those things. Someone might get picked on online, and they will ring the police now.

"It has had a huge impact on our time, but it is important. But is it an issue for the police? Or is it the school? Or community groups? Or the social media company?"

"These are all questions we have to answer, which are different from 20 years ago."

"It is great to be out and about in the community because it really does give us a presence, and we have grown into this role now."

Students and residents started pouring their beans out of windows and doors as we walked the beat.

At around 11pm, a report came in about a possible break-in, with the suspect attempting to get away via the Honeybourne Lane.

Together with a PCSO we raced to the path, hoping to apprehend the suspect, but no one was found.

PCSO Yasir Patel, who has been in the force for about 10 years, said: "We have a very good partnership with the residents, and they do let us know if there are problems so we can respond."

"Student noise is an issue here, but hopefully us being out and about does help."

Hundreds of students, many in fancy dress and having had a few drinks, started flooding into Moomoo and Fever nightclubs in Cheltenham at around 11pm, and we stopped to check the crowds outside.

Officers stopped to speak to groups, telling them to keep the noise to a minimum and watching out for each other.

Alexis Hickman, general manager of Fever nightclub, was handing out bottles of water when a student approached her for help to get a drunk friend home.

"I think it's a responsibility for the club to make sure they can get home safe, or are not excessively drunk," Alexis said.

"We have a good relationship with the police, and if we have problems with the residents, we will send a member of staff to ask how things are going."



KEEPING WATCH: PC Simon Silsby and PC Maria Elwood in the CCTV van

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PHONE No. 01242 703592 OR  
"E" MAIL [g.connell@yahoo.co.uk](mailto:g.connell@yahoo.co.uk)

DEC-031 32





























BUILT  
11 NOV 2014  
ENVIRONMENT

22 Albert Drive

Cheltenham

Glos.

GL52 3JH

9<sup>th</sup> November 2014

Dear Ms Crewes,

**Re: Pittville Campus Expansion - Objection**

**Ref.no. 14/01928/FUL**

I am writing to state my objection to the above planning application.

Firstly, I will say that I am not opposed in principal to the redevelopment of the Pittville University Campus – my concern is with the scale and nature of the proposals. I strongly believe that a “Student Village” for some 800 people is totally inappropriate for Pittville. To establish a community of 800 students in a quiet residential area of one of Cheltenham’s better quality districts is not acceptable. It will undoubtedly change the character of the area for the worse, and I would have thought that Cheltenham Borough Council would be extremely concerned about this threat to one of the most attractive areas of the town. I also believe that the proposed development will have an adverse effect on house prices.

A related concern is the planned style of the residential blocks. In order to accommodate almost 800 people on the Pittville site, it has been necessary for the University and Uliving to propose buildings of 4-5 stories, densely packed. The height and proposed style of these buildings is completely incompatible with local housing stock in this part of Pittville – no attempt has been made to adapt what seems to be a “standard” modern building design to a colour or style that would be more harmonious in the surrounding area. The proposed height of these buildings also has serious violation of privacy implications for people living immediately adjacent to the campus. The University consistently argue that the size of the new blocks is no higher than some of the taller campus buildings currently in existence – my concern is that the number of existing tall buildings is, inevitably, fewer than the number planned so the comparison is not valid. Again, this is not appropriate for Pittville.

One of the prime worries for residents of this part of Pittville is the inevitable threat of noise, litter and other impacts from 800 students. I would stress that I do not have an issue with students per se – I used to be one!; and I also acknowledge that students are not the only sector of the population sometimes prone to unacceptable behaviour. The concern is directly related to the sheer numbers, and doubts as to the University’s and Uliving’s ability to control this number of students.

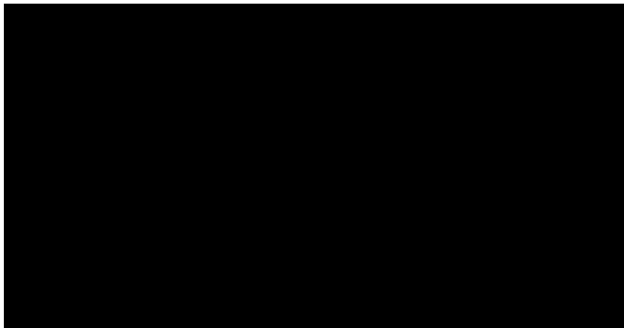
Local residents already experience problems from the current student numbers at Pittville so I am sure you can understand our worries.

At the public meetings held by the University and Uliving, the question has frequently been raised as to why the planned increased student numbers cannot be spread across the University's other campuses in Cheltenham and Gloucester. The response is consistently that the other campuses are "not suitable" for expansion, without being explicit. Presumably the constraint is cost, but I cannot understand how the (almost) complete destruction of the Pittville campus buildings can be a relatively low-cost option. I believe that way forward is to allocate the planned increased student numbers across the various campuses and I would have thought this would be a preferred option for CBC also, a small impact on several areas being preferable to a massive impact on Pittville.

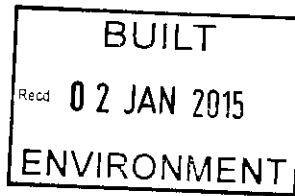
Finally, there is major concern locally regarding the risk of large numbers of student vehicles being parked in local residential streets; which would be totally unacceptable, again reducing the amenity and attractiveness of the area. The University maintain that students will not be allowed to bring cars to Cheltenham but this appears to be an extremely naive assumption.

I trust that you will take these strongly-held concerns into account in reviewing the above application.

Yours sincerely,







22 Albert Drive

Cheltenham

Glos.

GL52 3JH

30th December 2014

Dear Ms Crews,

**Re: OBJECTION - Pittville Campus Expansion**

**Ref.no. 14/01928/FUL**

Further to my letter of Objection dated 9<sup>th</sup> November 2014, I have visited the Planning Office and reviewed the revised proposals for the above development. Unfortunately, none of the concerns stated in my November letter are allayed by the revised proposals; in fact, some additional issues have come to light.

My main points relate to the following concerns:

1. Firstly, the strongly-held view that a "Student Village" for some 800 people is totally inappropriate for Pittville. Many people, including myself, have asked why some of the student accommodation can not be provided by new buildings on one or more of the other University campuses, and the documents that I looked at do not seem to address this point. There appears to be plenty of space at The Park, for instance (two or so years ago I was considering the purchase of an apartment in the Park area and it was evident that the expansion of the University was still underway there). I am not very familiar with the Oxstalls campus, but in discussion with other residents the comment has been quoted that "students would rather live in Cheltenham". I do not accept this as any justification for a totally disproportionate development in Pittville! I cannot find anything in the revised proposals which addresses these questions. I am aware that many people have challenged the logic behind the derivation of the 800 and believe that this has still not been satisfactorily justified.
2. The planned style of the residential blocks. From looking at the illustrations of the planned exterior style of the buildings in sections 8.3 & 8.4 of the Access Statement, I judge them to be ugly and incompatible with local housing stock. A dark red brick appears to form part of the design, combined with lighter colours which give an overall effect of "tackiness"; and in section 5.4, "Townhouse design concept", the "example of local precedent" is hideous! Looking at the existing local housing stock, there is not suprisingly a mix of materials. On New Barn Lane in close proximity to the campus there are houses of brick, stone, and

rendered & painted finishes. On the section of Albert Road closest to the campus, I note that the apartment block, the large 1950's house on the junction of Albert Road, Albert Drive & Hillcourt Road, and the house on Albert Road between the junctions with Albert Drive and Marston Road are of light coloured stone/imitation stone so I suggest that this is the sort of building material that would most enable the new buildings to in architectural harmony with the local area. Furthermore, I would cite the following local buildings as being in this type/colour of material:

- a. The main building at Pittville School. The Access Statement states that this is not a Listed Building, but it appears to have some form of protected status, is an attractive building and is very close to the University Buildings.
  - b. The UCAS building – also in a lightish coloured stone, and although a modern building, of an attractive design. I have also noticed that the relatively new Gloucestershire College buildings on Princess Elizabeth Way are made partly of a lightish stone material. Obviously this is a different part of town, but it serves to demonstrate that modern college buildings do not have to be ugly.
3. The planned height of the buildings. The Access Statement makes much of the fact that the planned townhouse buildings facing Albert Road will be “less dense and more permeable” than the current buildings which form a longer continuous facade. What this ignores is the planned height of the buildings – 4 storeys - making them much more visually intrusive than the current block. I have a further concern about these planned buildings, which has only struck me recently. For a number of evenings in succession two or three weeks ago, the large existing reception building on Albert Road (not the current media block), unusually, had its lights on until latish in the evening. This gave a foretaste of the “light intrusion” that the new townhouse blocks would have, particularly bearing in mind that, as they are residential blocks, lights will be on well into the night. This will have an unacceptable impact on people who live nearby. On a related point, section 7.1 of the Access Statement, addressing the distances between the planned new buildings and existing homes on Albert Road, states that the new buildings would be a “substantial distance away” from existing homes. I totally disagree – in terms of noise, light intrusion and privacy I would describe the proximity as claustrophobic and having an unacceptable impact on local residents.

If the Pittville campus redevelopment was for significantly lower student numbers than the proposed ~800 the above concerns would still apply, but would be significantly mitigated by the fact that height and density of the buildings could be reduced.

4. Student vehicles. In the “Transport statements and travel plan” I can see nothing which addresses the concern of local residents that students (and staff) who are unable to park their vehicles in the campus will park them on nearby residential streets. This would have a totally unacceptable impact on safety as well as on the quality & amenity of the area. I am sure I am not alone in thinking that students who already own cars are not going to sell them or leave them at home simply because there is restricted parking on the Pittville Campus!

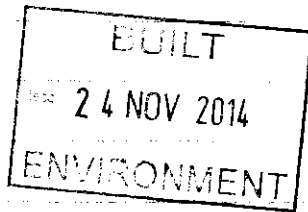
I am also seriously concerned about the University's proposal to commence demolition of the Pittville campus buildings which are planned for replacement. This suggests a foregone conclusion and/or a piece of “leverage” to use with the Planning Committee.

Finally, a colleague in the "Pittville Campus Concerns" group has advised me that my previous letter of objection, dated 9<sup>th</sup> November 2014, has not been registered as an "Objection". I find this very surprising as the word "Objection" appears both in the title and the first line of the letter. For the avoidance of doubt, I enclose another copy of the letter.

I trust that you will take these very real concerns into account and seriously consider other options for the development of the University of Gloucestershire. To reiterate, I am content that the University is an important part of the town and I would like it to flourish. However, the scale and style of the planned development of the Pittville Campus is totally inappropriate for this part of town; the quality and amenity of the area, and the value of property, would reduce significantly. This would be detrimental not only to local people but to Cheltenham as a whole.

Yours sincerely,

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes or dates.



Mrs Lucy White  
Planning Dept  
CBC  
Po Box 12  
GL50 1PP

[REDACTED]  
Flat 11  
Elm Court  
Hillcourt Road  
Cheltenham  
GL52 3JU  
24/11/2014

Madam

OBJECTION to application No 4/01928/FUL

Surely this is an inappropriate development of the Pittville Campus site due to overcrowding as a result of the increase of 193 student bedrooms to a new total of 794 student bedrooms plus other ancillary buildings?

There is also an issue of whether the existing provision of gas, electricity & water supplies will cope with the increased demand without seriously affecting these services to the flats and houses around the Campus site if ~~this~~ this development goes ahead. Also the sewage services.

[REDACTED]

Mrs Lucy White  
Cheltenham Borough Council  
Planning Department  
Cheltenham

130 Albert Road  
Cheltenham  
GL52 3JF

17 November 2014

Dear Mrs White

## **OBJECTION RE: PITTVILLE STUDENT VILLAGE**

### **REF: 14/01928/FUL**

My wife and I support an appropriate redevelopment of the Pittville Campus but do not support the proposals as presently laid out. As the Cheltenham Architects' Panel states in its comments "*....We are.....concerned that the blocks themselves miss an opportunity to form a backdrop to the whole development that is sympathetic to its surroundings, but creates a rewarding environment for its occupants.....*" This design is not appropriate to Cheltenham, let alone Pittville.

There are many concerns which have been raised by local residents at the "consultation sessions" over the proposed development. We know that residents feel that the meetings have not been truly consultative, as those concerns have not been addressed satisfactorily and we are faced with an unacceptable and flawed scheme. One is aware that the Cheltenham Civic Society and the Cheltenham Architects' Panel have concerns about the design as currently lodged.

The planners may be told that residents are in favour of the scheme based on a questionnaire which the University circulated but the questions could be said to have been drawn up to elicit positive responses even if the residents were against the development, eg "*The plans are an improvement to the current site....*" and "*the proposals provide a more cohesive building layout than the current site.....*". The Planning Committee should take no account of any conclusions drawn by the University of Gloucestershire ("UoG") based on responses to such leading questions. Furthermore, in UoG's analysis of the responses, it is noted that 7 of the 52 respondees were members of staff at UoG. Their responses should be ignored due to potential conflicts of interest.

Amongst many issues, the scheme proposed does not address the ambiance of the local environment although UoG purports to be a leading university in sustainability and "green" strategy. There is no teaching undertaken on the Pittville site and students have to travel to other campuses in Cheltenham or in Gloucester. This appears to contravene the Council's policy CP5 which states the location must minimise the need for travel.

The student population of c.800 plus c.100 support staff etc. will swamp the local area which does not have high density occupation of sites. It is also understood that the entire 2014 intake of first year students has been accommodated in existing halls and with private landlords. Why therefore is there a need for a further substantial and high density development? We believe the proposal to be in contravention of Housing Policy HS2 re: housing density.

Another concern of local residents, potentially affected by the proposed development, is the constantly changing information coming out of UoG. For example, in May 2013, at a

meeting called by UoG, local residents were advised that UoG was planning to accommodate an additional 300 students on top of the existing 214 with a further 150 as the scheme develops and, if thought appropriate. Our first reaction was, if properly managed and controlled, up to 500 students in total, living on the Pittville site, would be acceptable. However, any numbers beyond that would not be.

Nothing further was heard on the proposed development until the latest plans were presented and local residents were faced with the likelihood of some 800 students living in a student village environment. We are wholly opposed to such a large scale influx of students housed in barrack-style properties. It is an inappropriate and flawed proposal.

It should be noted that at all times we were advised that these new students would be "first years". The planning proposal now talks about post-graduate and mature students too. In other words, the development is not required to house first year students as UoG's planning application suggests. The demand is not there and the development, to be sustainable, will have to be supplemented by others; which we are told could include student nurses and other "key" workers.

In addition, we are told that the resident students can invite friends etc. to stay, and whilst we have absolutely no objection to students doing this as its part of a normal way of life, it could mean up to 1,500 individuals on the site at any one time. Simply an overwhelming and unacceptable proposition for the local residents.

UoG has no sympathy with the local residents' position and offers platitudes about the security on site keeping everything under control. Presently, security cannot control some of the 214 students already at Pittville who come back late at night and, with their raucous behaviour, regularly wake up the neighbours. How could they control up to 1,500? Furthermore, the aforementioned control is only on site as security staff will have no jurisdiction beyond UoG's boundary. Access roads leading to Pittville will have no controls and UoG's claims that their own patrols will provide the necessary protection is not credible. We believe this contravenes the Council's policies in this matter, in particular CP4 – Safe and Sustainable Living - requiring adequate security and the prevention of crime and disorder.

The bus and taxi frequencies will be increased many times over causing substantial extra usage of Albert Road, a road currently treated by commuters as a "rat run". It has caused problems in the past to residents, hence the insertion of traffic calming measures to slow and possibly divert traffic back to the main road. Also, the latest proposals from Pittville School to develop some of its land for housing, which, it is proposed, will egress onto Albert Road instead of Cakebridge Road, as originally intended, just exacerbates the problem. Albert Road cannot cope with such a huge increase in traffic movements.

The planning documents also highlight bus transportation between 11pm and 4am following students' nights out moving back and forth along Albert Road. One cannot see how this could be perceived in any way as acceptable or fair on local, Council Tax paying residents.

We believe it to be somewhat disingenuous to be told that students will contract not to bring cars on site. Residents near the Park campus have told us the effect of this is to push students' cars into the surrounding streets and roads. This is in contravention of Policy TP1 which makes clear that development will not be allowed that will increase the likelihood of high turnover, on-street parking. You will be aware of recent restrictions which have been applied to street parking in the Pittville area.



We further understand the Council is close to introducing a "Residents' Parking" scheme in the Park area to combat the problem but would that not be adding a financial burden on the residents, as presumably they would have to pay for the permits? These issues impact on the quiet enjoyment expected by residents. We are told the Students' Handbook states no cars can be brought to Cheltenham and Gloucester. That is unenforceable and surely can only refer to the campuses. UoG is inconsistent and misleading over this issue. What is the position on motor cycles?

We have been told that UoG is in discussion with the Racecourse over use of its space for cars – the cars that students can't bring to the site! However, we believe the racecourse company is already contracted to UCAS and to CBC re Park & Ride and, possibly, others and we do not know how feasible it is for UoG to utilise space at the racecourse. If it does, there will be substantial extra traffic movements on New Barn Lane, which is already a very busy road. Furthermore, the gates to the racecourse car park are closed about 8.00pm so students returning late would not be able to park there and so will park as near to the campus as they can get.

Added to this is the impact on the immediate environment of so many extra people in an area where there are only some 250 residents currently. We challenge the traffic, noise and environmental impact studies completed in relation to this development as certain assumptions used in those reports, eg number of student beds, traffic movements etc are incorrect and if amended, as they should properly be, may affect the conclusions reached. The Craddy Pitchers Davidson Report which refers to 603 bedrooms (it's actually 794) and the impact on surface water flooding is a good example - one assumes the adverse findings would be worse with more bedrooms. The Environmental Noise Impact Assessment is also assuming just 603 beds. The BREEAM Assessment Report is a further example of incorrect assumptions.

We believe, although it has been denied by the executive of UoG, that the proposal is wholly financially driven and the number of students has nothing to do with the most appropriate proposal for the locality, or the impact thereon, but wholly to do with meeting the financial obligations and debt servicing requirements of the lenders to the development. UoG has had financial difficulties in the recent past and it is likely that a development such as envisaged at Pittville, would be beyond their ability to self fund. Hence the need for the scheme to meet the strategic financial objectives and debt servicing requirements of third party lenders, who clearly have no direct interest in the local community; merely needing to see that their lending is serviced and repaid. Their requirements will be met by maximising student numbers and, as a result, the rents collected.

As to the development itself, we understand the developers plan to use construction materials much of which are prefabricated off site and will produce a "look" totally out of keeping with the immediate vicinity. We are not convinced the materials to be used are appropriate and will result in buildings of poor architectural quality, to the detriment of the local environment. In addition, the design does not offer the opportunity to enhance the character and quality of the area – one of low density - offering nothing but high density 4-storey buildings in a confined space overlooking local residents. This appears to contravene CP7 which requires a high standard of design. Reading the comments of the Cheltenham Architects' Panel would suggest they hold similar views.

Also, during the construction period, we are not convinced that surrounding roads, eg Hillcourt Road, will not be used as a holding area for construction traffic. These roads are not designed for heavy vehicle use. We also object to construction work at week-ends and bank holidays.

There are currently a good number of mature trees on the site which partly shield from view the university buildings. We expect all trees to be retained and require a definitive statement to that effect from UoG. Their consultants have undertaken an arboriculture review which we have seen, and, their statement that they will retain all trees where possible is unacceptable as it leaves the door open for the developers to take down trees as they see fit. The report should also explain what impact the development will have on the root stock during or after construction.

We had asked at previous meetings that ingress to the buildings should be from the interior of the site with no doors opening onto either New Barn Lane or Albert Road. This has an adverse impact on the right to privacy and overlooking and must be addressed. Residents have a right to privacy and quiet enjoyment under the Human Rights Act, in particular Protocol 1, Article 1. We are surprised to hear that the planning officers have directed that there should be doors opening onto both roads.

Buildings currently facing onto Albert Road are predominately single storey. The plan is to replace these with 4 storey buildings, adversely affecting the right to privacy currently enjoyed by the residents opposite. We believe the benefit of natural light from the rising sun will also be lost to the properties opposite, especially in the autumn and winter.

Another issue which will concern residents is the likely increase in drug use and the buying and selling of drugs in the locality. If there is drug use at present it will potentially increase 4-fold. UoG and/or the Police should provide a report on drug misuse, the incidents thereof at Pittville and the action taken to mitigate it.

We trust the planning committee will take full account of these concerns in reaching their decision. An appendix is attached in which we list other questions we feel require answers.

Yours sincerely

A solid black rectangular box redacting the signature of the sender.



## APPENDIX

1. Are there external fire escapes? If so, on which elevations?
2. We are concerned that insufficient planning is in place to deal with the asbestos on site. What is the view of the planning officers?
3. How will the water supply be affected by this large development? Residents have already reported a drop in water pressure when students are in residence. 3.3 of the Energy Statement refers to the water loading for a "full development occupancy" of 556 people being significant. It isn't 556 people, it's 794 plus administration staff of c100. What is the correct position on water loading?
4. Problems have been identified with the sewer pipes. What plans are in place to repair or replace faulty pipes? What will be the impact on local residents?
5. None of the other university sites on which ULiving has been involved are in exclusively residential areas and as such the comparisons in their consultation documents and online "Q&A" are misleading. Will the planning officers please request that ULiving produce more relevant examples?
6. Worcestershire Wildlife Consultancy states in its report "*3.1 Desk study. No statutory sites of nature conservation importance were identified within 1km of the Pittville Campus.*" How far away is Pittville Park and lake?
7. Can we see attendance lists showing that c1300 students and c200 staff were in occupation between 1960's and 2011 and that they were all in attendance at the same time. The latter 5 years will suffice.
8. If necessary, through a Freedom of Information request, can we see UoG's first year student numbers for the last 5 years and how they were housed. What was the extent of the lack of first year student accommodation?
9. 5.2 of the Design and Access Statement Part 2 provides a photograph of a "*local precedent*". Where is it taken from?
10. In the ENIA it states "*9.1.2 Restriction of Delivery and Refuse Collections. It would be recommended that should planning permission be granted a planning condition should be considered which will restrict all deliveries and refuse collection to and from the site to between the hours of 07:00 to 18:00 Monday to Saturday. An exception to the above conditions should be considered to allow deliveries of bread, milk and newspapers to the proposed small retail shop.*" This should be confirmed.
11. ENIA – "*9.2.2 Restriction on Music Noise. It would be recommended that consideration is given to the design of any part of the development where either amplified or live music is likely to be played to ensure the building is fit for purpose including the provision for acoustic entrance and exit lobbies, upgraded glazing where required and adequate ventilation to allow windows and doors to remain shut even in the hotter months. It would be recommended that any music noise either from amplified or live music should not exceed LMax, fast 55 dB between 07:00 and 23:00 hours and LMax, fast 45 dB at all other times.*" Again, this should be confirmed as a planning condition.
12. ENIA – "*10.4 Construction Noise. It would be recommended that an application under section 60 and 61 of the Control of Pollution Act 1974 is made to ensure the construction of the site, which is likely to take well over a year, does not have a detrimental effect on the local residents in terms of noise and vibration.*" This should also be a planning condition.
13. What are the terms of the s106 agreement and how will it benefit the local community in Pittville? No specifics stated in documents filed.

Mrs Lucy White  
Cheltenham Borough Council  
Planning Department  
Cheltenham

130 Albert Road  
Cheltenham  
GL52 3JF

19 December 2014

Dear Mrs White

## **OBJECTION RE: PITTVILLE STUDENT VILLAGE**

### **REF: 14/01928/FUL**

A number of documents, under the above reference, have been placed on the CBC website since 3 December by the University of Gloucestershire ("UoG"), ULiving and their advisers, following the objections lodged by concerned parties and residents. We wish to submit further objections to these latest documents.

Before doing so, we feel we must preface our comments with a real concern that UoG and ULiving have, throughout this process, not truly listened to the objections raised by Pittville residents. There is also a manifest fear that the numerous documents filed by the applicants, including those revised and corrected for numerous errors pointed out by objectors and others, have been produced in an unprofessional and potentially misleading manner. The inadequate and self-serving responses underpin our view that their plans and statements show no attempt to understand the fears and concerns of residents about the damage their proposals will inflict upon the local environment, infrastructure or quiet enjoyment of the residents in the area.

#### **Planning Statement (addendum) dated 03/12/14**

Point 4.1 – UoG continues to state that the planning designs flow from a demand-led strategy. However, what UoG seems not to be prepared to accept is that its proposals are not sensitive to the locality; its buildings, infrastructure, roads or people. CBC would do well to note the recent planning application by Persimmon Homes in Tewkesbury Borough that was thrown out as it spoiled the character of the area and overlooked existing homes (Cheltenham Echo, 10 December 2014). Any parallels?!

Point 4.2 – External financial obligations may not directly be a planning related matter but when the consequence is the manner in which it drives the design, then it most certainly is a planning matter. UoG and ULiving are again missing the point made by the local community by insisting their plans are demand-led. The local residents have complained long and hard that the plans are inappropriate, taking no account of the local environment, the design causes too great a density and the construction materials are wholly unsuitable to Pittville.

Point 6.5 – yet again, UoG completely misses the point. We understand a significant part of Park Stores trade comes from the students across the road. Another example of the lack of empathy with the local community.

Point 6.6 – this response underlines the above point perfectly. It shouldn't necessitate UoG falling back on planning policy terms, UoG should have empathy with what is important to the local community, particularly the elderly, who find the convenience of Park Stores invaluable.

Appendix B – appears to be a report produced in June 2011 by McCann and Partners for a disposal of part of the site and not for a major redevelopment. The opinions and conclusions may therefore be invalid.

### **Operational Management Plan (addendum) dated 03/12/14**

Point 4 – On street parking. This response is full of platitudes with phrases such as “*some concern*”, “*occasionally students in halls of residence are found to have brought a car to the town*” and “*On occasion there are cars/motorbikes.....that cause concern to local residents*”. All phrased to suggest these incidents are in the minority. UoG are ignoring the problems highlighted to us by local residents of the Park. Students will bring vehicles as they do at present. The only thing we don’t know is the extent. Based on the Park, it will be a nuisance and possibly render the roads an increasing safety hazard, especially near to Pittville School.

### **UoG Park Community meeting 31/10/14**

Agenda item 3. Interesting to note Stewart Dove, in advising the meeting that the Pittville Student Village planning application had been submitted, also stated that he believed it was “*likely to be approved*”. What would cause him to be so optimistic? Is this a “done deal” between UoG and the officers at CBC? We note UoG’s plans have the support of the Liberal Democratic Member of Parliament for Cheltenham. Does this suggest the Liberal Democratic majority on Council will follow suit? These people would do well to remember the power resting in the hands of Borough ratepayers when it comes to elections. They must listen to the genuine concerns of council tax payers who have never said no development at any cost, simply a sensitive and appropriate development at a lower and empathetic density that is in keeping with the history and architecture of the town.

### **Energy Statement dated 01/12/14**

Point 3.3 refers to usage of 24,019,200 litres of water pa but Hydrock has based it on 603 people. An energy usage review relating to just the new build would be pointless, so I assume their report refers to energy usage of the whole site once developed. If they had used 794 people, as per the plan, the extrapolated usage is 31,627,270 litres. That excludes the 132 staff, guests and others that will also be on site.

If one examines point 5.2 - Table 8 (should this be Table 7?), the water usage appears to have increased to 24,278,400 litres. An extrapolation to account for the above apparent error on the number of resident students produces a water usage of 31,968,572 litres. To add to the confusion and inability of any reader to understand the conclusions reached, point 7 – Conclusions assesses water usage at 23,910,068, which, to correct the error referred to above, extrapolates to 31,483,572 litres pa.

There is no conclusion as to whether or not the local supply can meet that level of usage or indeed a higher level when one accounts for the 132 staff and occasional visitors omitted from their calculations. Where are the consultees’ reports on this matter? Wales and West Utilities is said to have made no consultations on this re-submitted case. The Land Drainage Officer the same.

A further extract from Point 7 – Conclusions – “*However due to the high heating load (80% of energy use), it may be necessary to consider renewable heat generation, such as a biomass boiler, CHP(Combined heat & power), AHSP (Air source heat pumps) or GSHP(Ground source heat pumps)*”. Any suggestion of turbine power, where the engine would be continually in operation or a biomass boiler will be met with strong objections as noise and emissions from such would be totally unacceptable in the local environment. The report refers to issues regarding fuel and ash storage, site access and boiler system access for deliveries.

Additionally a supply chain will need to be established for the biomass fuel. One doubts the additional traffic movements if this method was adopted have been taken into account. Photovoltaic Cells (PV) are recommended but a caveat placed on this recommendation is that it would depend on the roof construction and the daylight available in relation to shadowing from the nearby warehouse units. What warehouse units? As far as we know, there are none and this is just another example of shoddy and unprofessional work.

### **Student residential travel plan – December 2014**

It would appear only 5% of students responded to the travel survey referred to in point 2.7. On page 12 of the STAP (Sustainable Transport Action Plan) is this action point –  
“.....explore additional parking options such as rental of driveways in nearby homes to ease pressure on current facilities....” Incredible! The inference drawn is that there are not going to be enough parking spaces at the Campus, or, UoG has given up on the plan to restrict the use of cars and is turning to local residents to mitigate its problem! Much of this plan seems to be wishful thinking and the exposure of idealistic but impractical options.

### **Transport Statement dated 10/12/14**

“The site’s existing vehicle trip potential is greater than the proposed vehicle trip effects”. What on earth does this mean? We are not concerned about potential. We are concerned about the actual position and we know that currently there is little traffic movement at the campus. It is also clear to almost everyone, except the developers and their consultants, that with a substantially increased number of students and their guests, service and delivery vehicles, and, the addition of 132 staff (see 3.4.4, page 15 of the revised Transport Statement) to the site that the vehicle trip “effect” will be greater. Point 3.5.1 – Grocery Home Deliveries – confirms that that area alone will increase 4-fold if there are c800 resident students.

With UoG’s own estimate of student movements we can see that **10 times more** students will be travelling to the Park Campus, 3.5km distant, than was the case historically. Fewer will be travelling to the FHC site (27% fewer) and it is that site to which students are more likely to walk or cycle. Table 3.2 of the Institute of Highways and Transportation (IHT) document ‘Providing for Journeys on Foot’ sets out acceptable maximum walk distances of 2km for Commuting and Education journeys, 800m for Town Centres, and 1.2km for elsewhere. The Park campus is almost twice as far as the recommended walking distance. Normally, one would applaud the encouragement to use cycles to get students around the campuses, but no doubt their parents will share our concern that a significant increase in students’ cycling across Cheltenham, with no dedicated cycle routes, during busy commuter times, will increase the risk of serious accidents or deaths. In any event, UoG’s own 2013 survey showed that only c8% of students used cycles.

Point 3.6.1 states “Taxi will be a viable mode of travel for students without a car”. It goes on to say that students use taxis only occasionally. That’s because taxis are relatively expensive. Proposing taxis as an answer, in part, to the issue of transportation of students is not practical.

In point 3.9.2, it states “An operational assessment of the proposed car parking provision indicates that the car parking provision is appropriate for the predicted car parking demand.” Yet we know that a proposal to ask local residents if students and staff could park on their drives has been suggested (see Student residential travel plan). To say the consultants’ reports are not co-ordinated would be an understatement. What are we, and more importantly, the planning committee to believe?

### **Architects’ Panel letter dated 03/12/14**

1. “...the scheme as a whole is flawed in its underlying conception”. A damning conclusion it seems to us. All along residents have said that the design and density is inappropriate to Pittville. There had been three previous meetings between the Cheltenham Architects’ Panel and the architects for the developers prior to the 26 November meeting and still the architects cannot satisfy the Cheltenham Architects’ panel on the design. They are not listening.

2. The Panel goes on to say “...a scheme that lets itself down and will fail to make the positive contribution that is required and vital to the setting and the ambience of this important site.” That alone should direct the planners and councillors to throw out the

planning application. ULiving and UoG continue to seek through the planning application what they need to meet their financial obligations to the exclusion of what is right for the area. As some objectors have stated, we don't want something that looks like a prison block.

3. Another Panel remark - "...*The designers appear overly constrained by the cluster plan module created*". Might that be because without these so-called Clusters the density that ULiving seeks cannot be achieved?

4. And again -

"...*It contrives to end up giving the impression of a budget hotel design that then has to be made to look more attractive by the addition of decoration. This is not a basis for high quality sustainable design*". Objectors have mentioned the very persuasive point that CBC planners wouldn't allow an 800-bed budget hotel on the site, so why allow this design which is frankly no different and cannot be disguised by referring to it as a student village.

5. Another pretty damning statement from the Panel -

"...*Most of the Panel's previous comments still apply as the application is little changed.*"

As objectors, we too cannot see any material change or improvement in the design. As the architects felt it necessary to submit revised plans, it would not be unreasonable to suggest they agreed the previous plans were not fit for purpose. Regrettably, we now say the same about these so-called revised plans.

6. Finally, this concluding statement from the Cheltenham Architects' Panel says it all

"...*we could not support the scheme as currently presented and hope that the officers and members take a robust position on this hugely significant site.*" We agree wholeheartedly! Throw it out!

We attach the appendix to our original letter of objection and have listed the points for which answers have not been received from either UoG or ULiving.

Yours sincerely

PTJ and Mrs REJ Brooke

## **APPENDIX**

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5. Worcestershire Wildlife Consultancy states in its report "*3.1 Desk study. No statutory sites of nature conservation importance were identified within 1km of the Pittville Campus.*" How far away is Pittville Park and lake? The Bio Diversity Report suggests 250m.
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*exception to the above conditions should be considered to allow deliveries of bread, milk and newspapers to the proposed small retail shop.” This should be confirmed.*

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10. What are the terms of the s106 agreement and how will it benefit the local community in Pittville? No specifics stated in documents filed.

BUILT  
 Recd 25 NOV 2014  
 ENVIRONMENT

**Park Stores Petition**

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

We intend to request Cheltenham Borough Council should not allow a retail outlet in the Campus Development, or otherwise should limit it to selling items not available at Park Stores. **Please sign this petition if you are in agreement.**

Name	Address	Signature
	15 ALBERT DRIVE	
	83 New Barn Lane	
	19, STRICKLAND Road	
	61, SHAW GREEN LANE	
	4 ACACIA CLOSE	
	Billy DANTERS FUN FAIR	
	Billy Danters fun fair	
	7 BURTON AVENUE	
	5 MANDRA VILLAGE ROAD	
	63 LINDEN AVE	
	Middle News Cottage. Nanten Rd.	
	2 Albert Drive.	
	8 Chiltern Rd Cheltenham	
	42 Southview Way Prestbury	
	195 Swindon Road, Chelt.	
	10 PRESTBURY PARK	

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Name	Address	Signature
	47 BRAMBLE CHASE	
	131 New Barn Lane	
	57 New Barn Lane	
	Pitville campus	
	Pitville campus	
	Pitville campus	
	Pitville campus	
	101 NEW BARN LANE	
	75 NEW BARN LANE	
	1A PRESIDENT PARK HOMES NEW BARN LANE GL52 3LE	
	14 ELM COURT.	
	32 Pittville COSIV Albert Rd	
	5 HILLCOURT RD	
	2 SOVRAICHA CHASE	
	31 Clevedon	
	101A New Barn Lane	



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Name	Address	Signature
	85 New Barn Lane	
	28 DECK ORCHARD ROAD, PRESTON	
	9 WASTAL DRIVE	
	89 new barn lane	
	15 ALBERT DRIVE	
	101, Linden Ave	
	101 Linden Ave	
	2 Elm Court, Hillcourt Rd.	
	1 LEXINGTON SA	
	8 PRESTON PARK	
	39 NEW BARN LANE	
	129 " " "	
	18 Apple Orchard	
	22 Hillcourt Road	
	19 ELM COURT Hillcourt Rd	
	Pittville Place, Albert Rd.	

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Name	Address	Signature
[Redacted]	7 CHASE VIEW NEW BARN LANE.	[Redacted]
[Redacted]	8 ALBERT HOUSE PITTVILLE PLACE	[Redacted]
[Redacted]	ORCHARD HSE HARD HILL	[Redacted]
[Redacted]	20 ALBERT DRIVE	[Redacted]
[Redacted]	157 New Barn Lane	[Redacted]
[Redacted]	49 NEW BARN LANE	[Redacted]
[Redacted]	44 Cecily Road.	[Redacted]
[Redacted]	4 Greenfields .N.B.L.	[Redacted]
[Redacted]	10 PRESTBURY PARK	[Redacted]
[Redacted]	Linnell House	[Redacted]
[Redacted]	NEW BARN LANE	[Redacted]
[Redacted]	ST IVES CT.	[Redacted]
[Redacted]	56 Persimmon Gardens	[Redacted]
[Redacted]	ST IVES COURT	[Redacted]
[Redacted]	2. Hill Court	[Redacted]
[Redacted]	22 HEREFORD COURT	[Redacted]

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Name	Address	Signature
	GL51 8NR	
	25 GL52 3DX	
	25 GL52 3LN	
	GL52 3HX 6 East Approach	
	1 GROVNFIELDS NEW BIRCH LANE GL52 3LQ	
	8 GREENFIELDS. GL52 3LQ	
	Cheltenham Racecourse	
	GL52 5JU	
	67 WELAND LODGE RD	
	9, LINDEN CLOSE	
	Hillcroft Hillcroft Rd	
	21. OUGRBROOK DRIVE CHELTENHAM	
	2 ST JESUS COURT	
	10 " " "	
	2. Yeldham Meads	
	50 Sparshere Lane Cheltenham	

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Name	Address	Signature
	125 New Balm LA GL52 3LQ	
	332 Prestbury Rd GL52 3DD.	
	114 Linden Avenue	
	ELMCOURT HILLCOURT ROAD	
	28 MEADOWAY	
	14 WASHPOOL RD	
	29, Brymore close	
	" "	
	GREENFIELDS, NEW BALM LANE	
	203 Riley, Pittville Campus	
	THE COACH HOUSE MARSTON RD	
	64, LIME CLOSE, PRESTBURY	
	4 CHASE VIEW	
	14 ALBERT DRIVE	
	106 Chadwick, Pittville Campus	
	4 YELDHAM MEWS	

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Name	Address	Signature
	77 Roman Walk No	
	1. Priest-Bury Rd	
	49 Linden Av. Pr	
	82 CleveMONTA Road	
	175, New Farm lane	
	1 KINGFISHER DRIVE.	
	Willow Cottage New Rd. GL52 3NX	
	6 PURBECK WAY	
	1 BRIMFORDS Ave	
	BISHOPS CHEVE	
	29 COFTSTEDS CAMPS	
	103 N. B. LANE	
	2, Elm Close	
	232 PRIORS ROAD	
	3 CleveMONTA	
	7 PRIEST BURY RD	

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Name	Address	Signature
	Cirencester	
	53 NEW BARN LANE	
	45 CECILIA ST RD	
	79 LINDEN AVE	
	17 LIME CLOSE	
	20 PITTVILLE COURT	
	20 South View Way Chelt	
	" " "	
	DIR. LON CHAPEL LANE <sup>TEWKES</sup>	
	11 PRESSURE PARK	
	21 the crotts, newent	
	14 Mount View Drive	
	CHERRY TREES LINDHAM RD	
	Lake St Cheltenham	
	238 PRIORS RD	
	17 ALBERT DRIVE	

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Name	Address	Signature
	5 Itcher Hill	
	1 Chase View	
	Prestbury SINBL	
	Park Lodge New Barn	
	25 OAKFIELD ROAD.	
	18 HAXINGTON SQ.	
	18 Apple Orchard	
	HVERTON LANE	
	Flat 1 Tisbury.	
	4 FINKHARDT CT. PRESTBURY	
	19 NEW MARK AVENUE	
	5 THE SPINNEY CHAT GL52 3JX	
	10 Greenfields New Barn	
	9 FAIRHORN COURT, PITTVILLE CIRCUS RD	
	5 PRESTBURY PARK	
	ST IVES COURT	

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Name	Address	Signature
	Hill Court Rd. KDA, PRESTBURY PARK RACECOURSE	
	16 VICTORY PLACE	
	73 WBL	
	Pittville Chadwick	
	7. ENLYLE ROAD CHAS.	
	SPRONG.	
	22 Hillcourt Road, Cheltenham.	
	Park Lodge New Barn Lane, Cheltenham	
	Massey Farm Fortampton Tewkesbury	
	up Hatley, Cheltenham.	
	88 LEASING ROAD	
	3 Chase View	
	UCAS	
	New Barn Lane	
	99 Linden Ave.	



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Name	Address	Signature
	27 OAK MANOR DRIVE	
	4 <del>ROCKSIDE</del> GL55 6XE	
	6 Elm Court <sup>GL52 3JU</sup>	
	75. NEW BARN LANE	
	104 LADYSMITH ROAD CHELTENHAM GL52 5LD	
	29 Oak Man Drive Cheltenham	
	8 Mercia Road Winchcombe	
	42 Wayward Close GL52 8FS	
	4 Riley, Pittville Campus GL52 3JG	
	Pittville campus	
	65 NEW BARN LANE	
	55 NEW BARN LANE	
	89 New Barn lane	
	9 Pretheran Close Burford	
	49 Sussex Gardens Glou	
	9 GREENFIELDS, NEW BARN LANE	

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Name	Address	Signature
	3 RICHMEAD DR CHELTENHAM	
	47 34 NEW BARN CLOSE	
	GL52 9JF	
	GL20 SSR	
	GL52 3JH	
	4. NEWMAN AV GL52 2J5	
	MOU AVE	
	26 Albert road Cheltenham	
	C/O MAZES RD	
	1, Chelbury Mews GL52 3ER	
	151 NEW BARN LANE GL52 3LH	
	1 Chase View GL52 3AL	
	55 KINGSTON ROAD UB2 4AW	
	70 Mondan way	
	34 Lewis Lane	
	16 THORPEY EVERHAM ROAD	

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Name	Address	Signature
	144 CAKE BRIDGE RD, CH	
	22 STUDLAND DRIVE	
	93A New Barn Lane	
	11 WELAND RD	
	<del>73 CHELSEA CLOSE</del>	
	201 PITTVILLE CAMPUS	
	205 PITTVILLE CAMPUS	
	CHADWICK	
	103 Pittville campus	
	chadwick	
	25 LIME CLOSE PRESTBURY	
	64 WESLEY DRIVE	
	9 LIME CLOSE	
	49 DEWENT DRIVE	
	Chelt	
	Chelt	
	73 New Barn lane	
	8 Prestbury Park	

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Name	Address	Signature
	11 ALBERT DRIVE.	
	10 ALBERT DRIVE	
	22 ALBERT DRIVE	
	53 BEAUMONT RD	
	12 ALBERT DRIVE.	
	15 WILLOW PARK GL52 9JF	
	2 WILSON DRIVE	
	8, GL52 3JL	
	139. NEW BARN LANE Pittville Pileys to 3 GL52 3JG	
	WELLAND LODGE RD	
	WELLAND LODGE RD	
	48. WELLAND LODGE RD	
	Pittville campus, Sargeant	
	Pittville campus, Sargeant	
	79, BOWERS LANE	

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Name	Address	Signature
	06 ANNE WALK TENNIS	
	St. Ives Court.	
	NEW BARN LANE	
	386 GLEN RD	
	15. HINDEN CLOSE.	
	BUCESTER	
	30 WAYWARD	
	60 chaise	
	S THORNTON ST	
	53 BARGATE WY 8DN	
	93 LINDEN AV	
	(FSTURMAN) DRIVE	
	8 Apple Orchard, Prestbury	
	15 LEIGHTON RD	
	34. BARLOW RD	
	206 Ashbee Pittville campus	

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Name	Address	Signature
	206 Ashbee Pittville Campus	
	001 Chadwick Pittville Campus	
	3 Lane Cottages Lane St Methy-le-Mansel	
	6. ST. JVES COURT	
	2 Greenfields 5252 361	
	114 Linden Ave, Pittville, Cheltenham	
	22 New Barn Avenue	
	301 Cardew Pittville Campus	
	5. Elm Court.	
	THE PLUGH INN	
	" "	
	11 BeA Road (J8)	
	4 Southfield Close	
	75 NEW BARN LANE	

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Name	Address	Signature
------	---------	-----------

5 HILLCOURT ROAD  
GL52 5JJ  
303, Sergeant, Pittville Campus,  
Alber Road, Cheltenham, Glou. GL52  
Brymore Close, Prestbury. 356

67 New Down Lane  
New Down Lane GL52 3JG

Portsmouth

8 Cleavelands Drive

137 Chestnut Grove

Pittville Ct, Pittville

Pittville Ct, Pittville

8, Goldsmith Rd

40 Swindon Lane

14 Cleavelands Drive

21 the Crofts  
Newent

39 Pittville Court

85 Hillier, London

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Name	Address	Signature
[Redacted]	2, Clewlands Courtyard. G650	[Redacted]
[Redacted]	8, LEXINGTON SQ, G652BT	[Redacted]
[Redacted]	57 STICK LANE - DASHWOOD KT	[Redacted]
[Redacted]	KT 21 2TP	[Redacted]
[Redacted]	4 Greenfields	[Redacted]
[Redacted]	"	[Redacted]
[Redacted]	17 LARPUT PLACE. <sup>G650</sup> G64HA	[Redacted]
[Redacted]	18, Linden Close	[Redacted]
[Redacted]	29 LINCOLN CLOSE TEWICEBORO	[Redacted]
[Redacted]	205 Cardew RUCK	[Redacted]
[Redacted]	15 New Barn close PITBURY	[Redacted]
[Redacted]	17 CORINTHIAN DRIVE	[Redacted]
[Redacted]	220 PRIORS ROAD	[Redacted]
[Redacted]	4 LAUREL DRIVE	[Redacted]
[Redacted]	17 HILLCOURT RD	[Redacted]
[Redacted]	14 westdown Gardens	[Redacted]



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Name	Address	Signature
	50 SHELLEY ROAD CHELTENHAM	
	15, LITTLEBORTH WALK EVESHAM	
	57. MALVERN ROAD BERRITON	
	92 LINDEN AVE	
	CROWN COURT BERRITON	
	1021 8th Ave - Chichester	
	55 LINDEN AVE	
	64 52 3RD	
	EAST COTTAGE NOTINGHOVE GL54 3BS	
	27 St Mary	
	52 BRYNTEG AVE W112 LBK	
	64 GEORGIE LANE NOTTON, WARRINGTON	
	3h Cleveland St GL51 9HN	
	113 Linden Av.	
	42 LINDEN CLOSE	
	5, AICE CLOSE	

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Name	Address	Signature
	111 HEOL LEWIS CARDIFF	
	28 Willowherbs Close	
	6 CHASE VIEW, GL523AL	
	181 NEW BARN LANE	
	838 NEW BARN LANE	
	2 CHASE VIEW, GL523AL	
	83 NEW BARN AVENUE	
	115 NEW BARN LANE	
	93 LINDEN AVE	
	123 NEW BARN LANE	
	11 NEW BARN CLOSE	
	8 CLEVELANDS AVENUE	
	130 ALBERT RD.	
	18 Brymore Close	
	DEANS COURT, B. CLEVE.	
	8 LIME CLOSE, PRESTBURY	

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Name	Address	Signature
	103, New Barn Lane	
	12 The clocktowers	
	126 Linden Avenue	
	2 Rushy House Prestbury	
	Anchor House Chelt	
	Anchor House Chelt	
	1 RUSHY HOUSE	
	Russell Street	
	36 BOUNCERS LANE	
	83B NEW BARN LANE	
	59 New Barn lane	
	Pitville Halls	
	Pitville Halls	
	25 HOLBERT SWINDON VILLAGE	
	34 LEWIS CLOSE	
	2 Chase View	

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Name	Address	Signature
[Redacted]	65. Imjin Rd.	[Redacted]
[Redacted]	4 <del>Pearsonfield</del> Rd	[Redacted]
[Redacted]	33 PENNSYLVANIA AVE	[Redacted]
[Redacted]	26 BRANZHILL RISE	[Redacted]
[Redacted]	8, LIME CLOSE GL52 3EF	[Redacted]
[Redacted]	87 New Barn Lane	[Redacted]
[Redacted]	Whitminster Gl5	[Redacted]
[Redacted]	6 THE CEMECANS CEMZLAND DAF	[Redacted]
[Redacted]	1 Pittville Court Albert Rd.	[Redacted]
[Redacted]	65 Welland Lodge Road	[Redacted]
[Redacted]	29, LIME CLOSE PRESTON	[Redacted]
[Redacted]	3 RYE AVE	[Redacted]
[Redacted]	3 Rye Ave	[Redacted]
[Redacted]	15 SOUTHVIEW WAY	[Redacted]
[Redacted]	69, SOUTH GATE DRIVE .	[Redacted]
[Redacted]	14 KENSHAM ROAD	[Redacted]

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Name	Address	Signature
	15 Cane Avenue	
	13 PITTVILLE COURT	
	13, PITTVILLE CT.	
	23 OVERTON DRIVE	
	68 Pines Rd. Chelt.	
	19 Albert Drive Chelt	
	16 Lexington Sq. Chelt	
	13 Sanderlingway, Chelt	
	46 NOVERTON LAWF	
	9 Pines St Chelt	
	101 Post Mills	
	HOWSEFIELD COURT	
	Line Close. Prestbury.	
	63 Pennine Rd	
	126 LINDON AVENUE	
	21 Roberts Road.	

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Name	Address	Signature
[Redacted]	68 Shaw Gr lane	[Redacted]
[Redacted]	" " "	[Redacted]
[Redacted]	1 Mason Cottages	[Redacted]
[Redacted]	Linden Avenue	[Redacted]
[Redacted]	74 Beaumont Rd	[Redacted]
[Redacted]	Linden Ave	[Redacted]
[Redacted]	65 Milestone Drive Hagley	[Redacted]
[Redacted]	120 Cromwell Road	[Redacted]
[Redacted]	Waxton Meadows	[Redacted]
[Redacted]	7 Greenfield	[Redacted]
[Redacted]	23 Lime Close	[Redacted]
[Redacted]	14 New Barn Ave	[Redacted]
[Redacted]	76 Clyde Crescent	[Redacted]
[Redacted]	115A Hales Rd	[Redacted]
[Redacted]	108 Linden Avenue	[Redacted]
[Redacted]	11 Cleeve Cloud Lane	[Redacted]
[Redacted]	Prestbury	[Redacted]

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Name	Address	Signature
	East Approach Drive Pittville Chel 652 3JE	
	9 St Pauls Road	
	Albert Drive	
	New Barn Lane	
	Welland Lodge Rd.	
	7 NEW BARN LANE	
	9 New Barn Lane	
	10 New Barn Ave	
	~	
	66, APPLE ORCHARD.	
	35 CULVERMOLE	
	16 ROBEKWAY.	
	Cleave Hill	
	CARELLI (E) Road	
	Southam	
	Middle New Cottage	

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Name	Address	Signature
[Redacted]	20, Foxgrove Drive Cordith	[Redacted]
[Redacted]	15 The Budgey Kesby 400 Clevehamont	[Redacted]
[Redacted]	23 Bleanland Ave Pittville campus	[Redacted]
[Redacted]	87 welland lodge	[Redacted]
[Redacted]	87 welland lodge road	[Redacted]
[Redacted]	Birling Eldon Ave Chelt Pittville Campus <sup>Wargae</sup>	[Redacted]
[Redacted]	31 ROMAN ROAD Pittville Campus	[Redacted]
[Redacted]	JEREMY BAKER 85. New Barn Lane	[Redacted]
[Redacted]	14 Bouncers Lane	[Redacted]
[Redacted]	81 A New Barn Lane	[Redacted]



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Name	Address	Signature
	5 CHASE VIEW, GLS2 3AL	
	34 PRISBYRY RD	
	2 Apple Orchard.	
	1 BUSH CRT GLS2 5JL	
	partment 8, Allat <sup>thor</sup>	
	8 CHELSEA CLOSE	
	Coad the RBL	
	26 BRYMORE CLOSE	
	5 Walnut Close	
	4 New BARN AVE	
	3 Pittville campus	
	Pittville campus	
	Kirkby Close	
	31A NEW BARN LANE	
	20 Priors Road.	
	16 Brunner Lane	

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Name	Address	Signature
	7 Frank Woodford	
	8 Market St	
	23 Spencer Pitt. Campus	
	Outfields Mauston Rd.	
	8, Bounces Lane	
	55 Larpwit Place	
	29 Blackwood Place	
	29 Blackwood Place	
	WESSEY Jb	
	Roman Wickett Avenue	
	PRES COTT WAY	
	Tewkesbury	
	Tewkesbury	
	THE GRANARY	
	UPPER SLAUGHTER	
	7 IMJIN ROAD	
	CHELT.	
	17 RIMBY MENI. CHLT.	

Cheltenham Borough Council  
Planning Department  
PO Box 12  
Cheltenham GL50 1PP

Apologies for the less  
than perfect print

Attention of Mrs Lucy White

20 November 2014

Dear Sirs

Ref: 14/01928/FUL OBJECTION TO  
PITTVILLE STUDENT VILLAGE

One of the fundamental objections to this development is the large scale increase in student numbers. Following the first exhibition, it has grown to an unmanageable 800 plus students on a site with very limited space. The current buildings on the site are dilapidated and in need of upgrading to modern standards. However, there appears to be vested financial interests in promoting such a large intake of students

24 hours, 7 days per week occupation would lead to a downgrade in the quality of living for people resident in the area. Furthermore, the surrounding roads together with Pittville Park would be subject to the constant passage of a great number of students between the Student Village and the town. At all hours rowdiness, litter and damage, which has already been experienced, will increase proportionately.

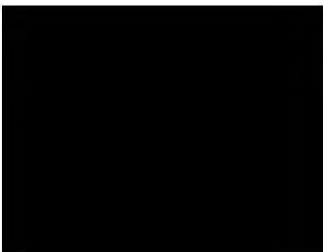
The design of the buildings and the increase to 5 storeys gives no credence to its sympathetic absorption into this residential area. Little thought appears to have been given to residents whose homes will suffer the full impact of such an edifice.

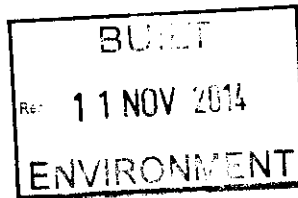
The traffic problems will inevitably increase. Can Albert Road cope with yet more pressure from the planned Student Village, the new Pittville School proposed housing development, Ellerslie House and the existing traffic?

The shop on New Barn lane, Park Stores, is of benefit to the local and wider community. An outlet on the campus in competition would be detrimental to the shop and its customers and could lead ultimately to the demise of a much needed facility.

I trust the Planning Officials will give serious consideration to the impact of this scheme on the existing 300 residents living locally.

Yours faithfully





48 Cleavelands Drive  
Cheltenham  
Glos  
GL50 4QB



9<sup>th</sup> November 2014

Mrs Lucy White  
Planning Officer  
Cheltenham Borough Council  
Municipal Offices  
The Promenade  
Cheltenham  
GL50 1PP

Dear Mrs White

Your ref 14/01928/FUL, Pittville Campus, Albert Road, Cheltenham

I object to this development on the grounds that it does not comply with your planning policies:

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

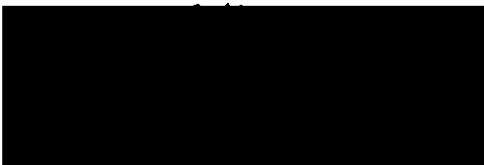
**Policy CP5** states that the location must minimise the need for travel. There will be eight hundred students living here, but studying at the other side of Cheltenham and in Gloucester. It is unlikely that they will walk to their destination and cycling will be extremely dangerous on main roads, thus the number of buses will quadruple from the current situation, adding to the traffic disruption and causing even more CO2 emissions.

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

**Policy TP1** makes clear that development will not be permitted where there is a danger of generating high turnover on-street parking. Although students will 'not be encouraged' to bring vehicles to their accommodation, inevitably some will try and will be forced to park in surrounding streets which are already adversely affected by recent parking restrictions. There will be events in the marquee area and, at certain times of the year, parents will visit, all compromising highway safety.

Please consider these points when making your decision.

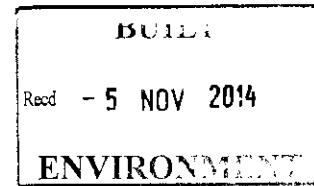
Yours sincerely



[REDACTED]  
Rear Basement Office 27 Cambray Place Cheltenham Gloucestershire GL50 1JN T [REDACTED]  
[REDACTED]

---

November 4<sup>th</sup>. 2014



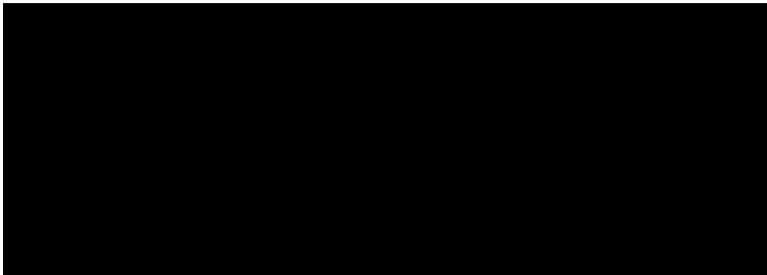
Tracey Crews  
Built Environment  
Cheltenham Borough Council  
The Promenade  
Cheltenham  
GL50 1PP

Dear Ms. Crews,

**RE: 14/01928/FUL : PROPOSED DEVELOPMENT AT PITTVILLE CAMPUS**

I enclose my reasoned objections to the above development.

Yours sincerely



## **PROPOSED DEVELOPMENT AT THE PITTVILLE CAMPUS**

### **REASONED OBJECTIONS**

November 2014

#### **Introduction**

My name is [REDACTED] and I live in Elm Court on the corner of Hill Court Road and Albert Road. Presently I am the chair of Elm Court Council of Management which looks after the interests of the residents, nearly all of whom are associate directors of Elm Court Cheltenham Ltd., as the freeholders of the estate.

I have been in practice as a building design and construction consultant in Gloucestershire for over thirty years and have considerable experience in dealing with all types of planning applications.

#### **Elm Court**

Elm Court is a flat roofed three storey block of 27 apartments built in the early 1970s.

The East elevation contains all the habitable rooms in each apartment and as they face the Pittville Campus site all the residents have reasonable grounds for expressing their views about the proposed development. Some residents may express them individually but this statement has been prepared to highlight how detrimental the present proposals will be to the immediate vicinity and to the surrounding area.

#### **Background**

In May 2013 University of Gloucestershire (UG) held public meeting outlining their intention to continue the cessation of teaching and develop Pittville Campus to provide accommodation for 450 additional first year students alongside the 214 existing making a total of 664.

The early proposal was to:

- Retain and re-clad the tower block facing New Barn Lane
- Retain the recently built accommodation blocks
- Demolish the single storey admin block and recently constructed buildings inside the campus
- Build new accommodation blocks.

Four accommodation blocks were indicated along Albert Road and others within the site suggesting fairly open spaces around them and a fairly open frontage to Albert Road.

Observations were invited from the public and while many residents at the meeting expressed anecdotal concerns about student behaviour, the two main concerns were about:

- The proposed intensity of the scheme and the resulting detrimental environmental impact of the proposed number of students.
- The detrimental effect on the vicinity in transporting such a large number of students to and from their various colleges in Cheltenham and Gloucester.

The University pointed out that the scheme was at an early stage and that they would consider all observations in its ongoing development.

### **Updates**

A letter dated August 5<sup>th</sup>. 2014 was issued by UG inviting the public to attend a presentation of the latest development proposals on the 12<sup>th</sup>. 20<sup>th</sup>. and 26<sup>th</sup>. August.

Some residents of Elm Court, and I, attended the first presentation, as did a large number of residents, some immediately local and others from a little further away, who were concerned about the development and its impact on their way of life.

The revised scheme proposed an increase in numbers from 664 to 794.

Representatives from the University explained the concept of the scheme and introduced the future operating partner, ULiving, who explained how the new scheme would be managed. It would be fair to say that the emphasis in that presentation was on the high quality of proposed accommodation and environment and how they would be controlled. It was left to the attendees to raise, more strongly than at the previous meeting, their serious concerns at the environmental impact caused by the increased intensification of both schemes.

### **The first revised scheme.**

The August scheme proposes:

- The demolition of the tower block to be replaced by a residential block of similar size.
- Demolition of the admin block and internal buildings.
- Alterations to the media centre.
- The construction of a number of four storey blocks within the site and the refurbishment of the existing blocks.
- The construction of a long four storey block along Albert Road.

## **The second revised scheme.**

The scheme submitted for planning permission is entirely different from those shown at the previous presentations.

The general layout remains similar to the August scheme but a new enormous and unjustifiable five storey corner block has appeared making the whole proposal far worse in appearance than could ever have been imagined and it is quite clear that those involved in the preparation of this scheme have paid little if any notice to the concerns of the residents in the immediate vicinity.

## **OBJECTIONS**

My objections and observations relate to the proposed development in general but with reference to the initial and present proposals.

### **Amount**

The amount of proposed building is excessive for the area of the site making the proposed development over intensive.

The proposal is to accommodate 794 students and the presumption is that these would be in single bedroom apartments. The plans show that each unit has a double bed suggesting that the number of students could increase above the number disclosed.

### **Layout and Access.**

#### **Pedestrian access**

UG indicated at their presentations that the site would be inward looking and that access to the residential blocks would be from within the site. This is contradicted by the plans which show footpath access to the proposed blocks on the New Barn Lane and Albert Road frontages although not directly from the highways.

The intention of the development is to propose the creation of a student village but the height of the buildings and their juxtaposition would be overbearing on each other.

The juxtaposition of the blocks suggest that the internal facing accommodation at ground level would not receive an acceptable level of daylight as set out in 'Site layout planning for daylight and sunlight'.

Furthermore the height of the four storey block in Albert Road would block early morning sunlight from the buildings on the opposite side of the road.



## **Vehicular access**

UG propose to limit vehicular access to staff and those with accessibility issues. No parking provision is proposed for other students nor, it seems, for their parents at the beginning and end of term or for mid-term visits when permitted parking spaces are likely to be in use.

Pittville School adjoins the campus to the south and has an arrangement with Marchants Coaches to provide transport for its students.

UG propose to use Albert Road for collecting and dropping off students, presumably, mainly in the morning and afternoon, but with similar movements during the day. The space available in the proposed collection layby is, arguably, inadequate for the number of buses or coaches that would be required for the number of students to be moved, even if not all once, and would considerably increase the intensity of traffic during the morning and afternoon, and probably throughout the day.

There is another access to the site from New Barn Lane. This could be extended through the site enabling buses to stack for collection and drop off entirely within the site, and exit into Albert Road.

This is a large development and The NPPF requires a traffic management plan to be prepared for such schemes. This should consider not only the points raised above but the affect the proposal would have on Evesham Road, Albert Road and New Barn Lane all of which were identified in the UG presentations as important roads serving their site. These are also the main roads into Cheltenham from the north of the county and already become very congested. The effect of the increased number of buses in the localities of all the UG colleges drop off stops should also be considered particularly in light of likely intensification of traffic arising from the proposed supermarket in St. Margaret's Road.

## **Appearance**

The proposed development has the general appearance of barrack blocks which would be out of context and detrimental to the local environment.

## **Scale.**

The proposed five storey block on the corner of New Barn Lane and Albert Road is presumably derived from the 'precedent' of the tower block in New Barn Lane. This implies that the tower block was a correct and appropriate form of development when it was built. It is likely that if it were proposed now as a new development it would not be permitted.

Its replacement with a much larger and far more dominant block would be a lost opportunity to provide a development of a more human scale of individual blocks with gaps between them. This approach should also be repeated in Albert Road but to a reduced storey height as indicated in the May 2013 proposals.

The scale and mass of the tower block cannot be allowed to set a precedent for the proposed four and five storey blocks which, by virtue of their scale, mass and inarticulate elevations, are not of a good standard of design and are inappropriate forms of development which would be detrimental to the locality.

## **Landscaping**

Retention of the trees and increased hedge around the perimeter of the site is welcomed as at present they provide considerable screening between Elm Court and the campus and the approach to the junction from the racecourse. If the present proposal is implemented these trees would be even more valuable and should be made the subject of a TPO if not they are not at present.

## **CONCLUSION**

The proposed development is over intensive and, by virtue of the number of students and their logistical needs, would have an extremely adverse and detrimental impact on the immediate area and Cheltenham in general.

The proposals presented do not appear to have taken full account of the objections expressed at the public presentations, indeed at each stage in the public consultation process the scheme has become worse in every aspect.

If the proposed number of students is necessary to make the scheme viable it is clear that the site is too small.

The proposed development does not satisfy to following requirements in the Cheltenham Borough Local Plan Second Review 1997-2006.

### **CP4 SAFE AND SUSTAINABLE LIVING**

Development will be permitted only where it would:

*Not cause unacceptable harm to the amenity of adjoining land users and the locality.*

### **CP7 DESIGN**

Development will be permitted where it:

Is of a high standard of architectural design.

Adequately respects the principles of urban design.

*Complements and respects neighbouring development and the character of the locality.*

### **TABLE 4: PRINCIPLES OF ARCHITECTUTRAL DESIGN**

Character.

Distinctive features of the locality – special rhythms, density, scale, style and materials.

Layout.

The pattern of density of routes, street blocks, plots, spaces and buildings of a locality.

Scale.

The size of the building(s) its elements and its details in relation to its surroundings and the human form.

Massing – the arrangement, volume and shape.

Height – the effect on shading, views, skylines and street proportion.

## **HS2: HOUSING DENSITY**

As there is no category in the Local Plan for student accommodation it is logical to use relevant clauses in the Housing Policy.

Housing development will be required to demonstrate the efficient use of land between 30 and 50 dwellings per hectare with greater density of development at places with good transport accessibility. Note 1 to this policy requires efficient use of land without compromising local amenity.

The development is not in an area with good transport accessibility.

### **POLICY HS 6**

#### **Note 10.47**

Student accommodation is to be supported subject to proposals being judged in the light of other relevant Local Plan Policies.

For the foregoing reasons such intensive development of this site should not be permitted.

  
November 5<sup>th</sup>, 2014

DEPT

26 NOV 2014

IRONMENT

116 Wincombe Street  
Cheltenham  
Glos. GL52 2NW

24<sup>th</sup> November 16

Dear Sirs,

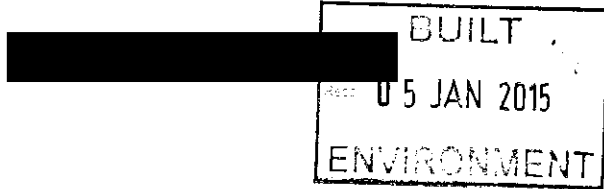
Kindly register  
my objection to the plan  
for the Pittville University  
campus, how greedy  
Cheltenham has become?  
For too many students,  
the whole plan as usual,  
is unimaginative as was  
the ugly "Port College" it  
follows; Albert Road is  
a lovely area, this many  
students will lead to

2/  
noise, & unruly behavior,  
as has already taken place  
in the town is clearing  
guns, take away, cigarette  
butts etc.

Please do not spoil  
Cheltenham further, particularly  
Pittville, it has been spoiled  
enough; more than enough  
already!

Yours faithfully

Oligation



116 Wincombe Street  
Cheltenham  
Glos. GL52 2NW

14<sup>th</sup> January

Dear Sis,

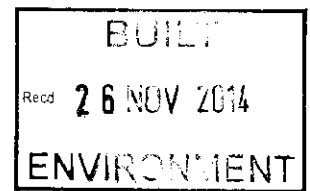
With ref to the plan  
for the university in Pittville,  
please, let us have no more  
new building schemes in  
Cheltenham. The town has  
deteriorated so much since  
1954 when we came to live  
here, & my late husband  
who was born & bred in  
Stroud, would find it  
unrecognisable to what it was.  
800 student places are far

too many, & will lead to  
a traffic problem with  
cars etc spilling a very nice  
Albert Road.


The previous 'Art College'  
was dreadful, this will be  
even worse, when first I  
saw that building, I thought  
it was a factory!

I have many more  
objections to the whole scheme,  
but my hands are very  
cold & I am tired; just  
hate to see 'Pittville' spoilt  
yet again!

Yours faithfully  
[Redacted]



Mrs. Lucy White,  
Planning Department,  
Cheltenham Borough Council  
PO Box 12,  
Municipal Offices,  
Promenade,  
Cheltenham GL50 1PP

  
Malden Court Cottage  
Central Cross Drive  
Pittville  
GL52 2DX

20 Nov 2014

Dear Mrs.White

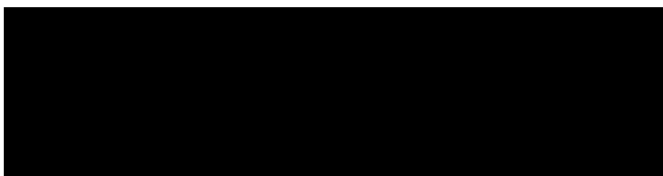
**Planning application : 14/01928/FUL**

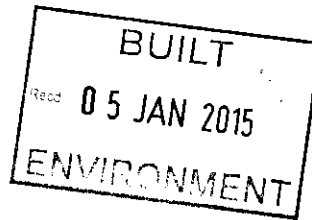
Please register me as a determined objector to the plans of GCC, CBC, The University of Gloucestershire and Uliving to create a 'Students Village' on the site of the old College of Art.

I have studied many of the objections to the plans and find myself horror-struck at the likely despoiling of a quietish, leafy suburb by the creation of a brutalist scheme of residential housing for an incredibly large number of students. As an 85 yr-old living within a few hundred yards of the site I worry at being in any way held responsible to future generations for the proposed development. The previous College of Art was itself a blight on the area but it did at least have relatively few students accommodated. And the traffic intensity was ordinary but the scale of current proposals is gross in such a small rural setting.

It is commonplace to alarm local populations with high density plans on the (often valid) belief that reducing density in the face of objections will pacify local populations. This whole proposal smacks of some such notion but the entire initiative, in the heart of Regency Cheltenham is so out of step with its ethos that it will be aggressively opposed by local resident voters.

Yours faithfully





For the attention of Mrs Lucy White  
Cheltenham Borough Council  
PO Box 12, Municipal Offices  
Cheltenham GL50 1PP

Femmoor  
Tommy Taylors Lane  
Cheltenham  
GL50 4NP  
3 January 2015

Your ref. 14/01928/FUL

### **Pittville Campus – Erection of a student village**

#### **Objection**

Dear Sir

I wrote a letter to you on the 20<sup>th</sup> November concerning the initial submission (on your planning portal) and have since inspected the revised information that has been submitted. I would like to add the following concerns:

1. In the Transport statement there is a plan 'Walk Audit Route – Inset 3'. It is clear the transport consultants have ignored the concept of 'desire lines', ie. pedestrians have a desire to take the shortest route from A to B. The shortest route in many cases will be across Pittville Park. Had they visited the site they would have observed students walking across the park to Francis Close campus. The large increase in students cutting through the park, walking and cycling, will cause extra wear and tear on the park.
2. There is no increase in the facilities for the 794 students from the previous proposals and therefore my concerns for Pittville Park remain. There will be considerable extra use of this historic park for recreational activities which will change the nature of the park. If this development is approved then the developer should contribute to the upkeep of the park.
3. The Local Plan has a requirement under 'Sustainable Transport' to minimise the need to travel. This development is in the wrong place. Students will have to travel 2 km. To the nearest campus, others will have to travel to the other side of Cheltenham to get to the Park campus and others into Gloucester. For evening entertainment the nearest is in the centre of Cheltenham a distance of at least 2 km. The development is too dense and too far from the University campuses and town centre. It is not sustainable and should be rejected.
4. It should be of major concern to Cheltenham B C that their own Architects panel cannot support the scheme. This existing buildings on the site are dreadful and the area of Pittville deserves something better than that proposed.
5. Much is made in the submission of providing a space for every 1<sup>st</sup> year student but U-Living are no different to any other private landlord in Cheltenham. They are not part of the University and only, in effect, renting land from them. First year students have all



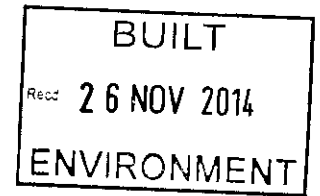
been accommodated up to now by other private landlords and no doubt most of them nearer to their campus and Cheltenham town and Gloucester City centres. It would be far better for the University to sell this land for housing, which would be more in keeping with the area and to provide (if they need to ) accommodation nearer to their various campus. It would be far more sustainable and fairer to the residents of Pittville.

This letter is not on your planning portal because having logged in, typed this letter in and pressed submit it timed me out for inactivity?

Yours faithfully



[REDACTED]  
Apartment 1, 2 Trinity school Lane  
Cheltenham, GLOS. GL52 2JL



M. REDMOND ESQ  
Director of Environmental & Regulatory Services  
Cheltenham Borough Council  
The Municiple Offices, The Promenade,  
Cheltenham, GLOS. GL50 1PP  
REF: 14/01918/FUL

#### OBJECTION TO PLANNING APPLICATION

Dear Sir,

I write in connection to the planning application lodged by UOG and Uliving for the creation of a 794 bedroom student village at the Pitville campus. I am not personally affected by the proposal but I know a number of people who are. I was raised in Cheltenham and have seen many changes over the years, some good...others less so.

As a former Director of a specialist property company providing purpose built student accommodation for universities I believe I have a more balanced understanding of the proposal at hand.

The basis of my objections are as follows:

- 1) The application is financially driven. As I understand the economics of the development, the university will transfer their freehold interest of the property to an institutional investor who will then provide the developer with the funds for construction. I calculate this sum to be in the order of £55 million to £65 million. The debt will be serviced from student rental income.

I see a serious financial flaw in the applicant's business plan. Their income projection assumes the property being fully let for forty weeks of the year. I have no knowledge as to what "void" rental income they have applied within their financial model. However, and I say this with all due respect to UOG, the student market is incredibly competitive within the United Kingdom. UOG stands very low in ranking in national league tables. I have serious doubts the university will be able to attract the necessary residential student numbers to service the debt throughout the 35 year loan period. International students, on whom the applicants are undoubtedly relying, are increasingly more likely to attend other foreign universities. Only the top ranking universities in the UK are able to attract foreign students in numbers.

The applicants argue the void in student occupiers will be made up by "Key-worker" occupiers. This is nonsense. Medical workers will want to live closer to the hospitals, police and fire workers likewise, but in any event they are small in numbers. No doubt the council will deal with this issue by way of restricting the identity of occupiers to certain groups by entering into a "Unilateral Undertaking" with the applicants. But, what happens when my prediction becomes reality? Either the property stands substantially empty or more likely the vacant accommodation will have to be let in the open market. The control over the development proposed by the applicants becomes nullified. A low income "ghetto" will result. Who else would wish to live in bed-sit accommodation? What then happens to the undertaking to prevent the bringing of motor vehicles to the site? Whilst I have every sympathy for the university and its aspirations, this proposal is ill-conceived.

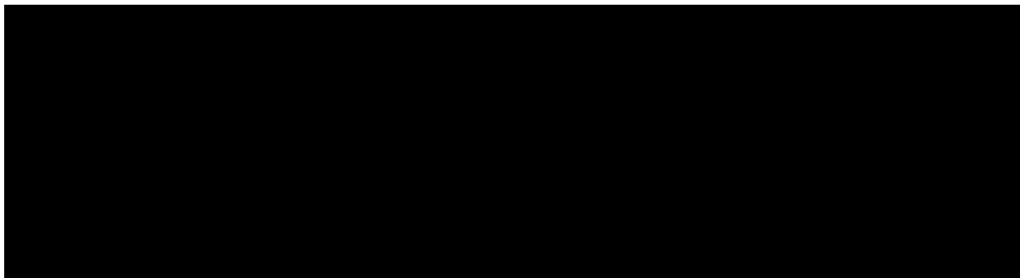
- 2) The proposed elevational treatment for the development is ugly and uninspirational. It more resembles a prison complex. It surely does not take advantage of the unique setting the site provides with its proximity to Pitville Park and the Racecourse. I strongly believe a wonderful opportunity is being missed here to provide high class residential accommodation of which the town can be proud.
- 3) The proposed construction method and materials are cheap and shoddy. Modular, system built student accommodation has been built elsewhere, both in this country

and abroad. Looking more like "Lego" it traditionally does not age well. Again driven by economic considerations with no consideration being given to the aesthetic sensibilities of local residents and members of the wider Cheltenham community.

- 4) This is a classic example of over development. "A quart being squeezed into a pint pot". Quite obviously for reasons outlined above! The height of the proposed development will totally dominate the street scene and be out of character with the local vernacular.
- 5) The massive increase in traffic generation by bus, taxi and motor vehicles driven by large numbers of friends, guests and family members visiting the students is unsustainable. On-street parking is already limited in the local area and the resultant increase will cause chaos and a huge amount of inconvenience to local residents.

I therefore implore members of the planning committee to refuse this application on the grounds set out above. Should the university wish to lodge an appeal I believe that would be the correct forum for debate. Allowing the planning inspectorate at an enquiry in public to make a decision on this hugely unpopular and controversial planning application would relieve members of the fall-out from the potentially disastrous effects of granting a planning consent.

Yours faithfully,



From:



38 Clevermont, Evesham Rd,  
Cheltenham GL52 3JT

27/12/2014

BUILT  
30 DEC 2014  
ENVIRONMENT

To Mrs Lucy White,  
Planning Dept. CBC PO BOX 12  
Municipal Office, Promenade, GL50 3PT

Dear Mrs White

re: OBJECTION re Planning Application  
14/01928/FUL: Pittville Student Accommodation Block

I had hoped to submit my response via your website or  
via email, but have received <sup>\*</sup> Error reactions each  
time. Hence I am having to write instead.

My concerns regarding the above application, which has  
been only minimally modified in view of the many  
earlier objections, are that it will entail a  
massive strain on the surrounding infrastructure  
and amenities. Especially as Albert Road is

already very busy with school traffic. And both that, and especially New Barn Lane, are frequently very busy with traffic, not only particularly at key Race meetings, but also a number of other events are staged at the Racecourse throughout the year.

The numbers of study bedrooms will impose a great strain on the immediate area. And seem more like creating a soulless mini-clamitory town such as exist in China and elsewhere to house workers for many support structure. <sup>800 sqm per flat - too high</sup> <sub>+ allow for an inclusive and supportive environment.</sub>

Even with the proposed increase in University transport, (itself quite disruptive to local residents), the size and extent of this

'Student Village' is likely to incur difficulties - being cut off from the main university facilities, canteen, learning centres and so on. Although students are not permitted to keep vehicles on campus, a number do own cars and then park them in the surrounding residential areas, already under pressure for space.

And, architecturally, the design of a host of several storey, dark blocks not only is quite out of character with the adjoining residential area, but looks woefully unwelcoming and forbidding.

Examples of other, smaller-scale "student

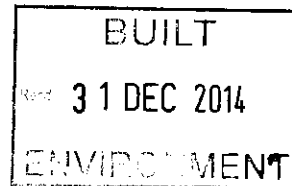
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villages "constructed on other UK university sites by the same developers, show less overwhelming and glossy buildings. Such as the attractive, white residences on the U of G Park Campus. Your very own Architect Panel considered it of poor design at the (5/12/14) meeting. There is also the threat to the existing newspaper's shop on New Barn Lane, which has long served local residents as well as the small number of students based on the existing former Pittrille Campus site. Unless they were to be offered the <sup>running of</sup> shop site planned in the new setting. Though the locals might feel it could no longer be accessible to them.

In all I trust that the Planning Committee will still give due consideration to the many problems posed.



[REDACTED]  
33 Pittville Road  
ALBERT RD  
CHELTENHAM GL52 3JA



Den M<sup>r</sup> White

My wife & I would like to object to the proposed Pittville Student Accommodation Blocks. We retired to this flat 3 years ago to enjoy the lovely quiet location. We feel now that because of the large number 7-800 students, will change the environment hugely. We appreciate that students have to be accommodated but fear that the large number will cause problems, particularly with late bar opening & the increased number of guests that they will no doubt invite to the recreational facilities. Please pass on our objections. Your sincerely  
[REDACTED]

## Planning Application 14/01928/FUL - Pittville Student Accommodation Blocks

### OBJECTION to Proposals

I am a resident of Albert Road and have lived here for over twelve years. I have experience of the college being fully open in its previous formulations.

I object most strongly to the current proposals from the University of Gloucestershire to alter the Pittville Campus to provide residential accommodation for approximately 800 students. I have attended the public consultation meetings and believe that I do understand the proposals outlined in the revised planning application made by the University.

My objections are about the number of students that it is proposed will be resident on the site and the implications for traffic management and road safety; parking; noise and public nuisance- especially in the early hours; impact on the local infrastructure for current residents; design flaws and impact on the current local shop.

I also have serious concerns about the effects on Albert Road and its environs from this planning application when taken together with the proposals for Starvehall Farm housing developments and the proposals for developing part of the Pittville School playing fields for housing. Whilst I have been made aware that these concerns are out of the remit of this current planning application, I was shocked to learn that there is no overall development plan for Cheltenham that could take into account the massive impact on Pittville of these three planning applications. I will be seeking to understand what other fora there may be to find a way to consider the wider impact of all three applications - including judicial review.

Returning to this current application for Pittville Campus and the University's current revised planning application, I will expand on my concerns.

When the campus was previously functioning as a mixed residential and teaching site - with approximately 200 students, I experienced noise and public nuisance behaviours from students along Albert Road and past my house and in Pittville Park almost every weekend. It was notably absent during university vacations. There was also some criminal damage to my property which could be linked to term times. This has been much reduced over recent years whilst the university have not been fully using the site. My concern is that this public nuisance risk would greatly increase with such a vast increase in residential student numbers which are currently proposed in this application. Albert Road and the park are always the main thoroughfares for students living on the Pittville campus and coming back from nightclubs and venues in the town centre late at night. The University has made no meaningful attempts in this revised application to reduce student numbers or describe how the public nuisance factors could be addressed.

Road safety is already an issue in Albert Road. The traffic calming measures were installed incorrectly and traffic continues to travel much faster up and down Albert Road than the 30 mile an hour speed limit. In fact, because both traffic calming islands were installed on the same side(!) of the road, the fast traffic now just travels in one lane towards each other in the part of Albert Road from the bend by Pittville Lawn- past the school- and on towards the college. School pupils frequently cross Albert Road by Pittville Lawn rather than using the designated crossing further up the road. Often there are near misses. The vast increase in student numbers proposed by the University will greatly add

to these road safety issues (let alone the school housing development proposals to have the vehicle exit come onto Albert Road just before the college).

At the public consultation, it was said that the students would be encouraged not to bring their cars to college, but this is naive in the extreme. I have seen no coherent traffic management and public transport strategy which addresses these risks.

Parking is also a great concern. The area around Albert Road already bears the brunt of parking for Race Days and football matches. There is no slack or flexibility for any increase in students parking their cars. If the Pittville Pump Rooms are to be developed by the new Trust into the tourist feature that the Town warrants, then this may also require greater parking facilities. This proposed planning application could create parking hazards and difficulties which would impact on the the area as part of a strategy to further enhance the tourism potential of the Pittville part of Cheltenham.

There is little public utility infrastructure in this part of town and the vast increase in student residents proposed by this development would have a massive impact to the detriment of current residents. It is likely also to have a deleterious effect on the local shop opposite the campus on New Barn Lane.

At the public consultation meeting it was said by the University staff that the exterior doors could be changed so that they opened into the university campus and not onto Albert Road and New Barn Lane, it is inevitable that students will gather around these entrances and further impact on local residents late at night. I am not aware that there has been any amendment to address these concerns.

In summary, the proposed development is the wrong usage of the existing site and in the wrong place.

I would very much welcome any councillor or officer who wishes to come to my home to discuss and appraise this matter further.

  
82 Albert Road,  
Cheltenham,  
GL52 2RD





Highfield House  
5 Ridgeway  
Quinton Business Park  
Birmingham  
B32 1AF

T +44 (0)121 213 5500  
F +44 (0)121 213 5502  
E [acoustics-info@rpsgroup.com](mailto:acoustics-info@rpsgroup.com)  
W [www.rpsgroup.com](http://www.rpsgroup.com)

Mrs Lucy White  
Planning Department  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP

Date 5<sup>th</sup> January 2014

Your Ref

Our Ref AMH/B7672/1

To Mrs White:

### **Planning Application 14/01928/FUL - Pittville Student Campus**

RPS have been commissioned by [REDACTED] of 128 Albert Road, Cheltenham, to provide a written representation on their behalf, in relation to the impact of noise associated with the operation of the proposed 603 bedroom student residential development at the Pittville Campus, Albert Road, Cheltenham (planning application reference: 14/01928/FUL).

[REDACTED] object to the current proposals on grounds of noise associated with the proposed development's operation.

Although a relatively comprehensive noise impact assessment has been submitted with the planning application, there are a number of issues which RPS believes require attention in order to mitigate the impact on existing residents.

The residents have specific concerns relating to the continued enforcement of any restrictions or control methods. It is understood that the Environmental Health Department have recommended the following condition:

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

It is therefore necessary for the noise management plan to contain clearly defined operational processes that must be implemented throughout the duration of the proposed development's use.

### **Music Noise**

Due to the nature of the source (which often contains significant low frequency content) music noise is a common cause of noise related complaints, particularly during the night time period.

Site boundary music noise limits of 55 dB  $L_{Fmax}$  during the daytime and 45 dB  $L_{Fmax}$  at night, have been proposed and these have been included in the Environmental Health Department's recommended conditions. Although 'unweighted' noise limits will provide a degree of protection against low frequency noise, these limits may result in music noise being audible within the existing dwellings at night. This may lead to complaints from local residents. Furthermore, demonstrating compliance with these levels may be difficult due to the presence of extraneous (anonymous) noise sources such as road traffic.

It is understood that conditions outlined by Cheltenham Borough Council for live music events at the racecourse (located to the north of the proposed development), include the following:

*'In the particular case of licensable activities on the Licensed Site occurring between 2300 hours and 0500 hours the following day, such sound sources shall be virtually not audible or discernible at the façade of any noise sensitive dwelling and as a consequence would be inaudible within that dwelling'*





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5 Ridgeway  
Quinton Business Park  
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B32 1AF

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F +44 (0)121 213 5502  
E [acoustics-info@rpsgroup.com](mailto:acoustics-info@rpsgroup.com)  
W [www.rpsgroup.com](http://www.rpsgroup.com)

Such events at the race course are considered to be relatively infrequent in nature, and noise limiting criteria would normally reflect this. Due to the potential frequency of events, it is recommended that the above criterion is therefore adopted at the proposed development.

It is assumed that environmental protection offices will be available in order to determine compliance with planning conditions during times that residents require assistance (i.e. including during night time hours). If a suitable response team is not available, it is recommended that a suitable noise limiting system is installed at the venue. Such a system would have to be calibrated to ensure that suitable levels are set to prevent exceedance of the noise criteria at the boundary.

### **Internal Noise Within Student Dwellings**

Noise break-out from student dwellings also has the potential to result in excessive noise levels at existing residential dwellings. It is understood that current proposals are to limit window openings to a maximum of 100 mm, however, this will not necessarily prevent the possibility of noise breakout causing disruption at the existing residential dwellings.

It will therefore be necessary for a scheme for local residents to report any excessive noise levels, in order for this to be dealt with immediately. A suitable method may be via a direct helpline telephone number for contacting Uliving staff directly.

### **Transport**

The operational management plan states that a shuttle service is to be provided in order to transport students to and from the town centre on key student nights (understood to be Mondays and Wednesdays).

The frequency of shuttles does not appear to be stated in the operational management plan. Confirmation should be provided that noise associated with the shuttle has been incorporated into the traffic noise assessment. Any assessment should include noise associated with the shuttle idling whilst students exit, if it is to be run in this manner.

The travel plan also states that vehicle larger than 24 seats may be used in future. A larger coach may result in significantly higher noise levels at the residential dwellings.

Noise associated with students exiting their method of transport may also result in significant disturbance to local residents at night. It is therefore considered that a warden be stationed at this key point in order to minimise noise associated with students arriving at the village. This should be considered when preparing the noise management plan.

### **Pedestrians**

The operational management plan acknowledges that noise associated with students travelling to and from the town centre on foot can cause significant disruption to residents. A scheme of providing wardens along the route has therefore been incorporated into the management plan, to be known as Ssh! (Student Safety Heroes).

Although this is likely to be the most effective method of controlling noise associated with pedestrians, the management plan states that this requires a minimum of 20 volunteers to be successful. No alternative plan is provided for times where an adequate number of volunteers are available.

The Ssh! Scheme, and an alternative plan for dealing with occasions when suitable numbers are not available, should be incorporated into the noise management policy which should form part of the planning permission.



Highfield House  
5 Ridgeway  
Quinton Business Park  
Birmingham  
B32 1AF

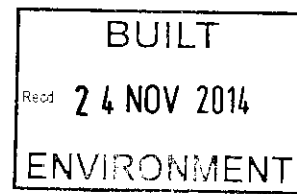
T +44 (0)121 213 5500  
F +44 (0)121 213 5502  
E [acoustics-info@rpsgroup.com](mailto:acoustics-info@rpsgroup.com)  
W [www.rpsgroup.com](http://www.rpsgroup.com)

I trust the above is clear and acceptable, however please do not hesitate to contact me should you have any further queries

Kind regards

Yours sincerely  
for RPS

**A M Harper**  
BSc(Hons) MIOA DipIOA  
Senior Acoustic Consultant



5 Albert Drive  
Pittville  
Cheltenham, Glos, GL52 3JH

Telephone 01242 242613

Mrs Lucy White  
Planning Officer  
Cheltenham Borough Council  
Cheltenham

21 November 2014

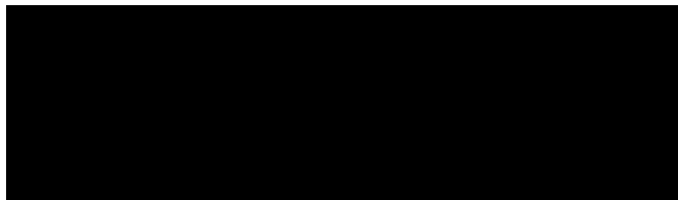
Dear Mrs White (Planning Officer)

**Pittville campus student village**

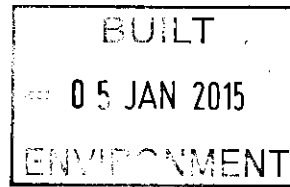
I am writing to lodge an objection to the proposed Pittville campus plan as follows:

- The development to accommodate 800 students requiring 603 new-build student bedrooms and refurbishment of 191 existing rooms is far too big and the plan should be to consider no more than 400 students as an absolute maximum.
- The proposed development would dominate this quiet area of Pittville and residents would feel that they were living in a university campus.
- The buildings should be no higher than three storeys
- There should be a green space/park area for the students to relax and sit in.
- There would be a large proportionate increase in traffic and where in the application is the parking for the students' visitors and their families.
- The noise factor is of great concern to the residents as there is bound to be boisterous and some unruly behaviour among 800 students.
- The existing traffic islands in Albert road would have to be removed.

Yours sincerely







5 Albert Drive  
Pittville  
Cheltenham, Glos, GL52 3JH

Mrs Lucy White  
Planning Officer  
Cheltenham Borough Council  
Cheltenham

5 January 2015

Dear Mrs White (Planning Officer)

Your ref: 14/01928/FUL

**Pittville campus student village – Objection**

I have viewed the revised plans at the council offices. The only change seems to be about 100 rooms for post graduates and the latter are more likely to drive cars for which there is no parking provision.

There appears to be no response to comments made about the design and overall number of rooms.

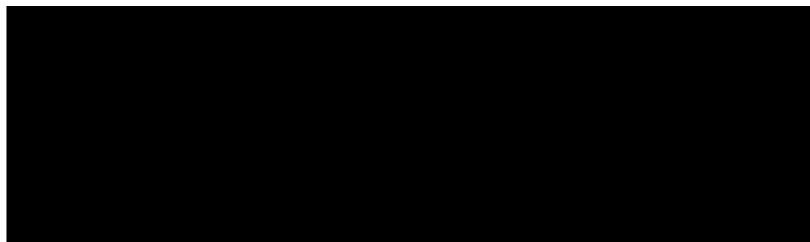
I am writing to repeat my original objection to the proposed Pittville campus plan (with additional points) as follows:

- The development to accommodate 800 students requiring 603 new-build student bedrooms and refurbishment of 191 existing rooms is far too big and the plan should be to consider no more than 400 students as an absolute maximum.
- The proposed development would dominate this quiet area of Pittville and residents would feel that they were living in a university campus.
- The buildings should be no higher than three storeys
- There should be a green space/park area for the students to relax and sit in.
- There would be a large proportionate increase in traffic and where in the application is the parking for the students' visitors and their families.
- The noise factor is of great concern to the residents as there is bound to be boisterous and some unruly behaviour among 800 students.
- The existing traffic islands in Albert road would have to be removed.

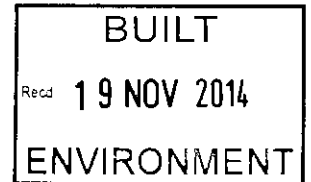


- In addition
- I am concerned about gas and water supply pressures which are already low before any further large demand is put on them.
- This also applies to internet broadband reception which is poor in this area and noticeably worse during term time when students return from vacation.

Yours sincerely



Lakeside1, 82 Albert Road  
Cheltenham, GL52 2RD



19 November 2014

Ref: Planning application no: 14/1928/FUL

I wish to make an OBJECTION to the planning application to redevelop the Pittville Campus into a Student Village on the following grounds:

Suitability and Placement

I can't deny that the ugly tower block on the corner of Albert Road and New Barn Lane needs a facelift. What is planned however is major reconstructive surgery to the whole site which is out of balance within this residential area of Pittville.

I find it a perverse logic that the University of Gloucestershire cites the need to address its ugly corner tower block as the rationale template to design the whole campus on a similar scale. This development is out of keeping with its surrounding neighbourhood of quiet residential dwellings.

Pittville was the vision of a regency pioneer who placed strict controls of type, design and construction, when developing this area of Cheltenham. That is why many of its houses and the Long Gardens are Grade II listed and the Pump Room Grade I listed. If this application receives consent it will form part of random non- strategic, piecemeal degradation of a beautiful northern gateway into Cheltenham.

This application must be considered alongside existing approvals for Starvehall Farm, Ellerslie House redevelopment, and plans for new housing and a sports centre on Pittville School grounds. All will have a considerable adverse effect on Albert Road.

Density.

The huge increase from 214 student residents to 798 residents plus visitors and associated staffing will result in a township on the edge of Town. The density is too high and will lead to greater noise nuisance, anti- social behaviour disturbance and excess traffic.

The University's argument that the density is slight over what was there when the campus was a mixed hub of teaching/residents is wrongly calculated. When it was a mixed hub it was primarily a place of work for both staff and students and some residents. A basically 9am to 5pm Monday to Friday activity. The new plan will be primarily residential 365 days a year, 24 hours a day. The nature of usage will be fundamentally different from a mixed hub.

This kind of density of student residents is seen on planned University Campuses like Warwick, Essex or Sussex. These campuses were new builds on green field sites, not wedged into peaceful existing residential areas of nationally renowned architectural gems. Perhaps the University should consider creating more mixed hubs to spread its student population around the Town. A much more sustainable approach.

### Transport and Traffic.

The increase in traffic and associated noise, pollution and congestion is unsustainable. Journey increases to service vehicles for 800 plus people, students going to lectures and other parts of the town centre, staff commuting; all merging at rush hours with School drop offs and pick ups. Gridlock at times of Park and Pump Room events and Race days. Alongside this a weak Transport Strategy with promises rather than concrete agreements with Stagecoach and "local taxi firms", must lead to a re-think of the scale of this redevelopment.

At the consultation stage the University took on board the consternation of local residents about the Bus connection. We were assured that as the site would all be "in looking" the buses would wait inside the compound. This is changed back to the outside entrance on Albert Road, albeit in a layby. Reason given was 20 or so local people used the bus. I think the number of objectors would outweigh this.

The bus stop on Albert Road would still need to be retained for the N service to/from Prestbury, so why can't the University bus wait inside the Campus and make its first stop on Albert road for local passengers. This would considerably reduce the noise of unloading/loading students, especially late at night coming home from Town.

### Design.

The buildings as designed are too high, giving a barracks like appearance. The block envisaged on Albert Road coupled with the five storey corner block would indeed give a Pentonville appearance in Pittville.

Given the existing poorly managed noisy behaviour late into the night experienced by New Barn Lane residents, where student flats have outside facing doors, then the design of the Albert Road block (described as a terrace) with outside facing doors is poor design. The University again at consultation stage promised to remedy this and create an inward looking design. I was told this altered back again because two external agencies recommended otherwise. I disagree with both for the following reasons. Firstly the Fire service said safety reasons meant egress on both sides of a block. Why can't the design incorporate fire egress doors which are kept shut but unlocked when a fire alarm is activated. Secondly Planning officers wanted the aesthetic feel of a terrace that doors would bring. There are no terraces within a quarter of a mile of the site. If felt to be of the utmost design appeal, why can't doors be just facades?

Doors on the outside will mean congregation of smokers, sun seekers and late returning revellers. This design is flawed, surely the local residents need for quiet enjoyment should be taken into account.

#### Loss of Amenity and Pressure on Services

The university has made great play of its ability to control its students within the campus, with tenancy agreements allowing sanctions for bad behaviour and the bringing of vehicles onto site. What the University can't do is control its students' off site. Apart from noise when students return home in the early hours, evidence from other university towns and cities is that a proportion of students, their visitors and families do bring lots more vehicles into a vicinity. Overspill parking will take place on the Pump Room car park, the Racecourse Park and Ride site resulting in a loss of parking to local people and visitors to the events staged therein. If only 25% of students have cars we are looking at 200 extra.

Many students who can't afford cars will bring motor bikes and scooters resulting in increased traffic flow, fumes and noise pollution.

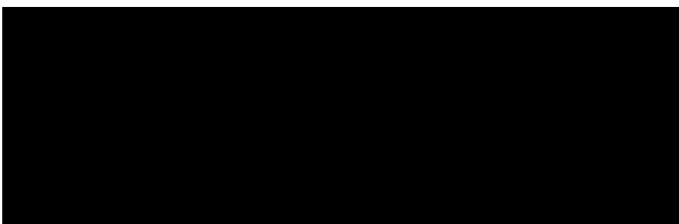
#### Summary.

This redesign of Pittville Campus is far too imposing and disproportionate to its local community. The University knows it has tacit support within the Town, but the scale of the application takes more away than it gives.

Pressure on utilities infrastructure; police, health and ambulance, fire, waste disposal, street cleaning will greatly increase. Uliving the contracted landlord will receive the rents and council tax relief will apply to student residents, increasing pressure on the Council.

This is a wonderful opportunity to create a modern sympathetic set of buildings on the edge of Town. The University has the right to develop its site, but not with this ill-conceived Application. The plan as submitted need serious attention and I therefore OBJECT to it.

Yours Sincerely,

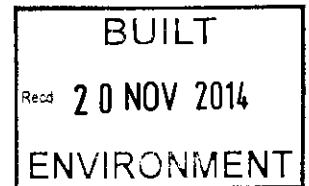


Mrs Lucy White  
Planning Dept, Cheltenham Borough Council  
PO Box 12, Municipal Offices, Promenade  
Cheltenham GL50 1PP

61 Albert Rd  
Cheltenham  
GL52 2RB  
18 Nov 2014

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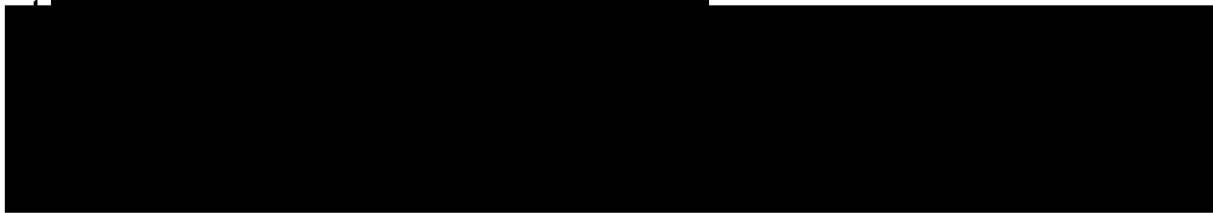
**OBJECTION to Planning Application 14/01928/FUL**

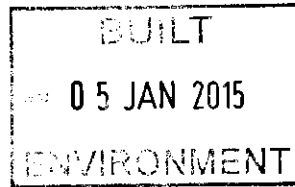


[We recognise the need for student accommodation to be provided, though we believe that the old Art College site is serving this purpose only because it became part of the University estate as a result of organisational changes: it had to be used or sold. As a location for student accommodation it makes little sense – why not sell it even now and build in a location that makes better long-term sense?]

We live on the more popular of the two routes by which the students go to reach the magnet of the town centre, and to return from it. Our objections to the proposals in the above planning application are as follows:

1. The existing student population has been a source of noise, and in particular late night noise, especially in good weather and at weekends – we are driven to sleep at the back of the house when those conditions prevail. It has almost certainly not helped that many of the students are first year and are getting their first taste of freedom – at a cost to us.
2. It has been also a source of litter and of occasional damage, so far only to hedges.
3. The 'authorities' have failed to eliminate these nuisances and offer nothing that convinces us that they will ever do so in the future.
4. A more than fourfold multiplication of the student population, much more than fourfold if overnight stay visitors to the proposed enlarged campus are factored in, will result in a vastly more than fourfold increase in the problems we have experienced: the groups of those going to and fro will be much more numerous and will moreover be larger/bolder/more intimidating.





61 Albert Rd.

Cheltenham

Glos.

GL52 2RB

2.1.15.

Dear Mrs. White,

Re. Planning Application

14/10928/Ful - Pittville Student

Accommodation Blocks.

I am writing to register my objection to the above proposal.

The proposed student numbers are much too high for an established residential area to be expected to accommodate them. It would be impossible to control road noise and

---

unmy behavior, especially at night  
when it is not uncommon for  
sleep to be disturbed in this area  
as it is. If the idea is that  
students should be based to a  
from town, would it not make  
more sense to see the site for  
residential building, and locate a  
'Student Village' more appropriately?

Chiltonham is, relatively speaking, a  
very small town. It would be  
a pity to spoil it.

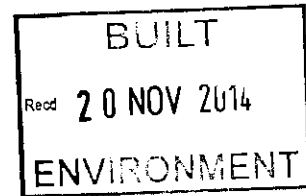
Yours sincerely



44 Cleevemount Road  
Cheltenham  
Glos  
GL52 3HG

19 November 2014

Mrs Lucy White  
Planning Department  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP



Dear Mrs White

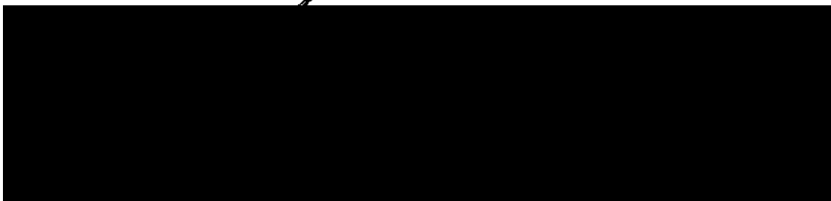
**Planning application 14/02928/FUL – Redevelopment of Pittville Campus**

I wish to register my OBJECTION to the above proposal dated 27 October 2014 for the following reasons

1. A major threat to the infrastructure of the area as a whole. Increased travel levels will increase regardless of their claims so life for the local residents could become very difficult.
2. The number of students 800 plus their guests is far to many for this site and the area. It will cause serious problems involving student unruly behaviour which will have a very negative effect on the local residents. The residents of Albert Road will suffer from increased traffic, noise and disruption.
3. The design and height of the accommodation is not in keeping with a residential area which is part of Pittville's Regency Heritage.
4. The loss of the local Community Shop most certainly would not be acceptable. Another shop on campus would be detrimental to the area, and the residents.

I feel that this planning application should be refused in its present form.

Yours sincerely

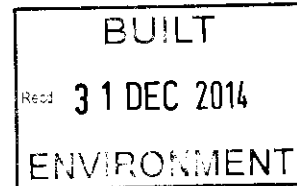




4 Cleevemount Road  
Cheltenham  
Glos  
GL52 3HG

30 December 2014

Mrs Lucy White  
Planning Department  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP



Dear Mrs White

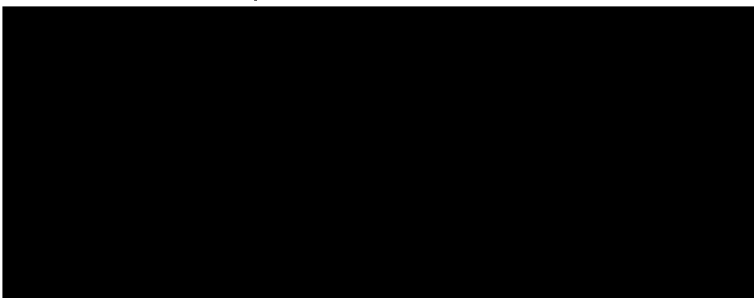
**Planning application 14/02928/FUL – Redevelopment of Pittville Campus**

I wish to register my OBJECTION to the above revised proposal for the following reasons.

1. It will still be a major threat to the infrastructure of the area as a whole.
2. The number of students has not been reduced for the site and can only cause major problems in general including their unruly behaviour. The numbers should be reduced significantly.
3. The design is still not in keeping for the area of Pittville with its Regency heritage.
4. The number of students and design is purely for profit and does not taken into consideration the local residents well being.
5. The statement made be the University that this planning application is likely to be approved by the Council would infer that agreement has already been made to pass this application which would look to the public as a form or corruption.
6. The loss of the local shop would be detrimental to the area and the residents.

I feel that this planning application should be refused totally in its present guise it has been rushed through without any consideration to the residents and the area in general.

Yours sincerely



18/11/14 . OBJECTION.

Re. Pittville Planning Application  
14/01928/FUL

Cleeve House  
Albert Road,  
Cheltenham,  
Gloucestershire,  
GL52 2QX

BUILT  
Recd 19 NOV 2014  
ENVIRONMENT

Dear Madam,

As many 'locals' + visitors will have full view of this site, it is of paramount importance to have the Architecture in keeping with the 'Spirit' of Pittville.

The proposed density is much too high, we have been disturbed by offensive early morning road noise and some property damage.

Albert Road can be very busy, at times becomes congested, so any more traffic will become an extra hazard.

Certain areas of Cheltenham, already suffer unannounced sudden power cuts. We must not let this happen here.

Our local convenience store will suffer if there is provision for a special Retail outlet in the development.

There are several other aspects in this application which do not measure up.  
Yours faithfully,

[Redacted Signature]

REF:- 14/01928/FUL  
Mrs. L. White.

Cleeve House  
Albert Road,  
Cheltenham,  
Gloucestershire.  
GL52 2QX

[REDACTED]  
2/1/2015

Dear Madam,

Pitville Campus Expansion, Albert Rd.

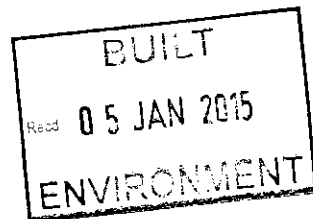
I am writing to object strongly to the revised Plans for the intensification of this site in Albert Rd, as the proposal does nothing to enhance the style of this Area, and the development will increase existing student problems. It is also not fair to the Neighbourhood.

The increase in Service Traffic will also be unpleasant when included with Pitville School Housing Proposal.

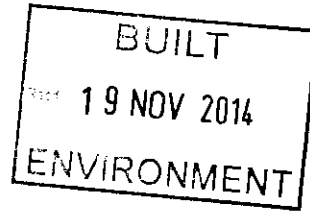
Yours faithfully,

[REDACTED]

Planning officer  
Promenade GL50 1PP.



Cheltenham Borough Council  
Planning Department  
Municipal Offices  
Promenade  
Cheltenham GL 50 9 SA



5 Albert House  
Albert Road  
Cheltenham  
GL 52 3 HZ

November 17<sup>th</sup> 2014

**Attention Mrs. Lucy White**

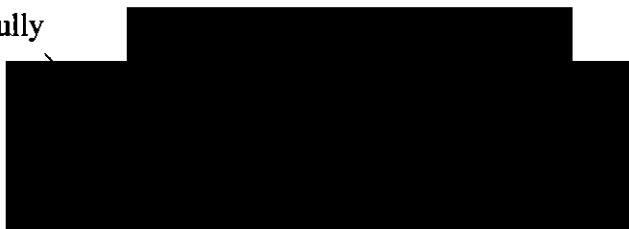
Dear Mrs. White

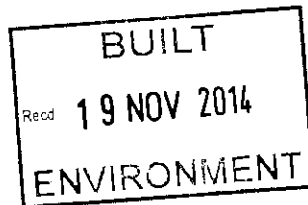
**Planning Application 14/01928/FUL**

I understand the need for development by the school and the intended use of the land released. However, I believe the following comments are most important to be borne in mind and which may influence you to reconsider parts of the application and / or impose a few conditions.

1. There will be nearly 800 young people living in the complex which, apparently, will have no or very limited teaching facility. Therefore there will be considerable movement of those students to other places in Cheltenham where instruction / lectures etc are to be given.
2. They will return late at night.
3. Already we have considerable noise from a small number of students returning to the existing accommodation - many times at 2.00 am or 3.00 am.
4. With 800 students, the noise and irritation to this residential part of Cheltenham, mainly inhabited by elderly people, will be multiplied.
5. It would seem reasonable to impose a curfew at, say, midnight. May be the students would study more successfully with more sleep!
6. LITTER Already the north end of Albert Road is frequently polluted with litter from the school children and existing university students. With an additional 600 students, the litter problem is bound to be very much worse.. Is there something you can do about this?
7. TRAFFIC Already the 30 mph limit is flouted everyday and frequently with near accidents when some cars squeeze past the traffic islands in the face of oncoming traffic. The 30 mph limit should be enforced vigorously immediately. Cameras? Albert Road is a main bus route: it has young school children, many old people and hundreds of students who will be using it. With speeding vehicles it would appear to be an accident waiting to happen.

Yours faithfully





44 Cleevemount Road  
Cheltenham  
Glos  
GL52 3HG

19 November 2014

Mrs Lucy White  
Planning Department  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP

Dear Mrs White

**Planning Application 14/01928FUL – Redevelopment of Pittville Campus**

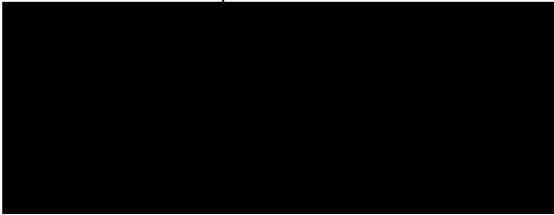
I wish to register my OBJECTION to the above proposal dated 27 October 2014 for the following reasons.

1. There is already problems of antisocial behaviour from the present number of students and to increase the number to 800 will make life insufferable for the surrounding Pittville residents. Uliving have given no answers on how they will be able to police this and have not been able to show any such large student accommodation they own in such a residential area.
2. The design of the buildings looks ugly and is out of keeping with the area. The height does not fit with the surrounding houses and the density is too much. This will not only affect the Pittville residents but will not be a pleasant place for students. Uliving only want to build this number to satisfy their profit motive and have no thought for students or residents.
3. The proposal for a shop on this site for students could mean local residents loose their community shop which is unacceptable
4. The number of journeys and people using this site when it was a teaching unit are flawed. I can remember when this site was operational and there is no way it could have accommodated such numbers. Plus any journeys undertaken were Monday to Friday between normal working hours and did not expand from early morning to late at night seven days a week.
5. The fact that students are not allowed to bring cars is a farce as they will abandon them on any nearby residential street and it will be very difficult to prove they do have cars. The accommodation for mature students will most definitely want to have cars. This is will cause untold misery to local residents.
6. The number of buses and taxis on Albert Road from this development will be excessive and does not take into account traffic from other developments, ie Pittville School 56 houses and sports hall, the conversion of Ellerslie House to flats in Albert Road and the Starvehall Farm plans for 380 homes and elderly care facilities.

The whole infrastructure will not support this excessive development and will only succeed in making Pittville a very unhappy place to live for all.

I must ask for the sake of Cheltenham that this monstrous development is refused.

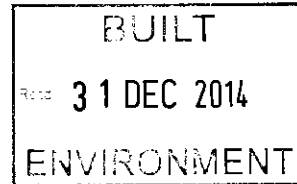
Yours sincerely



44 Cleevemount Road  
Cheltenham  
Glos  
GL52 3HG

30 December 2014

Mrs Lucy White  
Planning Department  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP



Dear Mrs White

**Planning Application 14/01928FUL – Redevelopment of Pittville Campus**

I would like to register my OBJECTION to the above revised proposal for the following reasons.

1. The number of 800 students has not been decreased. This is far too many for this site which is surrounded by a peaceful residential area. It will have a detrimental effect on those living in the vicinity. There has been an increase in antisocial behaviour by the present students and is not being handled by the University and ULiving will not be able to control this excessive amount of students. The only necessity for 800 students is profit for ULiving and totally disregards the impact on the local community
2. The design is not acceptable and is not supported by the the council Architects. The height is overpowering and it does not fit in with the surrounding houses.
3. The inclusion of a shop on the site and the impact on the local shop has not been addressed. Residents would most likely lose their very valued local shop.
4. The suggested number of journeys for this site with 800 students and those calculated previously when it was an educational unit is very flawed. I lived here when students used this facility and it in no way were there the number of journeys quoted. Plus these journeys were nine to five Monday to Friday and did not spread throughout the day and night seven days of the week. The times students travelled were when most residents were at work and did not impact on their lives however night time and weekend travel when fuelled by alcohol is an entirely different scenario.
5. The impact on Albert Road with the increased movement of buses and taxies will impact on local residents who bought their homes to relax in a beautiful and peaceful area they deserve more consideration.

This development has been rushed through with no interest in local residents, with the only consideration to be for the University to have a campus built at no cost to them and for ULiving to make maximum profit. It is pure greed at its most disgusting.

I must ask the this very undesirable planning application is refused.

Yours sincerely





Mrs Lucy White,

The Planning Department,  
Cheltenham Borough Council,  
PO Box 12,  
Municipal Offices,  
Promenade,  
Cheltenham  
GL50 1PP  
2014

23<sup>rd</sup> November

Dear Mrs. White,

**Planning Application 14/01928/FUL  
OBJECTION**

This development is far too large; it will dwarf the existing neighbourhood and drown the relatively small local population of mainly elderly residents with three times as many young students - a totally different demographic. I find it hard to recognise the description of this development as a "village". If approved, Cheltenham would get a ghetto in gestation. The application, in its present form, is madness. It is worse than what there is at the moment, and that's saying something. Apart from being offensive to Cheltenham as a whole, and to the local area in particular, it also appears not to comply with several planning guidelines and policies as published in the current national guidelines, the adopted plan for Cheltenham and the draft for the future. I have extracted and listed these in an appendix to aid reference.

**Traffic and Transport**

We surely don't believe that 800 students plus their overnight guests, plus 100 day staff plus parents and other visitors, service vehicles, buses, taxis and the like will cause less traffic congestion than was the case several years ago, before the site fell into its current state of disuse, when it was only in operation 8 hours a day, 5 days a week, with very few resident on site and only staff and a third of the students travelling to it daily (12 hours a week at place of study for each student, according to the vice chancellor). Or less busy than now, with only the 200 resident. This is the conclusion of the draft traffic analysis report based on favourable but erroneous assumptions fed into software. This is software that those in the traffic planning business, and the programme developers themselves, are fully aware is easily programmable to produce a result desired by those seeking planning permission. It is a well known ploy. The findings require independent validation as they are clearly wrong.

Nor do we need to have copies of bus timetables for non-subsidised buses on routes that students rarely use, for example, as "proving" that there are sufficient buses. The plain truth is that all these people and their servicing requirements will swamp the roads in this area and increase the road safety issues that already exist near the school. If we're serious about cutting reliance on the internal combustion engine for most of their journeys, the students don't actually need any special buses at all, like the rest of us. It is only a short walk to St Paul's and a bike ride to The Park. Buses could be stopped now, irrespective of this application. The university hasn't even tried for all these years and its platitudes and promises now are simply not credible. They are proposing to accommodate too many students and trying to raise a smokescreen to help us lose sight of that.

## **Architecture**

Then there are the buildings. These are like something off the shelf at B&Q. They are far too dominating, very poorly “designed” and completely out of character with our Regency Cheltenham, and they will tower over a key route into town. To plan to park this pile of bricks on the crest of a hill – and opposite the Royal Box for that matter – and adjacent to some of the town's finest landscapes – is to insult the town and to send completely the wrong message to the town's visitors. The message would be that Cheltenham is prepared to allow the erosion of its regency heritage by rushing down the road to blandness, to become just another provincial town whilst ignoring the pleas of its own citizens and allowing dodgy developments from all comers. Is this really what we're prepared to accept as our generation's legacy to the next? Is this what is meant by “sustainability” when it would make the lives of local inhabitants so much worse? By any reasonable measure, this proposal is simply unsustainable. What a golden opportunity not to repeat the mistakes of the past – look at the site's existing Tower Block, for example - yet here we go again, headlong into it. Stop now, pause and think! They are proposing to accommodate far too many students in bad buildings which are bad for students and bad for Cheltenham.

## **Noise**

This topic has been done to death in the other objections. Suffice to say that I agree wholeheartedly that the university has failed to control the noise and disturbance generated by its students and continues to fail to do so. There was yet another complaint to the university last night despite promises to do something about it only two weeks ago. More platitudes and promises in the desperation to get this proposal pushed through. Don't be taken in. They are proposing to accommodate too many students which means way too much noise and disturbance for residents and students alike.

## **Local Shop**

The shop in New Barn lane is the only one in close walking distance for residents here. It is a valuable asset to the area and the community really needs it. It is used by permanent residents and students alike. If the university were to be allowed to follow through with its plans to open its own on-site retail outlet, for its own students, it would compete with Park Stores which would probably have to close quite soon afterwards. Park Stores needs the students' trade and employs 9 staff. The university claims to have made a business proposal to the owner but I am told by him that it was completely unworkable. Any plans for an on-site retail outlet, on a smaller development, should be restricted to allowing it to sell items not available at Park Stores or our shop will go. It's as simple as that. Is this sustainability? Sounds to me more like Uliving and the university trying to squeeze yet more profits out of their project.

## **The Application and Timetable**

The mountain of paperwork which accompanies this application is poorly put together. It contains a very small amount of decent work – and I have read through most of it. The majority is made up of a great deal of irrelevant padding and some completely misleading reports. The “survey” is farcical, 20% of it filled-in by the university and its team, a key response omitted and a weighted scale of measurement used, designed to produce positive responses even from negative ones. No one could “strongly disagree” with anything since the scale didn't stretch that far back but we could “strongly agree”. Shame on whoever sought to try to hoodwink you in order to push this through. Even the drawings reveal the rush in which they were put together; even a layman like me can spot the most basic and serious of omissions. Contact me for details if you wish.

What is the point of presenting this application now? It hasn't been properly prepared, there are clear and major safety issues and it should be revisited properly before putting it before the town's representatives. If the drawings are amended following public comment and prior to the next meeting of the planning committee, I request that the public should have a further opportunity to comment prior to re-consideration.



This application is being driven through in an attempt to meet a timetable of the university's and ULiving's making in order to try to meet an intake of students in 2016. If they fail to make the deadline, they say that the project "won't work", which says everything about it. With respect to them both, that is not a matter which should concern the people of Cheltenham. It should not be a matter of seeking approval for rushed designs and submitting questionable assertions without validation in order to meet a self-imposed deadline, but a matter for careful planning and process against the town's strategic requirements and policies. It needs to fit in to the town's scheme of things, for the benefit of Cheltenham as a whole, not simply be a quick, shoddy, money-making scheme for another out-of-town developer to benefit from at the expense of the town's regency heritage. The university should be embarrassed by its support for this rubbish. "Could do Better", University of Gloucestershire. 3/10 ! (Like you got on your survey from most of the responders!).

### **Numbers**

The bottom line here is that this development, while being poorly conceived and presented, is attracting so much anti-feeling because it smacks of such heartless greed. 800 students plus all the extras to well over 1000 is just too many. If the application was more measured for, say, a total of some 450 students in decently designed accommodation, I'm sure it would have a reasonable chance of succeeding and I, for one, would probably be able to support it. I am sure the university would like another 250 beds (singles!) and I'm sure they could fit them in here. They say they need beds so why not just go for that? Answer? Profits and greed!

### **Conclusion**

We all have to play our part in taking Cheltenham forward, but this isn't the way. This site, and the neighbourhood in particular, is suitable for far fewer students than the applicants are trying to cram into it. It will be over-full to bursting, remarkably ugly and intrinsically noisy. If the numbers were reduced to half as many, all the other problems associated with it could be eased and resolved and everyone would be happy. It is, in the words of the vice chancellor himself at a meeting with residents, "in the wrong place and if it were to be built from scratch, we wouldn't build it here". So, I would ask the Planning Officer to recommend rejection of this application as the university would actually prefer it to be somewhere else, and to request the vice chancellor to return with a more finished and suitably proportioned proposal when time is not such a critical driver for him.

Yours Sincerely,



### **Appendix A: Policies and Guidelines in Apparent Conflict With This Application**

### **Policies and Guidelines in Apparent Conflict With This Application**

The application appears to fall short of compliance with several aspects of national and local policies. I believe it does not comply with the spirit or intention of the following:

#### **On Sustainability:**

From the Foreword to the National Planning Policy Framework: by the Rt Hon Greg Clark MP Minister for Planning. "Sustainable means ensuring that better lives for ourselves don't mean **worse lives for future generations.**"

From the current Adopted Plan:

Para 3.3 "a better quality of life for everyone, now and for generations to come, through social progress which recognises the needs of **everyone**".

Para 3.17 "Government objectives are to integrate planning and transport at the national, regional and local level to promote more sustainable transport choices and to **reduce** the need to travel"

Para 3.23 "The Government places emphasis on the promotion of **good design**, both for **individual buildings and urban design**, which it considers can **help promote sustainable development, improve the quality of the existing environment**, attract business and investment, **and reinforce civic pride and sense of place.**"

Para 3.32 "The aim of the framework is to strive towards: a fairer society with,

- .....the wise use of resources
- safeguarding and enhancing our **unique natural and built environment**
- valuing and protecting **cultural assets** .....
- economic development that meets **all people's needs** and respects the environment.

Para 3.46 "The Community Plan identified five priority areas for the five year period to March 2007: (extract....)

- to **protect and improve the environment of Cheltenham and make it a beautiful and sustainable town**
- to **improve sustainable travel and transport options.**

#### **Adopted Policies:**

I believe this application falls short of compliance with the following adopted planning policies:

**Policy CP1 Sustainable Development**, sub para..

(a) conserve or enhance natural resources and environmental assets;

Plus several of the elements cited in Table 2:

#### **Effective protection of the environment**

- **reducing the need to travel**, especially by car, by:
  - ensuring development is **in the right location** – This isn't. It is distant from where the students go to study.
  - promoting mixed use development - This isn't. If it were part learning facility and part accommodation it might.
  - making provision for parking that will not encourage use of the private car - This doesn't. One to three hundred visitors will park in the surrounding roads, just 4 times as many as those who do so regularly already.

#### **Prudent use of natural resources**

- utilising the highest density of development **consistent with high quality design, the amenity and character of the locality, and acceptable impact on adjoining development** - This doesn't and isn't
- using energy from renewable sources, including maximising solar gain. - Where are the roof-top solar panels?



### **Social progress which meets the needs of everyone**

- **creating attractive environments** – This will be unattractive and will spoil the existing environment too.
- **ensuring** that specific groups of the population are not disadvantaged by development – Current residents would be very disadvantaged.
- **promoting and enhancing quality of life** – This doesn't; it would threaten it.

### **Policy CP3 Sustainable Environment sub paras a,b and c plus notes subsequent:**

“Development will be permitted **only** where it would:

- (a) **not** harm the setting of Cheltenham (note 1), including views into or out of areas of acknowledged importance (note 2); and
- (b) **not** harm landscape character (note 3); and
- (c) **conserve or enhance** the best (note 4) of the built and natural environments;”

### **Policy CP4 Safe and Sustainable Living, sub paras (a), (b), and (d).plus Notes subsequent**

“Development will be **permitted only** where it would:

- (a) **not** cause **unacceptable harm to the amenity of adjoining land users and the locality** (notes 1- 4);
- (b) **not** result in **levels of traffic to and from the site attaining an environmentally unacceptable level;**
- (d) **not**, by nature of its **size, location, layout or design**, give rise to crime or the significant fear of crime or endanger public safety;”

### **Policy CP5 Sustainable Transport,**

- Development will be permitted **only** where it is located and designed so as to:
  - (a) **minimise the need to travel;**
- plus para 4.13.

### **Policy CP6 Mixed Use Development, in toto to para 4.17**

- Mixed use development will be permitted and may be required on suitable sites:
  - (a) where the uses are **compatible** (note 2) with each other and adjoining land uses.
- Note 2 states:

“**Compatible means unlikely to cause harm to amenity by loss of privacy or disturbance from noise, ..... glare from artificial lights, hours of operation or travel patterns.**”

### **Policy CP7 Design,**

- Paras:
  - 4.15 (Good Design)
  - 4.16 (height, massing, materials)
  - 4.17 Applicant to demonstrate how good design requirement was taken into account
- Objective O2, especially
  - sub paras (a) (**high standard of architectural design**)
  - and (c) “**complements and respects neighbouring development and the character of the locality and/or landscape**”
  - and with close regard to:
    - note 4 “**The fact that a particular form or location of development is the most cost effective option is not justification for an exception to CP 7**”.
    - note 5 “In making decisions, advice will be sought from the Commission for Architecture and the Built Environment, English Heritage or other appropriate body

including the Architect's Panel and the Cheltenham Civic Society". **They don't like it either** – see their comments.

**Policy CP 8** Provision of Necessary Infrastructure and Facilities: Table 4 on page 22 particularly in respect of:

- character
  - historical context
  - distinctive features of the locality (such as spatial quality, rhythms, density, scale, style and materials)
- scale
  - the **size of the building, its elements and its details in relation to its surroundings and the human form**
  - massing (the **arrangement, volume and shape** of a building)
  - height (its effect on **shading, views, skylines and street proportion**)
- appearance
  - materials (**high quality and suited to their location and purpose**)
  - detailing

Para 10.47 of the adopted plan.

- The Council generally supports the provision of more purpose-built student accommodation, although **proposals would need to be judged in the light of other relevant local plan policies.** This isn't carte blanche to plant 800 students here.

### **Policy HS2** Housing Density

Although not strictly housing, if it becomes necessary to rent as housing for key workers, as proposed, it should be treated as housing now and "be required to demonstrate the efficient use of land between 30 and 50 dwellings per hectare, with a greater intensity of development at places with good transport accessibility except where (*extracted*):


- (a) it is clearly demonstrated that development at these densities would compromise the Principles of Urban Design (Table 3) and the creation of safe and sustainable neighbourhoods (note 1).....
- .....Note 1 Proposals should demonstrate design and layout which makes efficient use of land **without compromising local amenity, sustainable development objectives or the quality of the environment**

Cheltenham Plan (The one being considered for the future):

Draft Vision and Objectives December 2013, in particular:

- "What do we want our plan to deliver (our themes)?.....
  - 3. A place where the **quality and sustainability of our cultural assets** and **natural and built environment are valued and recognised locally, nationally and internationally...**"
    - Conserve and **enhance Cheltenham's architectural, townscape and landscape heritage**, particularly within the town's conservation areas
    - Support development of Cheltenham's .....**tourism** infrastructure ..... to **ensure** that the borough maintains its reputation as a **cultural destination and continues to be an attractive place to visit**
    - Address the challenge of climate change, **ensuring** that development meets **high design and sustainability standards** and is built to be adaptable over the long term





2<sup>nd</sup> January 2015

Dear Mrs White,

**Pittville Student "Village" Application 14/01928/FUL  
OBJECTION**

I wish to register my objection to this revised submission. The revised plans seem largely unchanged and the applicants' responses to your requests for clarification of statements made in their original Planning Statements fall well short of adequate as I'm sure you will have noticed. They address only the issues they see as of possible concern to themselves and disregard the impacts that their plans would have on the local community. The responses amount to little more than feeble attempts to shroud the facts with a smokescreen of inaccuracies, many untruths and lashings of platitudes once more. This remains a thoroughly dishonest submission. The responses pay no heed to the deep upset and upheaval that this proposal would inflict on local residents and bend the truth where it suits, which is often. I cite only a few examples below. There are many, many more which I trust you will have easily identified.

**Park Stores:**

To date the applicants have met the owner of Park Stores on one occasion, early in the discussion process in 2013, where they put forward an unacceptable proposal. There has been no contact since and the owner of Park Stores is still waiting. However, the applicants state that they "*continue to discuss product selection with all stakeholders and Park Stores*". This is untrue. Their further statement that "*The University of Gloucestershire and Uliving are keen to continue to discuss how the two shops can operate effectively together*" is also meaningless unless they mean that they talk amongst themselves..... They certainly don't include Park Stores in their discussions. Finally, they state that "*future management of the store is currently out at tender*". This contradicts all the hollow reassurances of their continued communication with the management of the shop and underlines their intention to press ahead regardless of local impacts.

**Utilities:**

You asked for a "brief written statement / report on the potential impact on public utilities". The applicants have responded by pointing to a survey undertaken by consultants in June 2011 when the university was considering disposing of the site. The survey had a completely different aim - "*to determine the location of the main gas, water and electrical site infrastructure*". It is described by its authors as "*an assessment ..... of the work necessary to re-service the retained buildings and separate their mains services connections from the area of the site proposed for disposal*". There is no attempt to respond to your request for a *brief written statement on the potential impact on public utilities* nor mention, therefore, of the likely impacts on local residents. This report outdated and is, clearly, irrelevant to the current proposal and is another smokescreen.

**Some Other Examples:**

This is just the start. Their revised documentation remains riddled with inaccuracies, illogicalities unvalidated statements and plain untruths. Here are just some examples of how the figures being provided as justification are simply wrong or highly misleading - there are so many more which I trust you have spotted but I can pass them on if requested.

**Planning Statement Addendum:**

2.2 Quote "*Average occupancy levels across the university can drop as low as 33% across the week which is equivalent to 660 student workplaces occupied at Pittville campus. Staffing does not*



*fluctuate significantly and would remain at about 200."*

The applicants quote the minimum average weekly figures. This therefore provides the lowest figures for occupation and travel, not the average taken over the year which, by definition, would be higher. Notwithstanding this, the figures are not even based on Full Time Equivalents (FTEs) so do not allow direct comparison with their new planned figures. They are not based on the fact that the campus was only normally occupied during term times (35 weeks per year), daytimes (office hours), five days a week, with the 200 staff working for 44 weeks a year. Thus the figures are highly inaccurate and misleading to the point of irrelevance and the response calculated to mislead once more. Had they used FTEs, comparing historical figures with those proposed on a like-for-like basis, they would have arrived at figures of (historical) 146 FTEs per 24 hr period versus (proposed) 393 FTEs. They have quoted the figure 860 students and staff which, though accepted as a true representation of minimum weekly average during office hours in term time, ignores all other periods when the facilities would have been unoccupied. This is a shameful way to present these figures and is an obvious attempt to mislead and appears to be a deliberate tactic aimed at disguising the truth. They also forget to mention that noise and disturbance generally occur in the evenings and late into the night not during office hours. There was none of that when the site functioned during daytimes with their "1300 workstations". There is already a great deal of it with the current 200 student residents. This example is but one of so many in which they applicants seek to massage figures or mask the truth to satisfy their own greedy ends.

#### **Revised Transport Plan:**

I note that the applicants have moved on from trying to justify their figures using TRICS, which I can only surmise, they now accept produced highly flawed figures, but are now trying to prove their assertions by using some simple statistical tricks of their own.

Para 1,1,9 ..... "*Student Number Planning by the University now suggest a scenario whereby a higher percentage of students may study at Park. It is understood that this is an estimate and may be subject to fluctuations in the future, depending on a number of factors. Nevertheless, we have updated the report to reflect the latest projections, with 30% of students to Park, 61% to FCH and 9% to Hardwick*"

If there are such fluctuations, future planning should, surely, take the peak fluctuation figure into account. These figures ignore that so are misleading. They do, however, mean that there more students will take the bus than will cycle or walk so pollution and congestion increase.

Para 1.1.10..... "*It is understood that this academic year, approximately 27% of all University lectures/seminars/tutorials started at 09:15 hours. This demonstrates that trips will not necessarily be concentrated at AM peak times.*" No it doesn't. 27% of 794 students is 215 students making the journeys to arrive by 09.15. So these journeys would have to start at approximately 08.45 so do occur well inside peak times of traffic congestion. There are no figures provided as to when the remaining lectures/seminars/tutorials take place or as to when trips home occur. These figs are invalid.

#### **Additional Info: Planning Statement Addendum:**

Para 1.3 Quote "*This is at odds with many other universities in the country. For instance, Oxford Brookes and Bristol UWE both offer guaranteed accommodation for first year students*". This is simply not true. UofG offers precisely the same guarantees as do these two others. Just follow the links in their response to Q1 to find the statements from the other two universities:

<https://www.brookes.ac.uk/studying-at-brookes/accommodation/allocation-policy/>

<http://www1.uwe.ac.uk/students/accommodation/applyingforuweaccommodation/accommodationguarantee.aspx>



then compare them with UofG's, which boasts "Guaranteed accommodation for undergraduate students"

[http://insight.glos.ac.uk/departments/ss/accommodation/Documents/6526\\_AccomGuide\\_Sep14.pdf](http://insight.glos.ac.uk/departments/ss/accommodation/Documents/6526_AccomGuide_Sep14.pdf)

"First year undergraduates who apply before 30 April 2015 and accept the University of Gloucestershire as their first choice will be guaranteed a place in university halls or university managed accommodation." This is virtually identical to UWE's and Oxford Brookes positions.

Para 1.5 Quote: The University's 5 year Strategic Plan (2012 — 2017) has 5 key goals, one of which is to be "A successful and sustainable organisation". Associated actions include growth in student numbers and investment in its estate. The Pittville development supports this strategic goal" This is classic special pleading. It was the university which decided to close its Art Studios in Pittville and the university which was then left with this un-thought-through problem which it now expects the town to bail it out from. Their 5 key goals are theirs, not anyone else's and this goal pays no heed as to its effects on others, on local residents' amenities nor on the sustainability of Pittville but, instead, directly threatens it.

The university is still prepared to submit this application which still threatens to impact the area with far too dense a population, bringing an unsuitable mix of demographics, coupled with really poor architecture, dense, massive, imposing, ugly bland, blocks, rejected by the Architects' Panel, all delivered with breathtaking indifference to the real reduction in the quality of life and sustainable facilities for everyone else which would result. They still show no regard for the town; they plan to pollute this quiet and leafy neighbourhood with contrastingly shoddy, gritty architecture with cheap "functional" finishes. They make light of the traffic congestion which would submerge Albert Road and the daily trek of hundreds of migrating students to and fro' across town to places of study then again, later and deep into the night, as the same students, on the university's sponsored "clubbers private night bus", are transported vocally to and from the town's night clubs with little respect for the sleep patterns of permanent residents. This is the way of students and it always has been. Like every university, this university has not discovered any magic solution for controlling them; there simply is none and it is naïve of the university, or downright disingenuous of them, to imagine otherwise. However, this has not stopped them from professing to be able to do so affectively. Rubbish! Common sense, please, planners!

To back up their case, the applicants quote in desperation and coldly from the National Planning Guidance **para 3-038-20140306**: "All student accommodation, .... can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market". As if this makes any difference to sound common sense and cogent planning.

The applicants are desperately dangling the last limp carrot left in the larder and expect the planning department to accept this very simple and seemingly tempting getout - to set the 800 against the housing targets - whilst conveniently ignoring the consequences of doing so. Such a decision would condemn the local area for ever to a legacy of poor amenities and social decline on the back of mere "guidance". Please note, this is not a Regulation and, as such, has no force in law. It is to be applied with common sense. Such a decision would also lay heavily on the consciences of those proposing it. I trust the planning officers, in making their recommendations to the Planning Committee, will prefer to be guided by that common sense and refer instead to **para 3-019-20140306** of the same national guidance which offers the following, more germane, guidance for this case: "The following factors should be considered to assess a site's suitability for development now or in the future: physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination; potential impacts including ..... heritage conservation; environmental / amenity impacts experienced by would-be occupiers and neighbouring areas."

This might provide a reasonable steer forwards towards a more equitable number, perhaps as high as 450?



Still a nice offset with something to be gained by the council without the human and amenity costs being inflicted on the resident population of Cheltenham. Evolution not revolution perhaps?

At this point, it might be useful to consider for a moment a comparative impression of the scale and density of this proposal. If Leckhampton's 16 hectares of White Land in Kidnappers Lane were to be developed at the same density as this proposal, the resident population would be joined in 18 months time by another 4500 residents (allowing for 3 persons per dwelling). If Cheltenham's 46.6 sq km were developed at this rate, Cheltenham would welcome a preposterous 1.3 million people. This is how this proposal feels locally. It is stifling. If this density wouldn't be right for Cheltenham or Leckhampton, it isn't right for Pittville. It isn't right on any scale. The same principle applies to this vulnerable part of town as to the town itself.

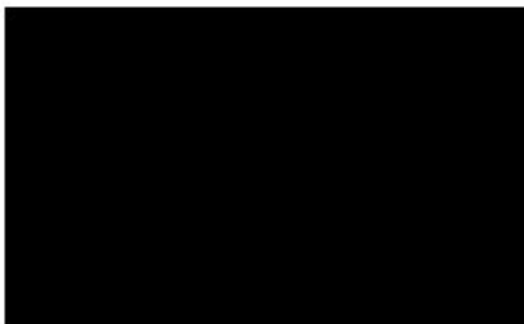
**Conclusion:**

To propose making a local exception on shaky, self-seeking grounds to solve a problem of its own making is just an example of the applicants' poor or non-existent strategic planning skills. This application is barely an outline of what is proposed, relies on much biased conjecture, is immoral and thoroughly unethical. It is, at best, disingenuous but largely dishonest. It pays no heed to the effect of these plans on the local residents but seeks to justify things by offering platitudes and the reassurance that their plans can be achieved with little untoward effect. Their responses to planners' requests for greater clarity show little respect for their purpose or for the planners, no empathy with the town but much with money. It is clear that the developers' sights are set on a quick profits and damn the consequences for others.

Planners should have no hesitation in recommending outright rejection of this proposal and censuring the applicants for wasting precious time with fabrications, half truths and a half-baked scheme. In doing so, the planners would have the support of 99% of the population of Pittville and Prestbury – see all other objections.

**The Bottom Line:**

This application proposes a development of the wrong size, wrong density, wrong look and it is in completely the wrong place. It seeks to solve a problem for the university which is of its own making. It is just plain wrong! There is only one moral course. Reject this application.



73, New Barn Lane,  
Cheltenham,  
GL52 3LB

Dear Mrs White

**Planning Application 14/01928/FUL - Objection**

I commented on this earlier and would like to add this Addendum as a summary in the form of these two maps showing the degree of impact this development will have on Cheltenham's amenities and roads by putting it in the wrong place and by building it the wrong size. The university created this problem by closing its Art School and moving it to another of its sites. They should be told to go away and think again – relocate students close to their places of study and perhaps extend the main faculty buildings to Pittville once more. This plan as it stands is madness.

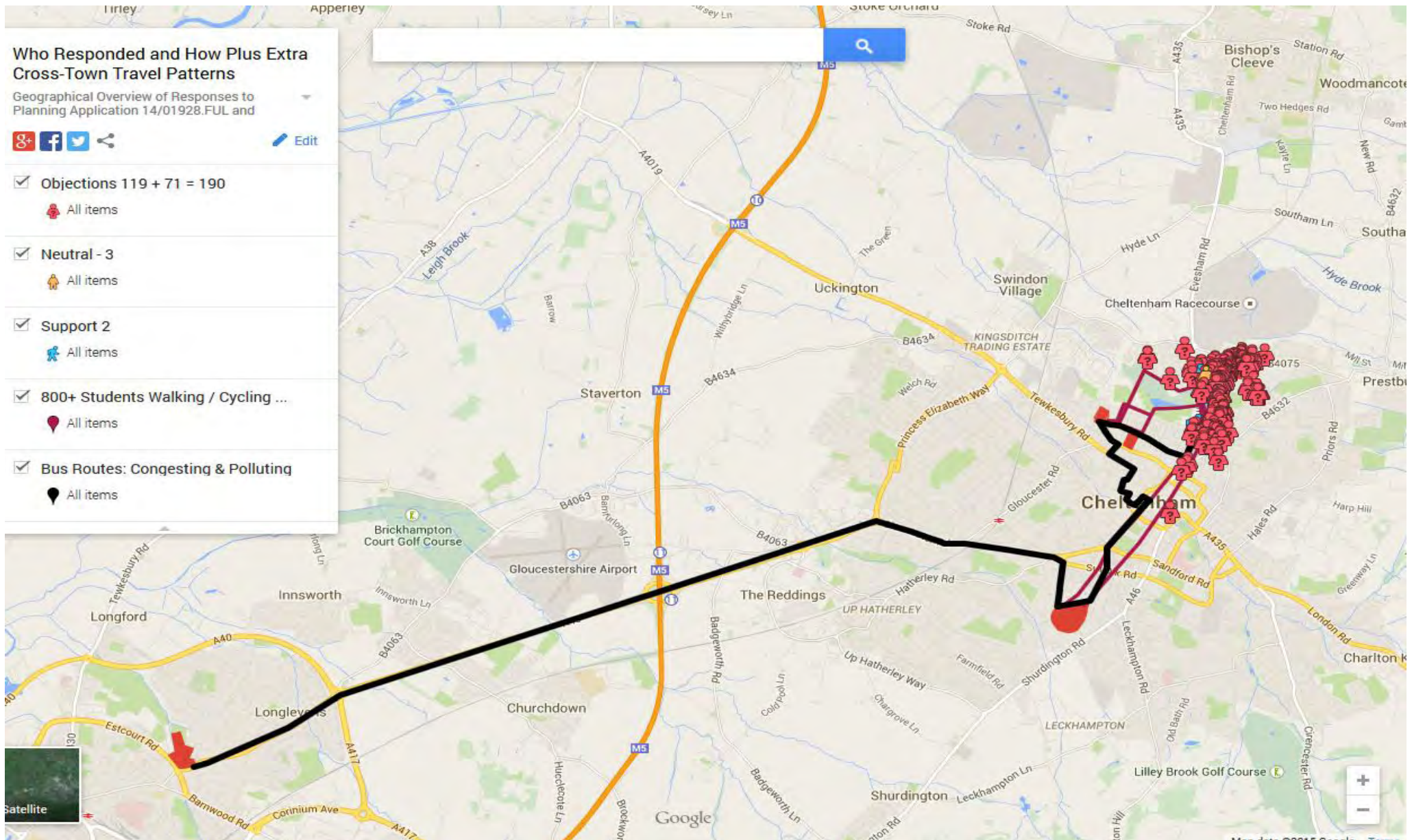
Yours sincerely,

**Addendum**

Map 1

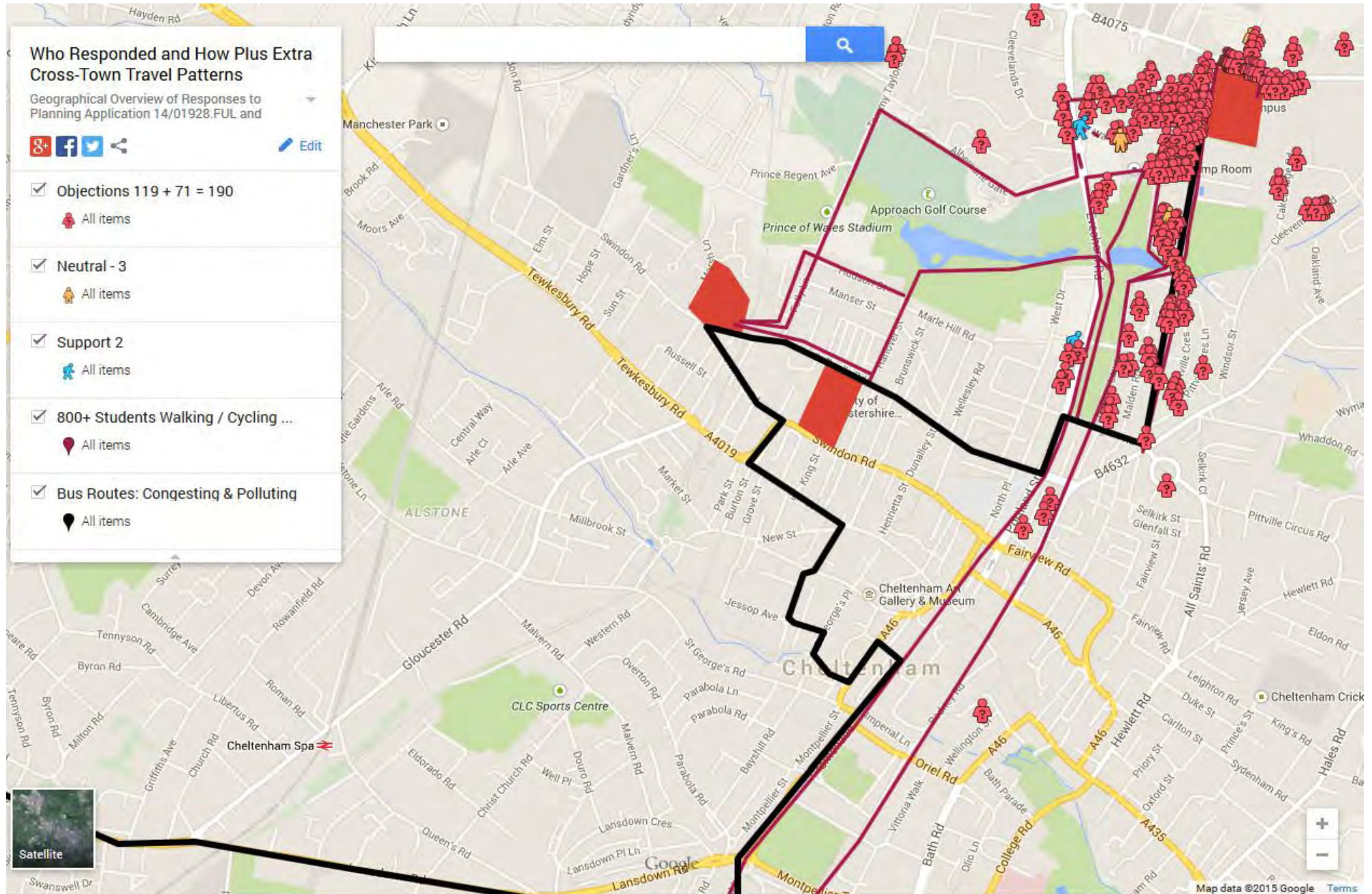
Map 2

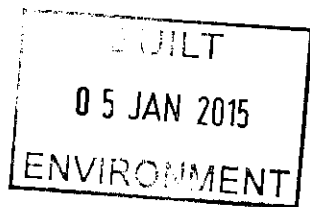
**Map 1:** This map shows how the proposed development is in the wrong place, is the wrong size (99.9% oppose) and is plainly wrong. Common Sense!





**Map 2: 800 ISN'T FAIR AND IT ISN'T FUNNY. 800 IS PLAINLY FAR TOO MANY**





The Gate House  
60 Albert Road  
Cheltenham  
GL52 2QX

**Att; Mrs White**

**Cheltenham District Council**

**Planning Application 14/01928/FUL- Pittville Student Accommodation Blocks.**

**OBJECTION**

Dear Mrs White

As a resident in Albert Road I object to the volume of students and staff resulting from the proposed new development at Pittville campus. The density of students will be enormous in the small area, along with all the inevitable extra traffic that it will bring.

Why does all the UNI bus traffic have to go via Albert Road?

Pittville will have extra accommodation in Albert Road at the Elerslie apartment block bringing extra traffic and people.

Across the year there are thousands of people visiting the race course, which I understand is also being extended.

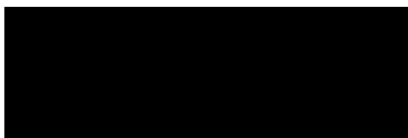
How many more people can you squeeze into such a small area? Many of my neighbours are elderly and I am concerned about the amount of noise and possible vandalism the development of the site would bring.

I came to one of your meetings and was upset by the design of the complex. No one seems to remember that we are in the beautiful town of Cheltenham. Any new buildings here are NEVER attractive or in keeping with the town.

How will the present infrastructure for services cope with all the extra people?

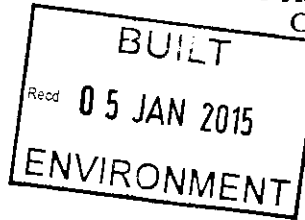
I think it is time for a complete re think on the whole project.

Yours sincerely



PS — This is a copy of the email I sent on Nov 26<sup>th</sup> which apart from asking for my address has been ignored!

'Purbrook'  
8 Pittville Crescent  
Cheltenham  
Glos. GL52 2QZ



Mrs. L. White,  
Planning Dept.  
CBC, Box 12.  
Municipal Offices GL50 1PP.

Objection to Planning application  
14/01928FUL Pittville Student Village.

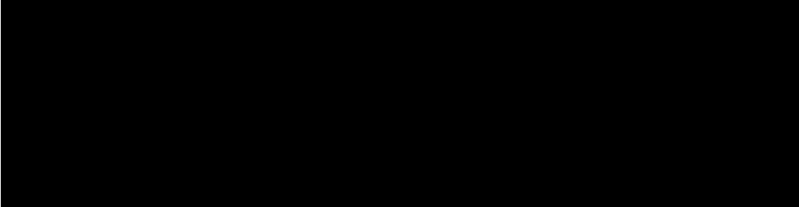
Dear Mrs. White.

This is a letter of objection  
to the planning of the Student Village at  
the former Art College in Albert Road,  
Pittville.

The development for  
accommodation block for 800 student in  
such a residential area will have drastic  
effect of over crowding and antisocial  
behaviour which is already experienced  
in St. Pauls which will fan out to other  
streets in the area.

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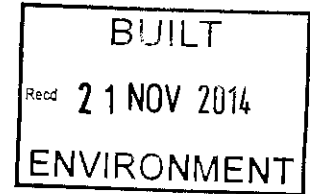
I hope the college may need to expand but please let it be done symptomatically and not spoil the beauty of Pittville with such a overpowering building block.





[REDACTED]  
*Parkgate, West Approach Drive, Cheltenham GL523AD*

Mrs Lucy White  
Planning Dept  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham  
GL50 1PP  
18/11/14



Dear Mrs White

### Objection to Planning Application Pittville Campus

I would support the University in redeveloping Pittville Campus which is at present of no architectural merit but I do not support their present plans and would like to raise a number of objections.

Firstly the development is **far too high density** for the area.

I understand the plan is for 800 beds many of which are double (presumably for guests) so potentially a thousand or more students may be resident in a small area of Pittville. This is nearly 1% of the population of the whole town in one small spot.

I believe that this is inappropriate for a regency part of Cheltenham which has a low population density.

The design in my opinion is also not in keeping with the area.

Secondly we currently have problems with students parking cars and blocking gateways in West Approach Drive where I live and this could magnify the problem many times. There is already antisocial behavior in the Park due to students playing very loud music from the bandstand and Pump Room Colonnades at 3 or 4 am on some nights keeping me and my family awake; with a very high density of students as planned this will surely get much worse.

Thirdly employees at the University; students and other use East/West Approach Drives and the Pump room car park as a rat run between Albermarle Gate and Albert Rd with cars traversing this at quite high speed every 20 seconds in the mornings and afternoons.

In summary a very high density residential development of this type would not be appropriate for the area, the local infrastructure and traffic problems would increase and we are already suffering from antisocial behavior by students in the Park.

Yours faithfully  
[REDACTED]