

<b>APPLICATION NO: 14/01928/FUL</b>		<b>OFFICER: Mrs Lucy White</b>	
<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.		

### ADDITIONAL REPRESENTATIONS

19 Albert Drive  
Cheltenham  
Gloucestershire  
GL52 3JH

**Comments:** 16th January 2015

My main objection is the sheer scale of the proposals which will swamp the residential area and ensure the transformation of an area of national renown into an overused eyesore made worse with each passing year as lack of management, maintenance and interest inevitably take place.

The small site will have the equivalent of 300 or more residencies on it and I'm sure in any other circumstance such a density would not be tolerated.

The Council have been careful in protecting the area up to now, not surprising with its proximity to the racecourse and the thousands of visitors as well as the conference/concert Centre. The road alongside the proposed site is also an important busy route to and from Cheltenham. Such an important show area for the town deserves careful development and these revised proposals

are certainly not it. I urge the Committee to listen to the residents and reject this application which is solely motivated by greed in my view. The lack of any other concern by the University was clearly demonstrated to me at their so-called briefing meetings with residents - arrogant, disinterested rambles lacking even basic information and answers.

The concerns expressed here are only heightened by further future developments known to be coming in the immediate area and resolute decisions are needed - the quality of living for existing and future residents is at great risk especially if greed alone is the criterion. As you know it is easy to get empty promises when planning is sought and from what I have seen and heard this is what I believe is happening.

I urge rejection of the proposals as inappropriate in a residential area and a threat to current and future quality of life.

Little Duncroft  
Evesham Road  
Cheltenham  
Gloucestershire  
GL52 3JN

**Comments:** 13th January 2015

I do object to this development because it is excessive for the requirement. For the people living near it will be horrendous both in regards for traffic and noise.

Devaluation of their property. I have in the past provided student accommodation. In large properties. Much to my regret. Their consideration for their neighbours was nil. Especially in the early hours of the morning. Traffic problems in a normally quiet area which has quite a few elderly folk will definitely make an impact I'm glad I am not in the immediate vicinity. Are any of the college principals going to live nearby!!

26 Whitefields Road  
Bishops Cleeve  
Cheltenham  
Gloucestershire  
GL52 8RR

**Comments:** 15th January 2015

I was resident of this Albert Road area for over 10 years and am still a regular visitor to friends and family in Pittville and a frequent user of Pittville Park. I am appalled and disappointed by the scale and design of the proposed development. The impact will be irreversible.

As the parent of university age children and a younger teenager, I cannot see that students choosing a university will be attracted to this campus which is physically remote from lectures, student facilities, the railway station and social activities and is of a bland, dark, unappealing design.

The proposed accommodation buildings are overly high for the context, very crowded within the site and not in keeping with this area of Cheltenham. There is nothing about the design of the scheme that would entice students to live there (over alternative campuses or universities) or to endear local residents to the facility. Even without the noise, lights and movements of 800 residents plus staff and guests, it will dominate the landscape and add nothing positive to reflect the character of the area.

The potential traffic increase (note - those students lucky enough to have a car WILL bring it and will park as close as possible to the site) on the local roads will be an issue. The local traffic is already openly acknowledged as a significant problem (as shown by the existing traffic calming islands and regular speed traps in Albert Road, New Barn Lane and Evesham Road. This new increase in residents is just one of a number of housing schemes on Albert Road adding to traffic flow. The additional bus services day and night will add to this traffic - could the racecourse bus stop be used instead to reduce noise, congestion and environmental impact?

I could add more, but so much has already been covered in detail in the other objection comments here on this site.

Please do not allow this current application to proceed at this scale and design.

8 The Rowans  
Woodmancote  
Cheltenham  
Glos  
GL52 9RL

**Comments:** 16th January 2015  
Letter attached.

**8 The Rowans, Woodmancote, Cheltenham, Glos. GL52 9RL**

The Editor  
Gloucestershire Echo

14 January, 2015.

Dear Sir or Madam,

I fully appreciate the concerns of those residents of Pittville whose homes are close to the University of Gloucestershire's proposed new student accommodation. That said, if we want the University which is bringing huge financial and economic benefits to our town and county to flourish, the students have to be housed somewhere and in an area that is relatively safe.

For the past seven years I have been lecturing undergraduate students in Bristol where the University houses over 2,000 students on its campus in Stoke Bishop which equates to Cheltenham's Battledown. As far as I know there have been very few complaints of noise or trouble.

Yours sincerely,

A large black rectangular box redacting the signature of the sender.