

APPLICATION NO: 14/01928/FUL	OFFICER: Mrs Lucy White
DATE REGISTERED: 23rd October 2014	DATE OF EXPIRY : 22nd January 2015
WARD: Pittville	PARISH: PREST
APPLICANT:	Uliving And University Of Gloucestershire
LOCATION:	Pittville Campus, Albert Road, Cheltenham
PROPOSAL:	Erection of a student village incorporating 577 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 and the retention and refurbishment of 214 existing student rooms.

REPRESENTATIONS

Number of contributors	178
Number of objections	167
Number of representations	6
Number of supporting	5

Please note, representations received prior to 22nd January can be viewed on line via the CBC website and also with the documents published in association with January's Planning Committee. Paper copies are also available to view in Planning Reception. The representations below have been submitted since 22nd January and in response to the latest revisions to the application.

18 Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 1st June 2015

Further to my 'comments for Planning' and your reply, for the development of Pittville Student Accommodation Blocks, I have looked at the latest proposal, with interest.

My main concerns relate to the number of students, which seem largely unchanged. We have had problems with students and an increase in numbers of permanent students who cannot logically create less noise, disruption late at night, traffic up and down Albert Road, where I live, vandalism (particularly relating to Sunday nights, when our bins are out on the road) and litter, and a shuttle bus every 15 minutes does nothing to allay my fears.

There will also be an effect on the neighbourhood infrastructure - sewage, power, water and internet.

I am also concerned that U-Living admits to having no experience in building or managing student accommodation in a residential area and am unhappy with this site being part of an experiment.

In conclusion I do not support the current scale of the proposal and suggest that student accommodation should be located closer to the University teaching sites.

The Cottage
7 Pittville Crescent
Cheltenham
Gloucestershire
GL52 2QZ

Comments: 1st June 2015

Objections to the revised proposal.

Size

The new proposals fail utterly to take into account the fundamental objection voiced by many local residents, namely, size. To impose upon this residential area a conglomeration of 800 students will overwhelm local facilities.

Pittville Park

One of the gems of Cheltenham is adjacent to the proposed development and will assuredly be taken over by the new student population to the detriment of local residents and a wider Cheltenham public.

Vehicles

Despite assurances to the contrary, the University is in no position to prevent students bringing licensed and insured vehicles and parking them in residential areas.

Behaviour

The University is in no position to prevent students' uncouth behaviour especially late at night. Many local residents are retired, elderly and some with long term ill health.

Development Company

It appears that the University have put this development in the hands of a development company which is clearly calling the tune about the size of the proposal. In other words, trying to cram as many student places into the site as possible. Such financial considerations appear also to dictate the quality of the proposed buildings.

Public Consultation

The University makes great play about its consultation with the local community. In fact, such "consultation" has been arrogant and prescriptive and has failed seriously to address local concerns.

In Short

Noone seriously objects to development on this site. The difficulty of size and its ensuing problems can be mitigated by a thoughtful reappraisal of the scope of the proposal which, I thought, was the intention of the Planning Committee when it first considered the matter.

The Coach House
Marston Road
Cheltenham
Gloucestershire
GL52 3JQ

Comments: 1st June 2015

I trust that my previous objection to the above scheme is still on file. There is nothing in this second application to reverse the refusal of the first in fact some elements make it even more unacceptable!!

I refer to the provision, as an apparent necessity of a free shuttle bus to transport students to and from clubs in town every fifteen minutes through the night. Consider the impact, the noise, the disturbance.

This shows a complete disregard and disdain for the community.

Protection from off campus parking is vital. Marston Road is particularly vulnerable to this. The cul-de-sac has a bottle neck entrance and a narrow road. yet unlike the other roads leading off Albert Road it has no yellow lines. This requires provision as students have in the past blocked access to service/emergency vehicles.

The current traffic scheme on Albert Road was ill conceived. Far from improving traffic flow and preventing speeding. it has confusion and non compliance To cope with the needs of 800 students, staff, visitors plus service vehicles there will need to be a complete reorganisation. Perhaps even though a separate application, it is proposed that if the Pittville School Recreation plans go ahead there too, traffic would access the site via Albert Road It should be born in mind given the extent of the density that would be collectively created.

This application borders on the farcical. I trust that the Planning Committee will refuse it outright once again.

4 East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 9th June 2015

I wish to object again to the above planning proposals. I have seen the revised plans for the site and little has changed. The new apartments still look like a prison block.

There has been no reduction in student numbers. My main worry is that noise seems to travel in this area and the high volume of students on a relatively small site as well as the required buses to transport them to and from the site is bound to create additional noise.

All residents here are concerned/affected by antisocial behaviour and the University have not addressed these concerns to our satisfaction (eg I was woken at 1am this morning by drunken students from Pittville, and this is an example of what currently happens with a much smaller number of students!) Already people feel intimidated by groups of students drinking in the park. This will increase with the massive influx of students proposed at Pittville. There is not sufficient recreational space provided in the new development to cater for all the students planned. The University refuse to take the matter of antisocial behaviour seriously.

The University refuse to provide adequate parking facilities on site and this will result in cars owned by student visitors, family etc looking to park elsewhere, causing problems with the limited parking available in this area. East Approach Drive and Pittville Pump room car park will be the first casualties of increased parking. The Pump Room car park is in great demand by parents using the local children's playground facilities. The play areas rating is so great that parents travel from out of town and disabled people also travel here to use the park. The play area is also set to be upgraded to make it even more attractive to users.

The Park & Ride does not have sufficient spaces to accommodate the extra demand and is needed by people that work and shop in Cheltenham and not least by people visiting the hospital. Students by comparison do not spend as much money in the town.

It would be helpful if someone would provide a map of available parking in Cheltenham so that some assessment could be made of the impact parking due to the new development will have. In spite of claims by the University that students will not be allowed to bring cars. This will not stop cars being brought to the town and hidden/parked/dumped in nearby residential areas (the University Vice President had the audacity to suggest that residents could police this matter)..

It has been brought to our attention that there are no mother and childcare facilities in the new development at Pittville, which is discrimination against this group of students.

People are ignoring the fact that Pittville has always had a high percentage of older residents who continue to move here. The planned development will affect their rights to a continued quality of life.

I wish this planning application to be refused in its current form.

5 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 3rd June 2015

SIR - Further to my email on the above planning application for a student village in Pittville (ref: 14/01928/FUL) I have viewed the revised plans at the council offices.

There appears to be no response to comments made about design and overall number of rooms.

I am writing to reaffirm my original objections to the proposed Pittville campus plan with additional points as follows:

I have infrastructure concerns particularly about gas and water pressures which are already low before any large extra demand is put upon 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.

U-Living admits no experience in building or managing student accommodation in a residential area. Nothing comparable in the UK. This is an experiment and therefore a great worry to the residents.

The development to accommodate 800 students is far too large 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 inside a university campus; practically an alien culture.

The buildings should be no higher than three storeys.

There should be a greenspace/park area for students to relax and sit in.

There would be a large proportionate increase in traffic and where in the supplication is the parking for students' visitors and their families.

The noise factor is of great concern to the residents as there is bound to be boisterous and unruly behaviour among 800 students.

The residents objections to this proposal have been completely ignored

The existing traffic islands in Albert Road would have to be removed.

Beaver House
Marston Road
Cheltenham
Gloucestershire
GL52 3JQ

Comments: 3rd June 2015

Please see below for my comments regarding planning application for erection of a student village incorporating 577 new build student bedrooms, etc:

1/ The overall number of students planned to be accommodated on this site is very high

2/ This means there will be dramatic and detrimental effects on local parking (as it is not clear how the council can enforce a 'no car' policy), local services such as gas, electricity and broadband and the potential but inevitable loss of local business as competition from on campus shops threatens its success

3/ This will bring difficulties to the local residential area meaning we have to travel further for shops, suffer poorer quality domestic services due to increased demand and struggle for parking or access on our own residential roads

4/ The sheer volume of students will inevitably bring an increase in noise to a largely residential area - whether students walk home or come on the buses. No amount of 'specialist staff' will be able to silence a rowdy/drunken group of students in the middle of the night. With older people and young families alike in the surrounding streets, this is unpalatable

5/ The fact that this development is on the opposite side of Cheltenham to the main university campus at The Park - meaning much through traffic in the area on a daily basis

6/ Increased traffic on Albert Road - which is already subject to calming measures and as a result, this increases risk to pedestrians and children at the local school

7/ Lack of experience in building and managing such accommodation by U-Living - as admitted by them. As such there is no successful precedent on which this application can be based

8/ Multi-storey blocks are not appropriate or in keeping with the local area

I urge the council to take these points and those of all local residents into consideration when reviewing this planning application as the lives of our families and local businesses will all be seriously impacted by such a decision.

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

Comments: 1st June 2015

Letter attached.

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

Comments: 7th June 2015

We have studied the latest revised proposal documents and we have not seen any modifications which would prompt us to change our views of the proposal and we wish to register our objection to planning application 14/01928/FUL. Our reasons for objecting are the same as our previous objection as follows:

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 have they demolished existing lecture facilities instead of utilizing them for the purpose that they were originally intended? 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.

73 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LB

Comments: 3rd June 2015

I wish to object to this latest set of proposals from the university for its Pittville development. The planning committee told them to listen to residents this time around. Once again, they haven't.

This proposal as presented will contribute nothing but noise from late night revellers and the sounds of increased day-time traffic echoing off the walls of the high-rises. It will cause, disturbance, hugely increased daily traffic levels, litter, overcrowding in Pittville Park and cars clogging up the streets. In such a sensitive area, it will also eat away at some of the charm of Cheltenham, the reason so many residents and visitors love to be here. Keep building like this and we lose all that is dear. This university claims to be a friend of Cheltenham. Some friend it has become!

This proposal is too big. 800 is far too many students and 200 day-staff means there will be 1000 plus here on a daily basis, way more than there ever were when it was an Art School. This should be reduced to 450 maximum, including staff, if this development is to complement the area rather than dominate it. That would allow the height of the blocks to be in keeping with the domestic properties across the road - 2 or 3 storeys maximum.

The Operational Management Plan is a work of fiction, a collection of hopes and dreams which are unachievable with the 800-1000 it seeks to manage. 450 might be manageable; 800 are way too many and present issues far and away beyond the capability of a simple OMP to resolve. And their SLAs are monitored by... guess who....? Themselves....! Should manage to hit their targets then! This needs much clearer thought and real planning instead of hope and crossed fingers. The answer, I whisper again, is to reduce the numbers to a manageable 450. We all know that don't we. QED

The unwanted side effects of having 1000 people based in this site are many, here are some, others will have highlighted and repeated the others, I'm sure.

1. The traffic will be 4 to 5 times what it generates at the moment. If the Highways department have already considered this, based on the old false figures they were given originally by the university, it is important that they now re-assess based on the recalculated figures, based on the previous full time equivalent of some 150 to a figure some 3-5 times higher, in excess of 500 FTE per day, which the university has accepted is actually the correct figure.

2. The parking will overflow onto the streets. not "might"; WILL. But it would be off-site so the university would refer complainants to the police who will act only if the cars are causing an obstruction. Most of the time they won't be. They'll simply parking outside residents houses and causing them to park elsewhere. So, the university accepts that this will happen yet still argues that it can manage the parking. To their own benefit, perhaps. (Psst, reduce the numbers to 450 then this wouldn't be a problem).

3. The noise and disturbance levels will exceed tolerable frequencies yet the OMP resorts to 2 night-staff on duty on reception plus a system of volunteer "Shushers!". You couldn't write this stuff!

4. The litter will become an even bigger issue than now - but it is off campus so not the university's responsibility. Simple!
All these painful issues could become easily manageable if the numbers were reduced to 450.

5. The local shop will be under threat.

During the initial presentations, two years ago, when pressed on some of the the effects on the area, the vice chancellor claimed to have "no view". That says it all. The university used to be a good neighbour and we all used to get on fine. It was an asset to the Pittville community and contributed to it and we liked it being here but something has happened and now all they want to do is take, exploit, use and grab all they can and they no longer seem to care a jot about local residents or the big picture - what Cheltenham actually is and what it represents.

This is the university that claims to care about Cheltenham and to contribute to the economy. It certainly contributes to the economy of Moo Moos whilst costing the people of Cheltenham dear as we foot the bills for the litter in the parks, the police, the traffic congestion, the increased exhaust fumes from the fleets of day and night buses and goodness knows what else rumbling up Albert Road until 4 AM.

Perhaps the university should be encouraged to take stock, to take a good look at itself and ask what it is here for. This is an unsuitable plan and is unfair. This community feels bullied.

Please stop them, Mrs White.

53 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LB

Comments: 3rd June 2015

As a resident of new barn lane (53) I am very worried as to the increase in traffic the student accommodation will bring. New Barn Lane and Albert Road are already in excess of the traffic use they were designed to take. And with the proposed development of Starvehall Farm to come as well the road system around this area will become dangerously over populated.

Parking for the students will force them to use Albert Road or New Barn Lane as an overflow which does not have the capacity to do so.

5 Lakeside Court
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 8th June 2015

I am surprised to receive your letter advising of revised plans for the above development so soon after the plans were passed by the councillors after the council officers had rejected. Unfortunately these revised plans do nothing to protect the existing Council Tax payer residents.

It appears that U-Living have no experience in building or managing student accommodation in a residential area and therefore are we the local residents to take part in an experiment! Does the proposed 4 and 5 storey building improve the local architecture of the Pittville Park Houses and Georgian Houses or detract from the buildings in this locale.

The main problem I perceive is the proposed inadequate parking on the Pittville Campus which will only lead to students and visitors will be forced to park in the surrounding streets or take over the Pittville Pump Room car park. The introduction of 600 additional students must have an effect on the local services of gas, electricity, broadband and drainage or are there plans in hand to enhance these so we residents do not suffer poorer utility services. I can only assume that Albert

Road will see much additional traffic and therefore the disturbance this must bring to this area and this is before the proposed additional housing estates have been built.

Late evening returns from town by the students can only add (4 times) to the current level of late night noise complaints which I understand are only incurring in term time. The proposed campus shop is likely to lead to the loss of the New Barn Lane shop which is currently a valuable amenity for us.

Please take note this time of the issues which will impinge seriously on the current residences if the student village is increased by 400%.

20 East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 4th June 2015

We submitted a comment on the original proposal from the University of Gloucestershire to develop the Pittville Campus. After examining the revised plans we see no reason to change our original response and request that it be reposted (see below).

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.

1 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 8th June 2015

Letter attached.

6 Chase View
Cheltenham
Gloucestershire
GL52 3AL

Comments: 3rd June 2015

I continue to object to this development. The number of students to be housed is excessive for the residential area and where there is already a school with bus traffic daily. There has been no effort to reduce this number. There is inadequate parking and the surrounding area does not have capacity for more cars parking on the streets. This also will create more traffic on an already very busy road..... Creating more chance of accidents in the location of the school already existing.

The local shop on New Barn Lane is an invaluable amenity for local residents and this will be threatened by the proposed shop on the campus.

The suggestion of the shuttle bus for evening use will purely encourage disturbances at night from the students.

I object to this overdevelopment

6 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 5th June 2015

Letter attached.

75 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LB

Comments: 18th May 2015

Received today, the revised plans residents letter relating to the proposed Pittville Campus development.

577 new student bedrooms plus 214 existing bedrooms making a total of 791. In the last plan the total was 794. The letter states that the revision includes a reduction in the number of bedrooms! down 3. Is somebody having a laugh at the residents expense, we need a reduction of 300 not 3.

10 Greenfields
New Barn Lane
Cheltenham

Gloucestershire
GL52 3LG

Comments: 28th May 2015
Letter attached.

10 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 3rd June 2015

Please, please Mrs White would you please consider asking U-living and the University to reduce the number of students at Pittville Student Village, this has been the overriding complaint of all the residents in this residential area. Four or five hundred students would be for more manageable and acceptable to the residents, but U-living and the University have not been flexible at all on this concern of ours and for them to say they have discussed the numbers with the residents is not true, and secondly U-living admits to having no experience in building or managing students accommodation in a residential area, is the planning committee willing to risk this especially being so near the Pittville park and Pump Room. I believe Bristol University has been mentioned as having two thousand students, but they are on a sixty five acre site, planned here is eight hundred on a six and a half site. This really is overkill for this site and will change this residential area for ever, not to mention all the environmental problems that come with packing this number onto a small site. Thank you for your time and trouble.

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

Comments: 7th June 2015

I repeat my OBJECTION to this application for the following.

It is an experiment, with no history of this type of development in a residential location.

The number of students, 800 or so, is so overwhelming for this beautiful area, its parks and sort after park which is prominently a quiet residential area of Cheltenham

We are already subjected to student footfall this will increase, as all students would need make there way to student to teaching facilities like lecture rooms etc on the other side of town.

The all ready unacceptable noise and anti social behaviour, late night early mornings through and from the park. Which is difficult to managed even now the local residents are somewhat replied upon to pass this information on to the university. Surely this will escalate, how do they propose to managed this 24/7?

Students park in our road currently - there is a lack of parking on the new proposed site? The traffic will increase, for students on site staff and friends visiting. The road already has sleeping policemen on and already busy road, local traffic, school traffic and general traffic. The road had sleeping policeman to slow traffic because of the school how can additional traffic now be acceptable(?) Albert Rd is a rat run already, busy and car travel fair too fast as it is this is unsafe and more volume of traffic on this road seems to lack considered though.

Rubbish and litter are already a problem, students use the park leave all there rubbish on the grass although numerous bins are available this would surely increase. BBQ's are used in the summer months burning grass without any consideration to the park and the other people that use it - i dread to think how this will increase.

The proposed development itself is unsightly as with many new builds in Cheltenham.

I wholly OBJECT to this proposal.

4 Yeldham Mews
Cheltenham
Gloucestershire
GL52 3JZ

Comments: 3rd June 2015

I have reviewed the revised submission documents and find that only one of my previous comments have been commented on or addressed. I therefore submit again amended 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 this has now been changed thankfully to face inward . A minor victory for common sense. I understand you do not want a blank wall facing the street BUT there is a solution. I visit the continent a lot and they PAINT fake windows and doors onto the sides of building. This is so effective that it is difficult to tell without careful study. In this case there will be trees as well. Why not consider it?

2. 800 students is just too many!!! 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. No change has been made despite continued protest from all residents who live in the area. The University staff who are forcing this through ALL live somewhere else!

3. Why can't the students catch their buses at the Racecourse Park and Ride during the day, 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 at weekends which will be the surrounding roads and grass verges thereby adding to noise pollution and defacing well kept streets.

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! The proposed mini bus at every 15 minutes is a recipe for continued noise at night.

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.

6. 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 went to the viewing at the Racecourse and I have been to the others; 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. Maybe the recent election showed them they should listen!

Comments: 9th June 2015

Local people many who are elderly do not want the development on the scale proposed for a number of important reasons:

- The development will swamp the local area. 400 would be far more acceptable.
- The building themselves will dominate the skyline with enormous blocks of accommodation.
- The late night noise which is already a problem will increase enormously when students arrive back from a night on-the-town.
- Parking especially at weekends will be a nightmare in local roads and worse on our lovely grass verges. Each student is allowed one friend to stay-over at weekends.
- The existing transport congestion at rush-hours will be compounded with many buses require to transport this number of students to their place of study.
- Our local shop will probably close because the campus will have it's own (and bar!)
- 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 students really going to take notice of them! The proposed late night mini bus at every 15 minutes is a recipe for continued noise at night.
- Litter in the area is already an issue and local residents routinely clear it up. This will only increase.

I have been to the presentation by U-Living and the University and I went to the viewing at the Racecourse. 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. Maybe the recent election

showed them they should listen! This is a business enterprise with U-living making profit and the University selling their sole to do likewise by obtaining more students.

I ask you to vote against so that we can get something acceptable to residents and the University. 800 is too many and driven by U-Living profit!! Please vote for a better solution for Pittville Residents.

7 Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 28th May 2015

Still do not want this in the middle of a housing area.

Having said that.

- Too many students
- Overbearing buildings
- U Living has no experience of running a complex like this in a residential area.
- Noisy students coming back from town on foot from their boozy nights out will make this intolerable for the residents.
- Totally against a shop on site as the local shop in New Barn Lane will not be able to survive causing the residents to lose it.

All in all the Development is in the wrong area.

15 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 3rd June 2015

The revised design of the proposed Pittville Student Village shows some visual improvement but the unchanged high number of almost 800 students results in a massive complex of four and five storey residential blocks which are completely out of place in Pittville which is a Conservation Area. It is even worse than the previous proposal in that the buildings have been moved closer to existing residences.

This number of students will result in a quadrupling of the local population. The University describes this as a "vibrant" Student Village which is a way of predicting unacceptable disturbance by students to the existing residents who have little confidence in the University, which has a poor track record even on existing numbers, in being able to control the behaviour of such a high number of students.

The University has admitted there is no comparable Student Village in UK which has been introduced into an existing community and that Uliving has no relevant experience in managing such a site. The Stoke Bishop Campus in Bristol has been suggested by the University as an ideal example with which the Pittville site should be compared. The Stoke Bishop site has 2,000 students on a 65 acre site, while there would be 800 students in Pittville on the 6.5 acre site. To have a comparable student population density, the number of students at Pittville would have to be reduced to around 200! This underlines that the high student population proposed for Pittville is completely unreasonable.

This proposed high number of students in Pittville compared with the existing number of around 200 students inevitably would cause many unacceptable problems to the local community and probably would result in severely adverse changes in the living environment which the residents are able to enjoy, and which the University would be unable to control.

Throughout this so-called consultation period the University has demonstrated a continuing arrogant attitude. While claiming to have listened to residents' concerns it has not made a single concession of any consequence.

Comments: 3rd June 2015

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Throughout this so-called consultation period the University has demonstrated a continuing arrogant attitude. While claiming to have listened to residents' concerns it has not made a single concession of any consequence.

Comments: 29th June 2015

Pittville is an attractive, pleasant and quiet residential area of Cheltenham. Unfortunately the planning application submitted by the University for a "vibrant" Student Village is in danger of causing irreversible damage to this area.

There is a need to redevelop the existing site and the local residents welcome this, but only if their reasonable concerns are taken into account by the University. This has not happened and the University seems prepared to ride rough-shod over the interests and objections of the residents driven entirely by profit considerations. The "consultations" have proved to be a complete sham. Not a single concession of any consequence has been made to the large number of objections from the local residents.

The buildings proposed are for four and five storey residential blocks which will be overbearing and very close to existing housing. They will overwhelm the area and be completely out of place. Low cost construction will be used which will not weather well and will result in an eyesore very quickly, and will be very close to the Pump Room. These enormous buildings are as a result of

the proposal for nearly 800 students to be accommodated, compared with just over 200 students who are resident in the campus currently. This number of 800 students and supporting University staff is completely unacceptable. They will overwhelm the current local population making life for some completely unbearable.

The current problems caused by students will get significantly worse. These include, noise, antisocial behaviour and litter. We suffer major traffic problems in Albert Road and this will be made much worse by the buses transporting students to and from other campus sites. There will be only limited parking in the Student Village and local streets are likely to become blocked by cars parked by the students and their visitors. Late night buses taking students into town and collecting them will operate until 4 am.

The University concedes that there is no similar instance in UK where a residential campus of this size has been created in an existing residential area. Uliving has accepted it has no relevant experience of controlling students in such a situation. The University has failed to control the current number of student, so how are they to control four times as many? The proposed Operational Management Plan raises as many questions as it attempts to answer.

The University claims this Campus will benefit Cheltenham greatly. This is a possibility, but does this have to be at the expense of destroying all that is pleasant in Pittville? The only acceptable solution is to reduce very significantly the number of students to be accommodated in Pittville which in turn would reduce the size of the buildings required. A residential campus of this size needs to be located elsewhere.

Should this Planning Application receive approval, what restrictions would be imposed on the University to protect the residents' interests? Who would monitor these on an independent basis and what ready recourse would be provided to the residents when the inevitable major problems arise?

I recommend Refusal of this Planning Application.

18 Walnut Close
Cheltenham
Gloucestershire
GL52 3AG

Comments: 1st June 2015

Having viewed the updated plans for the student village and visited the recent exhibition held by the university and Uliving at the racecourse, I wish to OBJECT to the planning application on the following grounds:

1. Number of occupants - the number of students proposed for the development is too many for the area, adding a high-density population to a quiet suburban neighbourhood. I believe this will lead to disruption, particularly at evenings and weekends when the students are not in class and are looking for nearby distraction.
2. Visual amenity - the proposed buildings look like something out of Communist East Germany and will do nothing to enhance the look of the area; quite the opposite.
3. Parking - the university and Uliving have proposed that students will not be allowed their own cars (hence the lack of on-site parking) and this will be policed and enforced. This may work, but by the time we find out it will be too late. This also does not cover the holiday periods when the flats will, in all likelihood, be rented out to university summer schools which will not have the same hold over students. With no on-site parking student vehicles are likely to fill up the local residential streets.

4. Pittville Park - with little open space in the village campus, Pittville Park is most likely to become the students' play area, potentially swamping use of this valuable local facility.
5. Infrastructure - has the additional pressure on water and sewerage in the area been fully allowed for? The site is already at a high point for the town so water pressure, with potentially 800 showers being run during a compressed time frame each day, will have to be improved if the entire neighbourhood is not to be reduced to a dribble.
6. Other development - a couple of hundred yards away down New Barn Lane a housing development is about to kick off. The added volume of traffic and requirement for services of this new estate will be enough for the area without the extra imposition of the student village.

4 Pittville Crescent
Cheltenham
Gloucestershire
GL52 2QZ

Comments: 5th June 2015
Letter attached.

7 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 1st June 2015
Letter attached.

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

Comments: 8th June 2015

We still have major concerns over the proposed developments of the site. I find it very worrying is that the 'U-Living' admits that it has no experience in Building or Managing Student Accommodation in a residential area. So looking at the 'New' Proposal put forward, this 'experiment' could go badly wrong.

As we previously stated we are not against further development of the site (within reason). So why cannot the thoughts of the residents be taken into account, rather than ignored.

We believe that if this development goes ahead as it stands it will have a great detrimental effect on the area & its residents.

7 Lakeside Court
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 8th June 2015

Letter attached.

Treeside
22 Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JL

Comments: 11th June 2015

I write further to my previous letter of November 2014 and on behalf of my husband and son.

I have reviewed the 'revised' application, and attended the Centaur presentation, whereby I spoke at length to Uliving representatives and still object to this planning application 14/01928/FUL for the same reasons outlined in my previous letter:-

- Accommodation for 800+ students still too large.
- Design of the building - overbearing and intensive - not sympathetic to area
- Not taking into account, or addressing the concerns of existing residents, in particular, traffic congestion, parking, and anti-social behaviour.

I note recently that there have been several articles in national newspapers commenting on the 'ugliness' of developments in the UK - this would be one of them if this application is approved.

I OBJECT once again to this planning application.

6 Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 5th June 2015

As residents in Pittville we are writing to voice our concerns about the extent of the proposal to add 603 new units of accommodation at the Pittville campus plus bringing the 191 existing units up to date.

Our concerns are directly related to the increase in numbers and the effects that it will have on the local infrastructure especially roads and density of traffic especially at a time when there are other developments in the area. I wonder how this proposal fits in with the overall plan for the Pittville area.

There a variety of concerns already raised and we feel that the proposers and developers should actively address these concerns

5 Lakeside Court
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 8th June 2015

I am surprised to receive your letter advising of revised plans for the above development so soon after the plans were passed by the councillors after the council officers had rejected. Unfortunately these revised plans do nothing to protect the existing Council Tax payer residents.

It appears that U-Living have no experience in building or managing student accommodation in a residential area and therefore are we the local residents to take part in an experiment! Does the proposed 4 and 5 storey building improve the local architecture of the Pittville Park Houses and Georgian Houses or detract from the buildings in this locale.

The main problem I perceive is the proposed inadequate parking on the Pittville Campus which will only lead to students and visitors will be forced to park in the surrounding streets or take over the Pittville Pump Room car park. The introduction of 600 additional students must have an effect on the local services of gas, electricity, broadband and drainage or are there plans in hand to enhance these so we residents do not suffer poorer utility services. I can only assume that Albert Road will see much additional traffic and therefore the disturbance this must bring to this area and this is before the proposed additional housing estates have been built.

Late evening returns from town by the students can only add (4 times) to the current level of late night noise complaints which I understand are only incurring in term time. The proposed campus shop is likely to lead to the loss of the New Barn Lane shop which is currently a valuable amenity for us.

Please take note this time of the issues which will impinge seriously on the current residences if the student village is increased by 400%.

54 Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 1st June 2015

This is a frighteningly large development, please do not give this planning permission.

1 Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 8th June 2015

Letter attached.

22 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 23rd June 2015

Letter attached.

11 Elm Court

Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JU

Comments: 27th May 2015
Letter attached.

2 Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 4th June 2015

I wish to place an objection to the above planning application for the following reasons :

- Environment
- Design
- Student behaviour

1. Environment.

Pittville is a very peaceful residential area no pubs, clubs etc only a lovely park and the famous Pump Room. This is not an area suitable for a student village. The footfall thro the park is bound to cause damage not to mention the amount of litter. The student population will outnumber the local residents by 4;1 and change our way of life forever. Regardless of what UofG says students will bring cars and park wherever they can on roads around the campus. A major problem will be at start and end of term when parents have to move luggage and other goods. Where will they park. At a public consultation ULiving said arrangements would be made with Park and Ride. Nothing further has been heard of this Then there will be all the service vans buses etc and Albert Rd will become grid locked.

2. Design

The new buildings on Albert rd will dwarf the existing houses/flats. The 4-5 storey blocks are uninspiring. Another major design flaw is that no attempt has been made to alter the access doors on the existing dormitory blocks. Currently they face the boundary fence and the houses on New Barn Lane . This is where students enter at any hour of the night 1.30am-4.30am causing loud noise and wakening local residents. These doors should be altered to face the courtyard.

3.Student Behaviour.

The number of complaints this year has risen dramatically and will continue to do so as the UofG has no plan to curb noise in the campus. Due to a serious number of complaints the Environmental Agency issued on 17Jan 2014 an Official Nuisance Record Sheet. Then on 12 March 2015 they had to issue another one due to the level of complaints. This shows the UofG have no long term plan to curb noise complaints. At the moment their solution is 'if wakened call security and they will deal with it. The issue is we do not want to be wakened in the first place. This problem will increase if this plan goes ahead as the security will be located at the opposite end of the campus and will be unable to stop the students.

15 Elm Court
Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JU

Comments: 4th June 2015

Having viewed the proposed plans I have numerous concerns.

The proposed significant increase in numbers of students will put serious stress on the existing local services a)Water supplies b)sewage systems, c)Broad band net work, d)Gas systems, e) Electricity supply, etc. Not to mention the impact this increase in numbers will have on the existing residents and local amenities of the area.

What about adequate car parking requirements given such an high number of students and their families and friends that will be visiting? Are we going to have over spill onto the pavements and private drive ways?

The Proposed size of this building will significantly detract from the beauty and serenity of the area. Has this been considered?

What about the late nights returning of student that have spent the night out in town, having lived in the centre on Cheltenham for a couple of years I know only too well that students party most nights of the week and will regularly be singing in the streets from 02-00hrs to 04-00hrs in the morning. I moved to Pittville to get away from this type of unsociable behaviour.

You need to be mindful of the fact that this seasonal population influx has no long term commitment to the local area or the residents and as such will behave accordingly. The outfall of which is stressed and disgruntled local residents.

The only conclusions that can be drawn from this is that there has been little to no thoughts applied to the existing local residents and the impact this proposal will have on them or their families.

130 Albert Road
Cheltenham
Gloucestershire
GL52 3JF

Comments: 3rd June 2015

We wish to submit further objections to the renewed application by the University of Gloucestershire (UoG).

As stated in our letter of 19 December 2014, we must preface our comments with a real concern that UoG and ULiving have, throughout this process and again since the deferral, not truly listened to the objections raised by Pittville residents. Their plans are substantially unchanged and the improved design should not mask that intransigence. UoG shows no attempt to understand the fears and concerns of residents about the damage their proposals will inflict upon the local environment, infrastructure and/or quiet enjoyment of the residents in the area. Specific points are:

1. It is now acknowledged by UoG that the students on site averaged 660 with 200 staff. Previous UoG statements were misleading. Occupation then was usually Monday to Friday and with restricted hours. The proposal now is for 791 double-bedded rooms and staff facilities for 132 staff. Students would be resident 24/7. In terms of impact on the amenity of the community, such an imposition is dramatic and unreasonable. In effect, this increases occupancy of the site by 584%! This overwhelms the local community of some 250 residents and would change forever the face of the area from quiet residential to, and I quote from the Design and Access Statement, "a vibrant" student village. The National Planning Policy Framework - paragraph 50 - states ".....To...create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups

in the community.....". Note the reference to "mixed communities" not one dominated by any one element.

2. The architects refer to fairly low density residential streets on the North and West sides of the site. Therefore, a development of this magnitude is totally disproportionate to what the area could sustain. The site is on the edge of the Pittville Character Area of the Cheltenham Central Conservation Area.
3. The proposed buildings are 4-storey in height, excluding the 5-storey on the corner of Albert Road and New Barn Lane. Regency buildings in Cheltenham, as shown by the examples in the Design and Access Statement are 3-storey (see 3.8). In the surrounding roads properties are principally 2-storey.
4. The Planning Overview continues to make the economic case for UoG. Such pleadings should be ignored as non-planning issues. UoG states that there will be economic, social and environmental benefits to Pittville. It is difficult to see what those might be.
5. UoG is now focussing on CBC's obligations on housing provision and states in its Revised Planning Statement - paragraph 6.16 - "...Throughout the assessment of this application it is important to consider the 'tilted balance' effected by paragraph 49 and subsequently paragraph 14 of the NPPF. The question is not whether harm outweighs benefits, but whether harm significantly and demonstrably outweighs those benefits....." CBC can no more do that than can UoG show that it doesn't. UoG is in effect stating that it will be content for the local community to suffer harm as a result of planning approval.
6. UoG states that residents' concerns over student behaviour have not be substantiated (Paragraphs 10.1/10.2). The point is that noisy students wake the residents at unacceptable hours in the morning. Short of having monitoring of sound at night, it is difficult to capture these incidents. Obviously, there is not a spirit of trust between UoG and the residents on this issue. Clearly, if UoG doesn't believe it to be an issue, the OMP will not be robust on this matter.
7. The VC's letter (Appendix B) is misleading and inconsistent in a number of areas. He again makes reference to 1,300 students and now 250 staff (other documents refer to 200 staff) and infers that the site can take the number of students proposed. Physically that may be the case BUT is that number appropriate to the Pittville area? Also, on the built footprint point, he again emphasises the reduction by 50% but doesn't recognise that to achieve that the buildings are designed to be much higher. He also points to the increase in "green space" but local residents will not benefit from that as it is all internal space.
8. Paragraph 26 indicates ULiving's "considerable experience" in managing such sites. The final paragraph of section 3 of the Operational Management Plan ("OMP") says the exact opposite. We understand that they have now accepted that they have no comparable site as a reference point.
9. The Cheltenham Architects' Panel noted some dimensional errors in the 3D model (Appendix C). Overall, whilst encouraged by the changes there were adjustments sought to later iterations of the design. Has the Panel seen those changes and will they be made public?
10. Appendix F - Pinsent Masons report - suggests in paragraph 11 a minimal level of complaints - they refer to it as "contacts" from the public. This figure does not appear to match our figure of 39. They suggest no undue weight should be put on anti-social behaviour.

11. CBC is currently defending its decision to refuse planning permission to Bovis/Miller Homes to enable them to build 650 homes in Leckhampton. The reasons for refusal include that the development would add significantly to transport congestion, it would have an adverse impact on the landscape and the adjoining AONB, and, the s106 agreement hasn't been agreed. Local MP, Alex Chalk, suggests it is environmental vandalism and would lead to intolerable pressure on schools and transport infrastructure. So why is Pittville any different?
12. At the January 2015 planning meeting, Cllr. Sudbury stated "...The design is not acceptable in this location, although it might suit another area; there seems little sense of context...". What has changed since then? UoG still wishes to build a student village on the Pittville site and house some 800 students. They clearly haven't listened.
13. Paragraph 8.1 of the OMP includes the comment "...not all students living at the Pittville Student Village will be in residence for every day of their tenancy. It is therefore very unlikely that the number of people on site will exceed 791...." This is misleading as there will always be more than 791 on the site due to the presence of support staff.

Many of the points of objection previously raised remain relevant to this revised application. We trust the planning committee will consider the genuine fears and concerns of the local residents and refuse planning permission when this application comes before them.

23 Cakebridge Road
Cheltenham
Gloucestershire
GL52 3HL

Comments: 4th June 2015

I am in support of this application as I believe it will further the prosperity of Cheltenham. I think the University has worked hard to address the concerns of us, the residents and, although I preferred the previous application because I think aesthetically it fitted into the area more sympathetically, I still support the application.

I have lived in the area for around 50 years, 25 years in Albert Drive and 25 years in Cleevemount and, while Cleevemount has retained its family and retired demographic of occupants, it appears that Albert Drive and surrounding roads are mainly occupied by retirees. I think the student village will help to redress this social and age imbalance which can only be helpful to a balanced society.

In all my years of living in the area, I can honestly say that there is more noise, traffic and disruption from events taking place at the Racecourse than there has ever been from the Pittville students even when it was a working campus with a far greater amount on people on-site than is proposed.

I am sympathetic to the concerns of other residents but still think the development should go ahead.

48 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 1st June 2015

Letter attached.

38 East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 1st June 2015

Please note our areas of concern about the above planning application:

1. Since the previous application the proposed student numbers remain at 800, substantially unchanged.
2. The proposed 4/5 storey blocks are dominating and uninspiring; removing two storeys would leave a more manageable student no of 450 and would as buildings be less intrusive.
3. Inadequate car parking means visitors and other students will still be forced to park in the surrounding streets. The planning proposal would mean traffic and disturbance at least four times previous levels particularly in Albert Road.
4. There will be at least 600 extra people permanently using gas, electricity and broadband and in particular the drainage which flooded in 2007.
5. The proposed Operational Management Plan has many flaws and is not fit for managing 800 students.
6. U-Living admits it has no experience in building or managing student accommodation in a residential area; there is nothing comparable in the UK.
7. Students walking back from the town centre late at night already cause disruption (over 40 substantiated late night noise complaints this academic year alone all during term time).

We bought our house in Pittville because it is a quiet residential area of Cheltenham; let's hope it stays that way; we urge you to reject this planning application.

6 Lakeside Court
East Approach Drive
Cheltenham
Gloucestershire
GL52 3JE

Comments: 3rd June 2015

I most vehemently object to this proposal. Once again we as tax/rate payers are forced to take it laying down that our rights, needs, voices are suppressed at the expense and in favour of those who

- 1) do not pay a single penny towards the environment they occupy in any shape or form
- 2) are largest consumers of the services WE, ratepayers pay for
- 3) are the most troublesome to local residents - who pay for it all.

Those who suggest that students will contribute to our economy are far removed from real life: students HAVE NO MONEY!! if they did they would not be students!

The only thing we shall get from them is nuisance, noise, pollution, parking problems, overburdened roads, broadband, sewers, water supply etc....etc.....

Our block of flats is off Albert Road and prime target for free parking - often our drive blocked for emergency vehicles to enter - when most of us are elderly and some disabled. If a fatality occurs due to this event will the project pushers take the blame??

Council constantly claims there is no money for cleaning our streets and parks - yet our precious resources are wasted on supporting this project that will only make our, taxpayers' lives even worse.

When I bought this flat 16 years ago, I bought it exactly for the reasons that now will be destroyed: peace, security, clean environment, quiet location near a park.

Since all of this now will be destroyed against my, the tax-payer's objections,

I NOW DEMAND A RATE REDUCTION IN LINE WITH THE LIFESTYLE REDUCTION I MUST ENDURE DUE TO THIS PROJECT.

10 Elm Court
Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JU

Comments: 5th June 2015

Introduction: 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.

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.

My objections and observations relate to the proposed development in general.

Amount

The amount of proposed building is excessive for the area of the site making the proposed development over intensive.

Although the application is for 577 new build units, with the existing accommodation the total number to be housed will be roughly as the previously submitted scheme.

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

Although the present scheme is an improvement in elevational treatment they remain inarticulate and the proposed development has retained 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

It is absolutely essential that all the existing trees on the site should be retained and I would like to see them made the subject of a TPO as part of any planning permission that might be granted. They provide considerable screening between Elm Court and the campus and the approach to the junction from the racecourse.

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.

Parkgate House
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 3rd June 2015

I would like to object to the new revised plans for the student campus in Pittville.

My main objection is that 800 students is far too high a density of population for this area to sustain. One quarter of this number would be more than enough.

There have already been many problems and complaints with noise in the middle of the night caused by students and this will inevitably get a great deal worse if the plans are approved.

Parking is another area of concern; there seems to be limited parking in the campus and students at present leave their cars in West Approach Drive and the Pump Room blocking up residents spaces and those used by local people using the park.

In an iconic part of Regency Cheltenham the design seems to be of poor architectural quality.

15 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 3rd June 2015

The University has submitted revised proposals for the Pittville Student Village but these still have the same unacceptable main features of the previous proposal. The building complex imposes an unacceptably large and high unattractive mass which will dominate the existing residential area with major negative effects. This results from the same excessive number of nearly 800 students which are proposed and should be rejected as unsuited to this attractive area of Cheltenham.

In order to fit into this area of Cheltenham it would be necessary to reduce the height of the buildings by at least one, or even two storeys which would involve a sizeable reduction in the number of students to be accommodated, and this in turn would reduce the other major cause for concern which is the proposed high number of students.

With the proposed number of nearly 800 students there would be a great and inevitable increase in noise levels and antisocial behaviour particularly at night when students travel to Cheltenham in large numbers. The proposed 35-seat bus service running until 4 am to provide transport in both directions is most unlikely to provide a satisfactory solution and could itself introduce additional noise problems.

The additional traffic levels in Albert Road will result in even worse problems than are experienced currently, particularly when Pittville School is opening or closing and parents are delivering or collecting their children. At such times cars are parked waiting and buses are

causing obstructions in addition to the build-outs. Traffic travelling towards Cheltenham at such times can come to a standstill, so how will the student buses be able to make progress?

Students will not be able to take vehicles into the Student Village. So surrounding streets are likely to suffer major parking problems, including at weekends when visitors or parents arrive. How will this be addressed?

Litter along Albert Road and other areas such as Pittville Park currently is a major problem. It is inevitable this will become much worse with this major increase of students. What will the University do to control this?

The University has produced a voluminous and highly padded Organisational and Management Plan which purports to demonstrate its ability to manage the site and to control the students. But with the University and Uliving's self-admitted lack of experience with this type of Student Village, and the many omissions or conflicting statements in the document, this is seen as playing lip service to the problems or just providing a smoke screen.

In order to recognise the many concerns expressed by the local residents the University needs to provide a formal document which will address each of these concerns. The University must spell out clearly what steps it is taking to deal with matters such as noise, antisocial behaviour, parking, litter, traffic, etc. It needs to be clear also what the proposed targets are for each of these and what penalties will be incurred should the University fail to meet each or any of these. The welfare and rights of the residents need to be recognised and protected, and not to be trampled underfoot by the University.

Cleeve House
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 3rd June 2015

I am writing to OBJECT to the above Planning Application;

- 1) The area is a residential and recreational part of Cheltenham and the influx of 800 young people will completely change its nature. Currently there is a cross section of age and socio/economic groups and the infrastructure has been designed to support these residents. To impose a block of a single age group on the area will severely disrupt the society and the infrastructure will not cope with it.
- 2) The plans have insufficient car parking places which will force the students to park in the surrounding streets which in light of the present pressures caused by the closure of town centre car parks will lead to social unrest and conflict.
- 3) The planned building is completely out of context with the existing buildings especially the listed Pump Room and the nearby listed buildings which are important features of the town.
- 4) This part of Cheltenham's economy is largely based on Tourism, recreation, festivals and conferences. To risk disrupting these sources of income on an experiment in Student accommodation is unwise bearing in mind that I understand that nowhere else in the UK has such a scheme been implemented.
- 5) The current student population is already very disruptive, to the area to increase it to 800 would cause great difficulties.

I therefore object to the Planning Application on the grounds that it is inappropriate and unsuitable for the area.

The Gables
23 Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JJ

Comments: 3rd June 2015

Letter attached.

13 St Pauls Parade
Cheltenham
Gloucestershire
GL50 4ET

Comments: 4th June 2015

I do not object to the proposed halls of residence, but I am not convinced by the parking provision, travel planning, and what I can see by way of improving the cycleability of routes from the halls to nearby campuses. I would also like to share our experience of living with an area with a large student population.

I read with interest the revised travel plan. The ambition to increase student travel by bike by 5% a year seems unambitious based on the very low existing baseline, which appears lower than the settled population of Cheltenham.

The plan is generally unambitious if compared with, for example, the University of York, where as well as discouraging car use by its staff and students, it has more cycle parking than the rest of York including secure cycle parking for residents and staff in addition to many bicycle racks for everyone else. At York there is also a network of cycle routes across campus including a Sustrans national route that crosses the campus, they also work with the council to create safer routes for students and staff to cycle to university and between campuses. (This is however in the context of a city that is committed to promoting a cycling culture).

The University of Gloucestershire has claimed green credentials for some time and has been consistently high in sustainability league tables. However this does not seem to translate to the actual travel habits of their students. There is a very low level of cycling by students compared to other universities, which have made serious attempts to move students to more sustainable forms of transport and as mentioned previously compared to Cheltenham's population as a whole. This is reflected in the lack of provision of cycle parking at the campuses. And this is despite the main Cheltenham sites being at distances apart which would seem to lend themselves to cycling. The 94U bus is often seen travelling around town empty or nearly empty. The 'green' gesture has historically been to provide an inadequate number of parking spaces in order to dissuade car travel, which has had the effect of displacing the problem to the neighbouring community.

The travel plan makes very little reference to travel to the Oxstalls campus in Gloucester. Based on observation of students living in St Paul's, many of those travelling by car regularly are sports students commuting to Gloucester. With another campus already planned for Gloucester docks, this should be addressed in the travel plan or by encouraging students to live where they study

(not always straightforward for students following a modular degree path). There is also the opportunity for combining bus and bike travel perhaps by allowing the 94U bus services to carry bikes.

The university of Gloucestershire is proud of the achievements of its sports students, but many of these have external sporting commitments, which cannot be met by public transport. The university should acknowledge this, and make parking provision for these students, rather than displacing the problem onto local communities. The level of car sharing proposed for education students also seems unrealistic. Many trainee teachers are based in primary schools which rarely have more than one trainee at a time, and as well as being scattered across the county, they are also off public transport routes.

In St Paul's the high level of student car ownership and the volume of student parking has led to parking problems for the rest of the population, resulting lately in the introduction of parking permit zones. The initial surveys for the St Paul's parking review matched cars with the addresses where they were registered. This showed a high proportion of longstay parked cars in St Paul's came from a distance greater than a commuting distance, indicating that they were likely to be cars owned by students registered to their home/ parental addresses. I think this evidence indicated that 40% of cars in some parts of St Paul's were student cars. Since this survey was undertaken in 2013, the number of student cars has if anything increased. Further evidence that a large number of cars belong to students is that parking pressures ease significantly during the university vacations.

Not only does the number of cars put pressure on parking, but they are also anti-socially parked, obstructing pavements, parked across corners so that bin lorries can't get past. (We are very concerned that one day a fire engine will need to access the junctions of Marle Hill Parade, Marle Hill Road and Wellesley Road and it won't be able to - this is something that has regularly been raised in residents' association meetings).

As part of the St Paul's 'residents' parking scheme', the university secured longer permit free parking times on the streets nearest FCH to enable students to park and attend lectures. This is despite student parking being the reason that residents often can't find parking spaces.

I notice in the GCC highways mitigation a planned pinch point on Marle Hill Road and Wellesley Road. At the junction of these roads, there is already a tree and a no-through road. I would like more details of the proposed plans. This route is already very popular with children and parents with pushchairs, scooters and bikes travelling to and from Dunalley primary school and Dunalley ducklings, especially at the beginning and end of the school day. While there is already a dropped kerb here, it is frequently blocked by inconsiderately parked cars. The route most often taken by students from Pittville to FCH or Hardwick is via Pittville Park along Agg Gardners. There is the opportunity for significant improvements, resurfacing, better entry way etc to the entrance to Pittville Park from the junction of Hanover and Hudson Street. The road here is also in a shocking state and could be improved to facilitate cycling.

The cycle routes onto Hardwick could also be improved. Cycling along St Paul's Road to Hardwick is not an attractive route. There is the opportunity to create an off road cycle route linking the Honeybourne line, via the new houses on the former Midwinter site then through Elmfield playing field to Marsh Lane. This would require suitable surfacing and improvements of the existing entrances/ gateways. To make the route from Pittville to Hardwick as easy as possible, a toucan or similar crossing could be put in on Tommy Taylor's Lane connecting the cycle route through Pittville Park with the Honeybourne entrance just south of the Prince of Wales stadium.

There is a lot of scope for improvement of walkability and cycle-ability around both the FCH and Hardwick campuses. There is no point improving the area immediately adjacent to the halls of residence, if the students' likely destinations and the routes to them are not attractive and obviously walkable and cycleable. I am an experienced cyclist but I will avoid cycling on St Paul's

Road if I can. These improvements should be in place before students move in to the halls, as the students' travel habits will be formed in their first few weeks of university.

Hopefully by finally making serious attempts to move students to more sustainable transport modes from the start of their university career, this will stay with them for their second and third years when they move into shared houses, easing the burden on St Paul's of student car ownership and use.

Regarding student behaviour, we have found the university very supportive, especially over the last year, in responding to residents' complaints about student behaviour where it is associated with a particular property. It has always been more difficult to get support or action where there are large groups of students moving noisily through the community on their way in and out of town. The traditional response from the university has always been: 'How do you know that they were students?' I think the university should give the community credit for knowing a group of students when they see them, and accept responsibility for the behaviour of their students.

St Paul's has a Streetwatch scheme which has similarities with the proposed Ssh! scheme. The key differences are that Streetwatch is entirely made up of volunteers from both the student and the settled resident population. St Paul's residents are responsible for securing ongoing funding for this (e.g. insurance costs), though the university has supplied some hi-vis jackets for student volunteers. The vast bulk of the administration and volunteer hours falls on settled resident volunteers. Recruiting student volunteers who will meet a minimum commitment of 2 nights a month is not always easy, and may be more difficult when Streetwatch is competing with Ssh! for the same volunteers. Student volunteers do not always find it easy to confront other students who are not behaving well.

Education of students does have some effect. Having been asked to keep their noise down, most of them will be more considerate in future. The problem is that every September you get a new intake, and the cycle starts all over again.

I would also like to share St Paul's residents' experience of university and community liaison. St Paul's residents' representatives are invited to attend the FCH liaison group and do so 3 times a year. However we very rarely have university representatives at our own residents' association or NCG meetings. Despite the position of SU Community officer being created a couple of years ago, it has not been (in our experience) part of this officer's remit to engage with or talk to the community.

Comments: 4th June 2015

My existing comment still stands, but Neutral rather than Object best represents my position.

Malden Court
71 Pittville Lawn
Cheltenham
Gloucestershire
GL52 2BL

Comments: 5th June 2015

Letter attached.

4 Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 3rd June 2015

I agree with every objection from residents of Pittville to this overdevelopment.

In the latest plan there has been very little visual improvement and 800 is an unacceptable number of students. Has no one been listening ?

The only comments in favour of this project are from people who do not live in this area and are therefore not directly affected. Not one local resident is in favour.

If this Planning Application is approved, democracy in Cheltenham is dead.

83 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LF

Comments: 30th May 2015

This development represents a vast increase in the number of resident students, staff and visitors which is bound to have abundant effect on the neighbours and the surrounding area in every aspect.

It is not a suitable development for this particular site.

20 Cleevemont
Evesham Road
Cheltenham
Gloucestershire
GL52 3JT

Comments: 4th June 2015

OBJECTIONS to Pittville Student Accommodation Blocks Proposal

1. The Pittville location for the proposed accommodation blocks is completely unsuitable. The location is almost the farthest point away from any University site. It is simply not logical to site the accommodation in Pittville. The illogical location means that there will be a huge number of journeys being made daily, solely because of the siting of these blocks. This imposes unnecessary extra strains on the local transport, roads and the environment.

2. The size and design of the proposed development is completely unsuitable and out of character with the Pittville area.

3. The number of students planned is equivalent to over 300 houses. This is clearly an impossible number for the site, because of the increased loadings on roads, parking, transport and utilities in Pittville that this would represent. These loadings WILL be generated by this proposal if it goes ahead, and this has not been recognised in any of the proposal documents. Pittville simply cannot accommodate such an increase without a massive investment in infrastructure and a corresponding change in the environment of the area.

4. The capacity of the sewage and draining facilities in Pittville is already under strain, and the additional capacity required by the proposal cannot be accommodated.

5. BT admits that there is a shortage of telephone lines in Pittville. This proposal will lead to a poorer quality of service for all Pittville residents, unless there is further infrastructure investment mainly by BT.

6. The amount of parking space which will be required cannot be accommodated on site and so the surrounding roads will be clogged by the overflow parking, causing problems for residents.
7. Evesham Road is very busy and the additional traffic required by this proposal will cause more congestion.
8. The introduction of so many students in a residential area will cause an unacceptable increase in anti-social behaviour and noise. The proposal to provide overnight buses and 'greeters' will not be effective and is likely to be dropped quickly when the University finds even more financial problems.
9. The whole purpose of this development is to increase the University size to help them to balance their finances. It is not acceptable that the Pittville area and its residents will be disadvantaged just to allow the University to do this.
10. The amended proposal does not address any of the major objection points, and is filled with vacuous process orientated statements, which will no doubt be quietly abandoned if the proposal was ever to go ahead.
11. This proposal is not wanted and is extremely detrimental to the Pittville area and its residents. It must be refused and not be allowed to return with further attempts to ignore the real problems that it entails.

82 Albert Road
Cheltenham
Gloucestershire

Comments: 4th June 2015

I wish to OBJECT to the resubmitted planning application to redevelop Pittville Campus by the University of Gloucestershire in partnership with ULiving.

1. There has been no attempt whatsoever to listen to local residents concerns about the density of the site. The proposed number of students at just under 800, remains unchanged. This is unsustainable and will substantially alter the nature of this residential area.
2. The UoG has blatantly used the engagement of a local residents group to mount a charm offensive about the need for the Borough Council to have the University grow in volume. This economic argument has been put before the loss of amenity to local residents.
3. Some changes to making residential blocks face inwards rather than onto Albert Road is welcomed.
4. The height of the blocks of flats remains unchanged and is too high and out of proportion to existing houses.
5. Lack of parking places is a very real concern, spillage of parking will fill up the Pump Room car park and surrounding streets, meaning a loss of amenity to visitors to Pittville Park.
6. 800 students, and their visitors will cause noise disturbance and nuisance, and the Operational Management Plan is inadequate.
7. Increase in road traffic will be detrimental to Albert Road traffic flow.
8. Infrastructure will be over loaded in the local area.

9. The Design of the blocks of flats has been altered, but their general appearance will still result in a barracks like look, to the existing residential area.
10. The University is a valuable institution for the Town, but its need to grow in quantity rather than quality should NOT override the need for sensitive and proportionate planning considerations. A vote against this poor/flawed application is not a vote against the University per se, and the Councillors who said this at the first hearing are twisting genuine planning concerns with a narrow For or Against vote for the University as a whole.
11. This Application will drastically alter Pittville/Prestbury and make it a poorer place to live. Please OBJECT this application.

Flat 8
Scoriton
16 Pittville Crescent
Cheltenham
Gloucestershire
GL52 2QZ

Comments: 4th June 2015

As a new property owner in Pittville I strongly object to the planned Pittville Student Accommodation 14/01928/FUL.

The proposed accommodation will be unsightly and degrade the area especially at 4 or 5 storeys high. It would need to be well screened by perimeter hedging and in keeping with current architecture.

Albert Road is already a busy thorough way especially in high traffic hours due to the school, the inadequate car parking provision proposed will force residents to park on the surrounding streets only worsening this.

I am particularly concerned about the proposal of a night shuttle bus driving past my flat every 15 minutes. Although this may take student revellers off the street the buses themselves will cause traffic and noise disturbance and can not guarantee students wouldn't choose to walk anyway.

Local utilities will also be over stretched including drainage in an area which does have a history of flooding (2007) essentially the area simply is not suitable for an extra 800 residents.

Flat 21
Pittville Court
Albert Road Cheltenham
Gloucestershire
GL52 3JA

Comments: 8th June 2015

Further to our original objection, and in light of the latest proposals from UofG, we have seen no concessions made and can thus see no reason that we would change our mind. We therefore still object in the strongest possible terms to this over development of the Pittville campus site. It would be a travesty if the proposal in its present state (with nearly quadruple the number of students than at present) were to proceed.

We would also add that the Police comments re this development, made on 5th June, are frankly naive and laughable - how on earth can they say they do not believe that there will be an increase in anti-social behaviour, noise and nuisance with nearly 600 more students in the area?!! Presumably the top brass (like the Uni staff) do not live locally so do not have to worry about this trouble being on their doorstep.

It seems to us that the decision has already been taken to let UofG do whatever they wish purely based on political considerations.

This being the case, we refer you to our earlier objection and would ask that you respond to the queries raised re: soundproofing details of the area which is to hold 9 live music events each year? site etiquette/hours/air quality whilst the construction works are in progress? We will also want exact details of how we should make complaints?, what will the process be? and who's responsibility will it be to deal with the rowdy revellers at 3am going through Pittville Park?

A disillusioned Pittville resident.

Fernmoor
Tommy Taylors Lane
Cheltenham
Gloucestershire
GL50 4NP

Comments: 2nd June 2015

I wish to object (again) to the submission for 800 student residences in Pittville off Albert Road. It is still the wrong development for the area. There is a vast difference between a teaching campus with 180 students residing there in term time (although this has caused some problems) and an 800 student (+ staff + visitors) in what is little more than a 'bed factory'.

There is little on the site for them to do except a MUGA (for 22 max. at a time), a gym (numbers ?, membership fees ?) and a student bar (numbers ?). I understand that U Living have now admitted that they have no experience of building or managing student accommodation in a residential area and there is nothing comparable in the UK. Is it reasonable to experiment on the residents of Pittville when anyone with any experience of a number of students can clearly see it is a daft idea.

I volunteer in Pittville Park, to try to help maintain it and improve what is Cheltenham's largest and most historic park. It is at present heavily used and enjoyed by the residents of Cheltenham and visitors to the area. Due to the lack of facilities on the proposed campus I am very concerned for the park. Of course the students will be entitled to use the park but the heavy extra usage is not recognised nor are any mitigating measures recognised by the University. The park is the heart of the Pittville conservation area and should be looked after.

There are many other grounds on which to object to this application, particularly the massing of the architecture, which is not in keeping with the surrounding area together with the management plan, but I will let others go more into the detail on these matters.

I would therefore urge you to reject this application and if the University need this number of beds then find a more suitable site (or sites) nearer the University campuses. A more suitable use for this Pittville site could be found which is keeping with the local area.

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

Comments: 29th May 2015

Following recent information regarding the above, I wish to register my objections to the proposed plans and knock-on effects on our local community.

The additional flow of people and cars down Albert Rd will be severe. The road is already a rat-run and cars often exceed the speed limit, despite the "speed humps". It is only a matter of time before someone is injured or killed. This is not a young community in Pittville, and the number of children visitors to the park is significant. They will all be put in extra danger.

We already experience late night noise which will only be increased with these proposals.

Albert Road is not an appropriate venue for increased traffic, that is obvious. So why risk lives with this non-sensical plan involving hundreds of students.

Please ensure my objections are registered.

82 Albert Road
Cheltenham
Gloucestershire

Comments: 4th June 2015

I am a resident of Albert Road and have lived here for thirteen years.

I appreciate that this is a resubmission by the University and that they have made some changes to their application. I do not think that there has been any change to the main substance of their proposals in terms of the numbers of students that they propose will be living on the redeveloped campus and this is the reason for my continued objection.

My Main concerns are:-

-The problems that this will cause for our local infrastructure which is not fit for the purpose of supporting an additional 800 full time residents - drainage, electricity, gas and broadband. An increase of this number of full time residents is too much for the locality to support without major disruption and disturbance.

-The disturbance factor from the massive increase of full time (7 days a week) students to approx. 800 people. This is an almost completely residential area. These numbers of students and campus arrangements are usually established in more out of town sites. I am very worried about the impact this will have on the nature of the local environment, our loss of amenity and on Pittville Park.

-I am aware that the University has proposed a late night minibus to address the concerns that students will be walking back from town in the early hours. This was certainly a problem for me when the University Campus last had residential students (although with many less numbers). I appreciate this attempt, but I am very worried that a minibus going up and down Albert Road through the night will be equally disruptive. It is a narrow part of the road where I live and there will be engine and tyre noise as the bus goes round the bend by my house. That is a very individual concern, but I believe that a minibus going up and down Albert Road late at night where the houses are close to the road will be disruptive to many residents on this road.

-There is also an issue of pressure on the local environment by a potentially big increase in street parking. This issue is not resolved by the University repeatedly stating their policy of no cars brought to college by students.

-The impact on local roads and road safety. Albert Road is already busy with traffic for a small road. It is a bus route and an alternative route to and from town for cars which are avoiding Evesham Road. It has a busy school on it with the attendant increase in vehicles at school drop

off and collection times. Whilst I am aware that this application cannot take into account future developments, I find it hard to understand that the absence of a Local Plan seems to mean that piecemeal and incremental development can occur in a small geographical area with no overview of the final impact. Future building such as the new housing proposed on Starvehall Farm and on the Pittville school site will result in much more traffic and pedestrians on Albert Road will create a dangerous and unplanned situation for Albert Road.

-Pedestrian safety. Many school pupils routinely cross Albert Road further down from the school where Pittville Lawn joins. I have often witnessed "near misses" as cars travel too fast from the town direction up Albert Road towards the school. The current traffic calming measures were installed incorrectly, I believe, and have increased rather than decreased the problems. A major increase in resident numbers and possible increase in vehicle numbers will add significantly to a situation which is already of concern.

-I am not persuaded by the University proposals for the management of potential night disturbance. I have listened carefully to their explanations of the plans for monitoring disturbance but it seems very theoretical and unconvincing. When there were residential students on the campus before - with many less numbers- I was often disturbed at night by students in the park and on the street, but only in term time. I am worried and upset that this will reoccur and be much worse.

In summary, I object to this new proposal. It is not appropriate for such a large and busy 7 day a week residential campus to be developed in this residential locality.

Thank you for your consideration.

Comments: 6th July 2015

What betterment does the University propose to bring to the local area and residents by its proposals for the development of the Pittville Campus?

Will housing be freed up for other local people to rent by decanting students into the campus?

What amenities will be provided in the locality by the University to accommodate this many additional students and what amenities will be provided by the university that will also bring additional benefits to residents living close to the site?

5 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 3rd June 2015

I have viewed the revised plans at the council offices. 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 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.

Good outer perimeter hedging would offer better screening.

There should be a green space/park area for the students to relax and sit in.

There is no parking provision 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.

Most concerning to me is that U-Living has no experience in building or managing student accommodation in a residential area anywhere in the UK and therefore Pittville is an experiment at my expense.

The Pond House
19 Pittville Crescent
Cheltenham
Gloucestershire

Comments: 1st June 2015

I strongly object to many aspects of the proposed Pittville University Campus.

My reasons for this being:

1. The numbers of proposed students is ridiculously high. So many students will bring down the tone of a nice quiet residential area. A smaller proposal might be more acceptable. By smaller I mean at least halving the number of students and accommodation blocks.
2. The potential noise and pollution due to so many people living in such a small area will no doubt impact on the surrounding area in a bad way.
3. The traffic associated with so many people living there will be horrendous in Albert Road, where people already use it as a run through.
4. Potential disturbance at night with students leaving night clubs, and potential damage to properties. Although a proposed night bus, many students will walk anyway and no doubt cause trouble and litter everywhere. Plus the noise and pollution of a bus every 15 minutes is unacceptable. It is a fact that late night noise and trouble from students is a problem.
5. The ugliness of the design of the proposed building, will end up looking like a slum in due course. It does not fit in with the regency area. It is far too big and will stand out like a sore thumb. In time it will look as bad as the old block.
6. Apparently the U Living have no experience in building or managing student accommodation in a residential area, and is an experiment. This is wholly unacceptable. Can they not find a more suitable area to do this experiment!
7. This proposal has barely changed since the beginning and appears to be little compromise from the University or their planners.

Overall I think it is a thoroughly bad idea and object strongly to it.

Comments: 29th May 2015

Following recent information regarding the above, I wish to register my objections to the proposed plans and knock-on effects on our local community.

The additional flow of people and cars down Albert Rd will be severe. The road is already a rat-run and cars often exceed the speed limit, despite the "speed humps". It is only a matter of time before someone is injured or killed. This is not a young community in Pittville, and the number of children visitors to the park is significant. They will all be put in extra danger.

We already experience late night noise which will only be increased with these proposals.

Albert Road is not an appropriate venue for increased traffic, that is obvious. So why risk lives with this non-sensical plan involving hundreds of students.

Please ensure my objections are registered.

61 Albert Road
Cheltenham
Gloucestershire
GL52 2RB

Comments: 8th June 2015

We object to the latest version of the above planning application.

The fundamental problem is the continued intention by the developers to accommodate about 800 students on the site. We are concerned about noise, especially out of hours, and about litter and damage to gates and hedges, all of which even with the existing population have been sources of trouble. The proposed huge development is an excessive, indeed aggressive, imposition on the residential area of Pittville, given the characteristics of a student population, which typically has scant respect for the concerns of others. We are residents on Albert Rd and can expect to be particularly badly affected if the development goes ahead unchanged. An all-night bus service, unwelcome in itself, and site staff 'mindes', are unconvincing as solutions, and we regard them essentially as window-dressing.

Separately, we are concerned about the increased potential for flooding resulting from the proposed development. The annexes to the proposal dwell heavily on the fact that the site is a low-risk area. Of course it is: it is on the top of a slope. We live close to Wymans Brook which is at the bottom of that slope, and we shall be the victims of water draining from the top of the slope. The annexes talk of permeable surfaces but once ground is waterlogged after prolonged rain the water simply has to be held back or it must run off to lower ground. And the annexes also talk of once in a hundred year floods: this is a deeply unhelpful formula for two reasons: the first is that there has never been any guarantee that a vulnerable area will be spared such flooding several times in a very few years; the second is that weather patterns are known to be changing and will continue to change in the direction of more frequent extremes of weather, yet we beg to doubt if the formula has been revised to take any account of this.

Cleeve House
Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 8th June 2015

Letter attached.

44 Cleevemount Road
Cheltenham
Gloucestershire
GL52 3HG

Comments: 5th June 2015
Letter attached.

56 Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 3rd June 2015

Please accept this as another follow-up to letter (first 14 Nov. 2014 and second 30 Dec. 2014) re. the changes made to the second proposal.

Once again having studied the new proposal I fail to see any substantive changes whatsoever.

What I can see, however, are building changes and nothing to address the main concerns of the neighbourhood on the number of students being packed into such small area the impact this will have on immediate area, generally.

This indicates that none of the major concerns, lodged by the local residents, have been addressed.

Apartment 8
Albert House
Pittville Place
Cheltenham
Gloucestershire
GL52 3HZ

Comments: 5th June 2015

I would like to register my objection to planning application 14/01928. If the University had entered into a genuine dialogue with The Borough of Cheltenham and the residents of Pittville I'm sure the planning application would have been better received. As the application stands little has changed from the original submission.

My major objection is the sheer numbers of students which will inevitably change the character of Pittville. I genuinely believe that communities need all age groups to be fully functioning communities, and whilst change is inevitable in a city environment gradual change would be more manageable than what is currently proposed. Eight hundred first year students living at a distance of 1.4 miles from their teaching accommodation will create many problems whatever the University's assurances.

This application is slick but dishonest. I was born in Cheltenham and the former Art College site never accommodated the density of students which is currently proposed. It now appears that the university itself acknowledges that the maximum term time occupancy of this site was 670

persons in term times only. This is hugely different from what is outlined in application 14/01928/FUL.

73 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LB

Comments: 3rd June 2015

I have studied the revised proposals under the above reference and am dismayed. It is clear that the applicants have made some attempt to address the issues. It is also clear that they have been largely unsuccessful once more.

The Designs

The new designs are slightly softer in colour and less haphazard in form but even bulkier and more overbearing than the last ones. They may be seen by some as a little "less bad" than the earlier designs but they still have a long, long way to go before they can be considered "better". Indeed, they seem to have leaned heavily on the present Tower Block for their inspiration so I remain hugely unimpressed

The proposed blocks are closer than ever to surrounding properties, with the effect that they will dominate even more than the last attempts, with a steeper angle up from across the road to the roof line. They are uninspiring and lifeless unlike any of the Regency buildings found in the town; it is hard to understand the developers when they say they were using the latter as inspiration for this. We are being offered a shamefully poor landmark on an important approach route to our lovely town because it is cheap to build and has to be squeezed into such a small footprint. For some reason which escapes local residents, the Vice Chancellor actually points to the small footprint as a positive when all it means is that the density of construction has been forced well beyond what is suitable for this sensitive area by building upwards! Being so close to the varying roof-lines of the 2 and 3 storey properties opposite, it is surprising that the Albert Road and New Barn Lane frontages don't reflect these and offer some relief, like the Art School did, by providing lower, varying heights instead of presenting these repeated monolithic, flat roofed and slab fronted edifices, quite the antithesis of a vision of Cheltenham for the visitor.

A corner structure which stands out from the rest of the frontage and which marks the salient is fine but not this huge harsh blunt turret surely? Lets have something of at least some architectural merit that we can all live with, not this towering lump. Why must an emphasis on cost savings always stifle style and imagination. Its too prominent, too tall, too "everything"! This is such a shame when the opportunity for the university really to improve things for Cheltenham is there for the taking. Can we afford to let this development be the sign post to the future of the town?

The whole proposal should have two storeys lopped off the top before it has a hope of becoming acceptable and reasonable. This is awful.

And..... What happens if ULiving is unable to fill the rooms, especially during the Summer? Will they be prevented from letting them to the public? They aren't applying for planning permission for an 800 bed hotel so there needs to be a planning condition covering this sort of angle before they exploit a loophole and try to squeeze out yet more profits.

The Numbers

What really concerns me most is the continuing inability or unwillingness of the applicants to understand the real concerns of residents that imposing 800 youngsters, with no interests in the local area, will have on an existing population of a diametrically different demographic. It is very

clear to all who live anywhere close to this site that the local residents take a considerable interest and pride in their neighbourhood. To impose a grubby construction of this magnitude with such a large number of temporary residents with no roots or long-term interest in this sensitive area is simply very cruel to the permanent residents and to the townspeople of Cheltenham who's amenity in the park will come under extreme pressure of numbers. Any controls (the OMP, for example) seem based more on best-estimates and guesswork - promising the earth to get the matter passed - rather than on tried and tested practices on an identical site. Pittville is being used as some sort of bizarre experiment by those who wish to make money from these blocks. This scale and type of development has never been tried before and we are being asked to have faith that the experiment will succeed when the university has had over two years to demonstrate its ability to control its present resident population and has failed lamentably. In fact, it hasn't even considered trying to do so despite several requests and the obvious benefits to its submission that a decent performance could have brought. It has even discounted doing so during any two-year construction phase. This speaks volumes more about its lack of commitment to proper management than anything I can write.

This is a unique proposal; there is simply no other comparable university accommodation site within the UK. After many repeated requests, over two years, the most similar in the entire country that the developers can suggest as a comparison is the Stoke Bishop site in Bristol. In fact, this is a very different site. There, some 2000 students are accommodated in some 64 acres of rolling green parkland, a density of some 30 students per acre. The Cheltenham proposal is for 800 plus 200 staff in a site of some 6.5 acres, a density of some 150 per acre, five times as dense as its nearest comparison site. This is simply unfair and exploitative of the current planning rules. Just because they can, doesn't mean they should be encouraged to do so.

The Operational Management Plan

The OMP is a package of best guesses. It is comprised of estimations and hoped for goals with little or no credible basis. The applicants have failed to show that it can function or to justify their assumptions.

The free shuttle to pick up students 4 nights a week is ridiculous. They'll walk home anyway much of the time.

How will the university guarantee the right number of volunteers it requires for its Student Safety Heroes (Ssh!) scheme every night? The pool of 36 with an "expectation" of 10 may or may not work. Who will they use when the novelty wears off? Why do they state that this is to be currently only Monday and Wednesday nights when the free shuttle bus will also run at weekends. What are the precise "beats" being mentioned? If they haven't yet been determined, how can they arrive at a figure of 10? If it is so flaky, why do they not plan to pilot it during the next two years? Can this be formalised and made a Planning Condition?

The Ssh! Scheme is proof that there is a real disturbance issue being created here and that it needs dealing with full time. It provides no confidence that it actually can. It is an aspiration. It should be guaranteed and also covered by an SLA.

The SLAs are extraordinary. Are they serious? They are going to monitor themselves then tell themselves off when they miss a target? This needs much tighter and independent regulation and should be a planning condition.

The no car rule is totally naïve. The parking is completely inadequate. The 120 post-grads have 15 spaces but are permitted to bring their cars (see the OMP!). The uni hopes they'll share or use bikes. What if they have too many cars? They'll ask some of the 200 staff to give up some of their 70 slots! And where will the staff's cars be nudged out to? The streets! And can they uni do anything about that? No because they have no sanctions to prevent staff bringing cars to work. Can residents complain? No, the university states it has no jurisdiction outside the site and that the police will respond if the cars cause actual traffic congestion. If the cars are parked in the side streets, there may not be congestion to traffic flow down Albert Road and New Barn Lane, just a

whole lot of annoyed residents who will have to park elsewhere because the slot outside their houses are taken up by someone else because of the knock on effect. The university is passing the buck to the end of the line and taking the council for a ride with this one. See through it and take them to task.

Three strikes for bad behaviour can't work because anyone required to vacate will be found accommodation at the Park on a reciprocal arrangement so this scheme merely swaps the bad guys between dormitory sites. The university tries extraordinarily hard to manage this but it is too difficult to manage effectively, even with fewer than 200 students. It fails on a daily basis. More buck passing with no real sanctions.

"Guests for a maximum of two consecutive nights" means that a guest can stay over for 4-5 nights a week. This isn't just weekends although it is worded to sound like it.

What sanctions are there if a planning condition is persistently breached? Will the accommodation be closed down? If not, what? This needs to be specified in advance.

What are the "Residential Advisors" at reception going to do? How many of them will there be?

How many "reception-based security staff" will there be on "key student nights" to manage their "quiet and swift" entry into the site? Is there to be an agreed staffing level? What happens when one or two staff are busy managing someone's "quiet and swift entry" and another noisy group turns up? Who manages them? How late will these extra staff remain on duty? Or are they actually the same people who man the reception at night. ie, two people for the whole site. The is obviously far too few. "Minimising disturbance" doesn't mean preventing it. This means we are being expected to live with disturbance, just as long as they are doing their best to minimise it. This won't do. Is this what the SLA will state? This aspiration is ridiculous.

The OMP states that the uni does not ticket its live events in the union bar. Does it count the attendees? What are the restrictions on the numbers in the present bar on music nights? Will this number be increased 4-fold? What is the university's expectation for this final figure? What happens if the capacity of the club bar is restricted by Health and Safety regulations to well below the 800. What happens to the rest? We need to know this before we can comment on its viability. How many parking slots will it require? It does not have any parking slots for visitors once the meagre 10 on-site slots are used up. The parking permits system will ensure that visitors can't use any of the other slots, if there are any free, so they'll be parking on the streets in no time, every time. This hasn't been thought through at all and cannot work in this form. Too many students!

How regular will the "regular patrols" of the parking areas be? What are the sanctions against parking infringers? It defies belief that they will actually enforce this. We are being taken for a ride on this one.

"Students are not permitted to bring cars or motorcycles to Pittville or the surrounding neighbourhood". Is that all students or just those resident? It needs to be made clear. How is that "neighbourhood" defined? The uni is washing its hands of responsibility for off-site parking already

Planning Policies

This project still fails to comply with the council's own policies as set out below:

CP4 There is inadequate provision for security. The police have indicated that they would not need to change anything. This cannot be taken seriously with such a major change.

CP5 This location is as remote as it can be from the students places of studies so will necessitate many cross town journeys, It could not be placed in a worse location to minimise travel. Congestion will be completely disproportionate.

CP7. This is still hardly a high standard of architecture and is totally out of keeping with the area.

TP1 Despite hollow reassurances, it is quite clear that this development will result in high levels of illicit and uncontrolled on-street parking.

Para 3-019-20140306 of the National Planning Guidance lists the factors which should be considered when considering a site's suitability and includes:

Physical limitations - too massive!

Access - Albert Road? Way too busy.

Infrastructure - Drains are Victorian and not built for this sort of usage.

Impacts on heritage. This is adjacent to the major Conservation Area in the Town

Amenity impacts experienced by would be occupiers and neighbouring areas (This will be, in spades and requires no further explanation!).

There is a whole lot more when you read the OMP but I shan't go on any longer. It is so flaky and in need of a complete rethink.

Conclusion

The applicants have failed badly, once more. They have again submitted incomplete proposals with many ambitions but with little substance to back them up. They continue to press for unrealistic timescales in the hope that that will somehow precipitate a quick appointment with the planning committee. This is a problem of the university's making. It was the university that decided to close its Art Studios, by mistake as it turns out, and it now expects the community to bail it out. Its ambitions are its own, not ours, not Cheltenham's. Although I'm sure we all wish the university could be more successful, this is not the way. It is unreasonable and threatens directly the sustainability of Pittville and its park as a heritage site.

This cake is far from baked and has far too many acid ingredients. If it is offered to the planning committee as it is, it will leave a very bad taste in the mouths of all who sample it.

Comments: 2nd July 2015

"You may recall the proposal, back in the 1950's, to demolish the Pittville Pump Rooms. The current Pittville Campus proposal is merely the latest threat to the area and one which I would now respectfully urge you to encourage your colleagues to oppose.

In the days leading up to the next Planning Committee meeting, the university may seek to emphasise the positive aspects of its Pittville redevelopment proposal - for the town, for new students, for competition in the higher education marketplace and so on. Who could possibly argue with any of that? We would all want decent accommodation for our own sons and daughters, of course. I too support the university in its aims and really do wish it to succeed; I feel sure you must do too. Its Pittville site is an obvious place to construct student accommodation too; no argument there either so we probably agree with each other on most of this proposal - I hope even on all of it, if the next paragraphs strike a chord.

Whilst none of the benefits are in any doubt and have much to commend them, these are not strictly planning matters or grounds for approval. So far, much of the university's special pleading has been based on its own aspirations and business model. I am pleading with you not to allow these to influence the independence of your judgement when the time comes and am asking you to read and to hear the heartfelt views of the vast majority of local residents opposed to the current proposals. These are posted on the CBC website. Many feel powerless and failed by "the system"

Development of much-needed student accommodation should be allowed on the site, of course, and it really could work. At its peak, the Pittville Art School averaged 660 students (from a pool of

some 1300) and 250 staff every weekday, most leaving by 6PM. It was easy to share the space as most residents were away during the day and most of the university occupants were away at night and weekends, leaving the residential area restored to relative calm again, like any other. In this way, the space could sustain its dual purpose. This proposal takes no account of that.

The scale and appropriateness of the development has to be fair and acceptable to all involved, not simply acceptable to the largest, richest and most influential local landowner. If this simple point were properly taken into account and the size of the development re-aligned with what is fair and reasonable for all stakeholders, throughout every 24hr period, virtually everything else would fall easily into place. It would reduce the obvious strains on roads and infrastructure, the uncertain Operational Management Plan might just work, and the 99.5% disapproval rate and the worries of those who live here would evaporate.

Local residents know this site, the students and the local road issues very well, far better than anyone else in Cheltenham, including the university staff. The university has been here among us for 40 largely trouble-free years; we are the experts! Please, hear what we are telling you. Accommodating no more than 450 full-time students could well work here. Accommodating 800 full-time residents, plus 135 day-staff and their visitors amidst this very different social demographic will not, unless we are all to put the park under intolerable pressure, sacrifice many of our existing amenities and reduce our quality of life. That would be easy enough to nod through, but simply not fair or very thoughtful.

This proposal is clearly not sustainable as it stands; it remains plainly wrong. It is an experiment to see whether such high densities can be made to work so deeply embedded inside a residential area. It is akin to compressing a square quart into a round pint pot, applying a great deal of pressure in the process. No other similar proposals have received planning permission in the UK which is why Uliving concedes that there is no other development in the country that comes close to this one. The closest in style and nature that they have been able to cite is a three-storey in Bristol where the density is 30 people per acre and separated from the residential area by parkland. Yet it is noisy. In Pittville, the proposed density would be about 150 people per acre. From ONS figures, that is eleven times the density of the rest of Pittville, thirty four times the density of, for example, Swindon Village, nine times the density of, for example, Oakley. The population density of the immediate area of Pittville would be doubled overnight. A less ambitious proposal would be fine and fair to everyone. This promises deep division and a high risk of failure and is not what the NPPF was intended to achieve.

Back in the 1950's our beloved Pump Rooms were saved at the last by a single vote, thanks to a few, strong, visionary planning committee members! We must surely have learned from that; let us not go that close to the brink again. Please, encourage some moderation on this proposal before it is too late by supporting a Refusal at this stage and advising a reduction in the numbers, by half, to some 450. If the university needs more bedrooms to satisfy its business plan, let it be subject to the same rules as everyone else and find an additional suitable site. If it needs more finance, let it address that separately; that is not a planning consideration. Simply because planning law allows for approval doesn't mean that it must be inevitable or that it should be approved irrespective of the consequences for the local community and for Cheltenham.

Please raise this argument with your colleagues as it is people who make Cheltenham, first and foremost. You are empowered to Refuse this proposal on our behalf so please Refuse it in its present form. Refusal is what people want and what Cheltenham wants. Please, please, listen to the people on this."

This is everyone's town and needs proper protection from itself. Please help if you can.

60 Albert Road
Cheltenham
Gloucestershire

GL52 2QX

Comments: 8th June 2015

Letter attached.

57 Albert Road
Cheltenham
Gloucestershire
GL52 2RB

Comments: 1st June 2015

We object to this application and call for a refusal on the following grounds.

Infrastructure overload - no 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.

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.

The proposals represent a gross overdevelopment in terms of building heights and density.

This residential area is not able to cope with a population increase on this scale.

ULiving has no experience of managing this size of development in a residential area.

We trust that this objection will be recorded in the correct manner.

17 Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JJ

Comments: 5th June 2015

Six months on, despite a volume of sound objections from local residents, the proposed Pittville project is essentially in the same unacceptable form of 800 students and a collection of four/five storey buildings.

Absolutely no attempt has been made to modify these aspects despite a series of meetings/consultations with residents allegedly to listen to and respond to their concerns.

Why is this disastrous social experiment rolling on remorselessly? We are now witnessing the demolition on site and can only assume the "Pittville Campus project" has had a green light to proceed on its money making venture!

Other objectors have detailed flaws in this proposal regarding utilities, traffic, parking, student management, with which I agree.

Please reduce the student numbers to a maximum of 350 with a corresponding reduction in accommodation to two storeys. If this is not viable then a total rethink is essential.

88 Evesham Road
Cheltenham
Gloucestershire
GL52 2AH

Comments: 1st June 2015

I wish to object to the revised planning application for Student Accommodation at the Pittville Site.

There is insufficient change from the earlier application to which I also objected. The reasons I gave in my earlier objection still apply.

8 Albert Drive
Cheltenham
Gloucestershire
GL52 3JH

Comments: 17th June 2015

I am sorry to submit my views so late but your notification arrived while we were on holiday and this is my first opportunity to comment.

The changes made from the original submission seem to be mostly cosmetic. The underlying issues have not been addressed in any way.

I object to this proposal because it is far too large a project to inflict on any residential area. The proposed buildings are completely out of scale with local properties and the 800+ students (every room has a double bed!) plus management staff will potentially generate over a thousand people on site at any one time.

If the building heights were to be halved and the student numbers reduced accordingly there might, just might be some merit in the development of this site as a university campus. Please do not allow this proposal to go forward.

Parkgate House
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 3rd June 2015

I would like to object to the new revised plans for the student campus in Pittville.

My main objection is that 800 students is far too high a density of population for the area to sustain. This represents close to 1% of the entire population of Cheltenham in a very small peripheral spot. Two hundred would be more realistic.

The students already congregate around the Pump Room and band stand playing music and making noise in the middle of the night and this is inevitably going to get much worse with such a high number.

Parking is another area of concern; there seems to be limited parking in the campus and students at present leave their cars in West Approach Drive and the Pump Room blocking up residents spaces.

I have already complained to councillor Prince concerning this. This will get much worse with such a high density proposal.

I also understand that U-Living has no record of building student accommodation which does not inspire confidence and the buildings at 4 to 5 storey are very high for Pittville.

Southfields
Marston Road
Cheltenham
Gloucestershire
GL52 3JQ

Comments: 1st June 2015

I think the site does need to be developed , however building a 'Student Village' is short sighted and inappropriate for its location. 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 are 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.

7/ 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 ?

30 05 15

New Proposal 14/01928/FUL

Additional Objections

8 / The new proposal does not reduce the number of students on site namely 800 which is far too greater a number for the area to absorb. There has been no attempt to reduce the numbers !

9 / An inadequate car park means students will park in the immediate area which does not offer a great deal of parking

10 / Multi storey blocks are inappropriate, and dominating

11 / The proposed Management is still full of flaws, as was the previous plan

12 / U Living has admitted that they have NO experience in building Or managing student accommodation in a Residential area. This fact is extremely worrying making the entire scheme a total experiment ????????

13 / Noise levels at night WILL be an issue. A shuttle bus running every 15 minutes plus some students walking WILL present unacceptable noise which simply cannot be managed. I am currently constantly disturbed at night with the existing numbers of students on site.

14 / Tall dense hedging would be a much more efficient perimeter screen in terms of vision and pollution

15 / Our local shop on NewBarn Lane will be forced to close so local residents will lose a useful amenity

In conclusion little has changed from the original proposal and the local residents have NOT been listened to or considered by the various Council Departments involved.

17 Walnut Close
Cheltenham
Gloucestershire
GL52 3AF

Comments: 8th June 2015

It is outrageous that this application is still being considered. Hundreds of local residents have objected to the original application, giving thoughtful and well-considered reasons for their objections. Do the proposers of this dreadful scheme believe that by tinkering with a few minor details they will prevail against the reasoned objections of the vast majority of local residents? It

makes a mockery of the planning process to accept the latest proposals as serious - and continuing to give the scheme credibility is a clear waste of public money.

18 Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 1st June 2015

While the design of the proposed development appears to be not inconsistent with the area, and recognising the need for the University to provide accommodation to its students, a number of concerns arise over the scale of this proposal:

- The provision of 577 new student bedrooms (from the current number of 214) equals an increase of 270% in the numbers of students accommodated on the site. Noted that there was a higher level of occupancy during office hours when the site was used for tuition purposes but this does not take the effect of the very high increase in the number of people living on the site and so using facilities in the evenings and weekends. The number of continuing users of office accommodation is also not clear from the documentation, and so the net change in daytime use is not clear

- This increase is also an increase of some 42% in the overall provision of student accommodation by the University, adding 577 rooms to the existing 1,381. This increase is being provided in a site that is remote from teaching sites of the University; it might make more sense to provide accommodation closer to the academic sites, especially as this site is planned to provide first-year student accommodation

- The effect of an additional 577 students (plus potential visitors) on the neighbourhood is likely to be significant. We already endure noise from students going to and from the town centre, with particular late-night noise and other effects in the beginning of the academic year when new students arrive and enjoy the facilities of Cheltenham. The bus service is noted but there is likely to be a number of students preferring to walk along Albert Road (as they do currently!)

- This very significant increase will also likely have an effect on neighbourhood infrastructure, including power, water, sewerage and internet congestion

- Albert Road already suffers significant through traffic, alleviated slightly by the traffic calming measures at the north end of the road. The significant additional student traffic will exacerbate this problem

- The provision of on-site car parking spaces is set to be reduced by 38 spaces or 31%, from 160 to 122 (per the Revised Transport Statement, Section 1.1.2, fourth bullet point). This should be seen in conjunction with the 270% increase in student numbers. This will likely lead to additional congestion in on-street parking around the site, and in traffic generally. It is notable that the Planning Overview document declares (in section 5.2) that "students are not permitted to bring cars or motorcycles to the Pittville Student Village or the surrounding neighbourhood", though it is difficult to see how this can be legally enforced

In conclusion, I do not support the current scale of the proposal and suggest a significant scaling down of its ambition, perhaps allowing a doubling of the current capacity to around 400. I do not believe that the area can reasonably support an additional nearly-600 residents in this site.

25 Albert Street

Cheltenham
Gloucestershire
GL50 4HS

Comments: 9th June 2015

I have been studying the 'revised' planning application for a new student village on the old Pittville Campus site. I have to say that the revised buildings appear to present just as much a forbidding façade as the previous designs did. Whilst reference is made to existing residential structures in Cheltenham, none of those existing buildings have anything like the imposing impact, like a grey 'cold war ghetto', which will be faced by Albert Road.

The University makes great play of the old tower block feature of the demolished art complex and have used this tower (always pictured in a state of dereliction) as a marker to justify the design, height and building line for their new accommodation blocks. These arguments for the new are disingenuous to the point of misleading observers. The old tower block was only one unit set amongst what were predominantly single story art studios. The tower was also positioned at 90 degrees to Albert Road so that its impact on this road was a mere fraction of what is now proposed by the large extent of new accommodation blocks.

It has also been suggested by the more perceptive among us that the existing small accommodation 'towerlets' will in time be viewed as 2nd rate when compared to the internal spaces provided by the proposed new apartments. It follows that a later application will be made to also demolish these towers and replace them with larger more unitary buildings to increase student capacity even further. This will result in development creep to raise student numbers to over 1000, and maybe to 1200 students. Justification will be that the old towers are no longer fit for purpose and the concerns of local residents will just be walked over as before.

In addition to the above concerns, I wish to raise an issue, which appears to have been overlooked by all parties until now. This concern is about WIND FUNNELLING EFFECTS BETWEEN BUILDINGS. I do not claim to be an expert on this matter, but I have done some research on the subject. The Pittville Campus site is positioned at the peak of a steadily sloped land mass extending from Cheltenham Race Course, and New Barn Lane to the north and east, and Albert Road, Pittville Park and Wymans Brook to the south and west. This land forms what is effectively an 'aerofoil shape' like the upper surface of an aeroplane wing. Such sites naturally speed up local airflow. Admittedly there are local buildings, which help to dissipate these flows, but it should be observed as a feature to be thought about by developing architects.

Now the proposed new accommodation blocks are all tall rectangular buildings with sheer vertical faces all the way to ground level, which can create vortices and downwash effects. To make matters worse the blocks are laid out in a rectangular grid pattern to create open avenues, which can only accentuate any rush of air. It would be unfortunate if any such extreme effects were exacerbated to the point of blowing a passing cyclist off their bike and creates discomfort or hazard for pedestrians alike.

As a previous student at Pittville, I experienced such extreme air currents on the eastern side of the site adjacent to late building additions to the art complex such as the Library block , canteen/bar, and accommodation towers, which by coincidence were tall and slab sided. In the new studios by the library, we had to battle between getting enough ventilation and the inconvenience of extreme draughts if a door was left open!

By comparison, the old much maligned tower block was faced with staggered modular features, which would have helped to dissipate airflow. The old tower stepped in at its base and the grounds to the north was even contoured to reduce the impact of this part of the building. To the south of the old tower was an entrance foyer and direct connection to the single story art studios, which is a recognised method of reducing downwash effects. The studios were then stepped up to 2nd story office spaces and triangular ridged studio glazing, which would have dissipated air flows even more. Clearly more thought had gone into the old art college design.

While some air flow and gentle breezes are welcome, any extreme effects should be avoided. I suggest that the proposals should be looked at again with a view to improving the design and layout, as well as reducing the height and density of the accommodation blocks.

Laburnum Cottage
11 Pittville Crescent Lane
Cheltenham
Gloucestershire
GL52 2RA

Comments: 8th June 2015

My main concern is increased traffic down Pittville Crescent lane as result a result of the increased number of students on the campus. I realise that students would not officially be allowed vehicles on campus but fear Pittville Crescent Lane would be used as a temporary car park. My other concern is an increase in anti-social behaviour as the road is used not only by cars but also pedestrians as a cut through from Prestbury Road. The once suggested introduction of bollards after No. 9 might be the answer to vehicular access.

56 Cakebridge Road
Cheltenham
Gloucestershire
GL52 3HJ

Comments: 9th June 2015

It would be a waste of everyone's time to reiterate the very valid points raised in past posted comments objecting to this proposed development. However we would like to add our formal objection and just add the point that situating up to 800 first year University students in a residential area is completely wrong. Having read the rather glib responses from some of the relevant corporate bodies e.g. the police, it feels like the position is one of 'well we've got to put them somewhere' so lets just gloss over the issues and we'll deal with (do our best to ignore) the flack when it's up and running.

Greenfields
New Barn Lane
Cheltenham
Gloucestershire
GL52 3LG

Comments: 8th June 2015

By resubmitting this planning application with complete disregard to the views of all the objectors, the Vice Chancellor Mr Marston has displayed an unbelievable arrogance and malevolence towards the residents of Pittville.

4 Marle Rise
West Approach Drive
Cheltenham
Gloucestershire
GL52 3AD

Comments: 5th June 2015

I write as a resident affected by the above planning application to express my concerns and therefore objection to the planning application. My areas of concern are:

The proposed student numbers remain at around 800 which is substantially unchanged

Inadequate car park means many of the students and visitors will still be forced to park in the surrounding streets. This is already serious problem on West Approach Drive from 8a.m. till 6p.m. seven days a week.

4 and 5 storey blocks are dominating for properties in the area. Removing one storey would still leave about 630 rooms.

This proposal means traffic and disturbance would be at least 4 times previous levels.

There will be at least 600 extra people permanently using gas, electricity and broadband and drainage, which would seriously stress the existing utilities.

Proposed Operational Management Plan (OMP) is not fit for managing 800 students. U-Living admits they have no experience in building or managing student accommodation in a residential area. This is an experiment for them.

Many student revellers will still walk to and from clubs and pubs in town through residential areas. Over 40 substantiated late night noise complaints already happened in this academic year alone during term time. I have had misfortune of being the victim to this disturbance on many occasions being a resident adjacent to the park. Our guest's car was vandalised overnight when parked on street outside the house. The registration plate was removed and discarded in the hedge at the park across Evesham Road. At least three other cars also had their registration plates broken or removed that night.

My neighbour had heard loud noises and laughters which we believed came from drunken students from the University which happened in the weekend. This area is not known for high crime rate and we do not believe that the act of vandalism was caused by local permanent residents in the neighbourhood.

I would be most grateful if you could reconsider and amend the planning proposal.

11 Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JJ

Comments: 5th June 2015

I am a resident of 11 Hillcourt Road, Pittville and would like to express my concerns about the proposed student accommodation block on Albert Road. I am concerned that this is going to have a detrimental impact on parking on Hillcourt road - which is already very limited and a problem with so many learner drivers using it. I am also concerned about the noise and the impact on having so many students in the area.

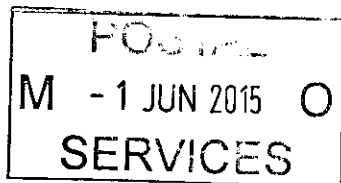
26 Albert Road
Cheltenham
Gloucestershire
GL52 2QX

Comments: 8th June 2015

Letter attached.

75 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LB

Comments: 8th June 2015
Letter attached.



[REDACTED]
c/o Flat 5, Malvern Hill House, East Approach
Drive, Cheltenham, GL52 3JE, 31/05/2015

Mrs Lucy White,
Planning Department, Cheltenham Borough Council
P.O. Box 12, Municipal Offices, Promenade
Cheltenham, GL50 1PP

Dear Mrs White

OBJECTION Concerns about Student village application 14/01928/FUL

1) Drainage

I would like to express renewed concern about the most recent version of student village application 14/01928/FUL. It is reassuring to know that the surface drainage on the site itself will be private. I note that the applicant enquired from Severn Trent whether the general system could take the additional foul drainage that the new development for 800 students would generate. However, although Severn Trent is of the opinion that general system will take this additional foul drainage, I am still not reassured, because I have previously been informed that the sewer pipe-work in Albert Road is only about 9 inches in diameter. I therefore still think that an extra several hundred users will put significant pressure on the existing foul drainage system and still increase the flood risk to any lower ground properties in the surrounding area. The sewer system dates from the Victorian era and is already coping with far more properties that it was originally built to cope with, and common sense would suggest that it should be upgraded as a matter of course to accommodate this potential extra use. If there is no intent to do this then the student village proposal remains unsafe. There will also be substantially increased pressure on other utilities such as gas, electricity and broadband

2) Other concerns

I note that an Operational Management Plan has been set up to prevent behavioural problems (noise etc) that could arise from having 800 students on site. However many aspects of it are insufficiently thought out, for example, the proposed night shuttle bus for students may not be frequent enough to be used by all students, some may prefer to walk (noisily) home anyway. Additionally, U-Living has admitted that this is the first time it has built or managed such a large scale student accommodation project right in the middle of a residential area, there is no other modern student residential campus in the UK which is so "unscreened" with such large numbers in such a small area. Therefore the contents of the submission are an **experiment** which may not be able to be corrected if it goes wrong. Increased traffic also remains a concern since the on-site parking remains inadequate and it may not be legally possible to enforce a prohibition on student cars. The buildings, although better than in the previous submission, are still rather dull looking large four and five storey blocks and are not in keeping with the area

3) The bottom line is that 800 students are too many, no matter what operational management plans may be made. Four hundred, which is what the Park Campus has, would have been a manageable breath of fresh air to the area. The Park and Pittville are similar locations, so we too should have 400 not 800 students. Therefore unless the proposed student numbers come down to about 400, this application should NOT be allowed to proceed, for in its present state it will badly blight our Conservation Area.

Yours sincerely,

[REDACTED]
[REDACTED] on behalf of Malvern Hill House Residents Association.

1, ALBERT DRIVE,
CHELTENHAM.

3rd June 2015.

REF: STUDENT VILLAGE
PITTVILLE CAMPUS.

4 JUN 2015

MENT

Dear TRACEY CREWS,

I am in favour of the student village although I prefer the first design.

I am pleased that there will be 24 hour 7 days a week management of the village.

A successful University is an asset to Cheltenham and good accommodation will encourage good students to come here.

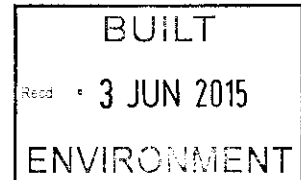
Yours sincerely,



Mrs Lucy White
Planning Dept.
CBC PO Box 12,
12 Municipal Offices,
Promenade,
Cheltenham GL50 1PP

6 Albert Drive
Cheltenham
GL52 3JH

02/06/2015



OBJECTION TO PLANNING APPLICATION 14/01928/FUL

Dear Mrs White,

I am a local resident writing to object to the above plans for the student accommodation, which is still far too many for this residential area.

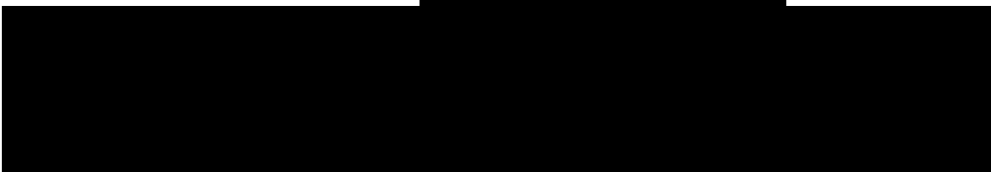
Albert Road cannot cope with any more traffic. It is already too busy and the sheer volume is dangerous for Pittville School children.

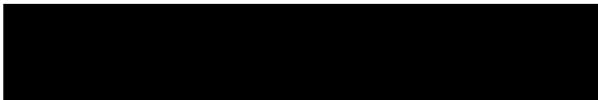
The existing utilities will be seriously over stretched for so many students, which is a concern for local residents.

If the local shop has to close, because of competition from the new one exclusively for the University, it shows how little the planners care about local people.

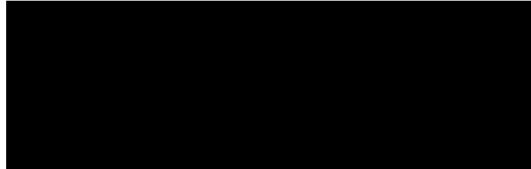
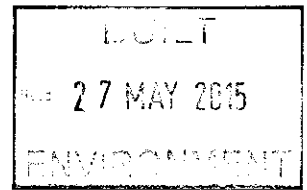
Four of my grandchildren have graduated and said they feel sorry for me at the prospect of having so many students in the vicinity. They have first hand knowledge of the mad pranks performed by first years and the number who have cars, regardless of whether they are allowed or not, which are parked on overcrowded side roads.

Yours sincerely,





10 Greenfields
New Barn Lane
Cheltenham
Glos
GL52 3LG



25 May 2015

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 14 May 2015.

1. Thank you for sight of the reference covering the revised application for the redevelopment of the University of Gloucestershire Pittville site into a student village.
2. Having seen the revised plans and supporting documentation I am surprised that whilst recognising that changes have been made, these do not seem to adequately address the concerns held by residents or those expressed by the Planning Committee.
3. I wish to register my continued **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

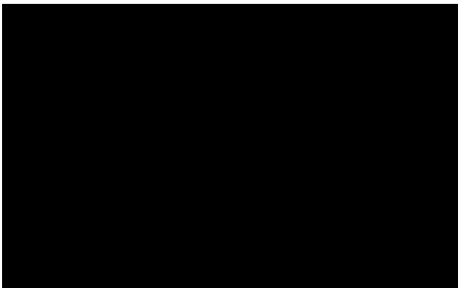
the police have publicly declared that they will not intervene. I remain unconvinced that the revised plans adequately address this issue

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 so discredited by both their residents and planners. The revised plans offer a small improvement in reducing the visual harm to the area, but the density of development proposed in an essentially residential area remains neither appropriate, nor sustainable.

Amenity: Even with the minor changes proposed, 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. The new plans indicate that there remains 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 for existing residents and there remains 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 is another large predatory development in a largely residential area of Cheltenham expecting to rely on the dwindling availability of existing local facilities and thus must be seen as unsustainable without further significant change.

Yours Faithfully,



BUILT
JUN - 3 JUN 2015
ENVIRONMENT

4, Pittville Crescent,
Cheltenham,
Glos.
GL52 2QZ,
2nd June.

Dear Sir,

This letter is an OBJECTION to the student accommodation block proposed for the site in Pittville. Whatever eventually happens here it has got to be better than current plans.

It seems as if the people of Pittville don't matter in the face of money and developers.

Both my wife and I along with any locals we care to talk to suffer disturbed nights when the hooligans, (sorry, students), are back in town.

There is no point calling the police since they either don't come or the hooligans, (sorry, students), have just melted away if they do so we turn over and try to get back to sleep before the early start for work.

From now on, us Pittvillians should 'ring the police constantly at every little noise!

When the hooligans, (sorry, students), are back in town our health suffers and now there are going to ^{be} hundreds more of these fools to upset the decent people of Pittville.

All the extra cars and pressure on amenities and sewerage and flooding and local shops are too much.

This proposal is WRONG WRONG WRONG and must be REJECTED.

Turn the site into a community orchard or allotments to offset the ongoing destruction of our greenbelt!!!!

I despair,



BUILT
1 JUN 2015
ENVIRONMENT

4 Albert Drive
Pittville
Chertkham
GL52 3JH

Dear Mrs White,

Ref-14/01928/FUL
Director of Students Village
at Pittville Campus - OBJECTION

With reference to the original
planning application regarding the
above, there appears to have been
very little change to deal with the
concern of the Pittville residents.

As we said before, the number
of students is far too high bearing in
mind it is Residential only, with no
Teaching facility on site.

It is obvious that the number
of students suggested could at times
be possibly doubled by visiting


Relatives & friends. We know from
our own experience with grand-
children at University that friends
sleep over.

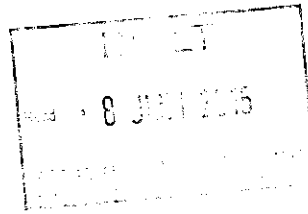
The traffic arrangements
could be chaotic with visiting cars
plus bus arrangements taking
student to study and the proposed
shuttle bus taking students to and
from Town at night. There is
also the Race Course traffic
and functions held at the Race
Course to consider.

We have said so many
times before that if there was
teaching plus residential with a
far reduced number of students.
This would probably likely to
be accepted by local residents

The thought of five storey
buildings in this particular
space gives us some concerns.

I think it is so important
that students enjoy their times
at University - we have had two
children & six grandchildren
at University and that is why
it is so important that this
project is right for all
concerned including the students

Yours sincerely




Flat 7, Lakeside Court
East Approach Drive
Cherkehan
Gles. GL523 5TE
3rd June 2015

Dear Mr White, Objection
I have lived here for over

twenty years

I was chairman for the above flats
for 6 years.

East Approach Dr was considered a
conservation area.

We were handed by the council, as to
what trees we could prune - we
indicated letters to all owners about
trees - at the back of properties that
could not be removed without council approval
window frames were not to be PVC -
wood frames were the order of the day.

East Approach Dr was important because
it was the approach to the Pump Room.

Over the years - all this seems to have
gone by the board, residents seem
to have a free hand.

I have very strong objections to
this proposal of accommodation for
200 pupils

When we had the original Art-
School, the "traffic" of students
was so noticeable!

Continual tramping up & down
West Approach Dr - either to the
Park or into town

Students not known for consideration
of the residents returning late at night,
having been out carousing.

I'm right in saying that lovely Art-
College was deemed insuitable for the
students as they were isolated from
the Gloucester Campus so, why the
change of heart

Common sense prevails when you
consider 200; 600; would have
a profound effect - the continual traffic
back & forth, & even parking of cars,
Albert Road, is a total mess

When you stand to watch, the individual's
"Rights of way" I've watched drivers who seem
to be hesitant or not knowing as to the
correct format.

The local shop: so many residents who
no longer drive are dependent upon the
very friendly & personal service.

This is a residential area, i.e.

despair at the lack of consideration
offered to the residents.

We all care but it would appear

that the town seems to be

to side roughshod over the people
who know their area, who can foresee

the pitfalls & want to preserve

the natural ambience of the area

So many of my friends & relations

so admire the peace & calm

& quietness as you enter

East Approach Dr

Like everything else today

people are not considered

The aim seems to be

- just build wherever - with
little architecture or taste
just a characterless concrete jungle

It is so soul destroying to
realise that you can have
your say but we will go
ahead anyway.

Who are those people who seem
to have the ear of whoever
who seem to know better than
the locals

who will go ahead anyway


Do you wonder at some
residents saying

What's the point?

who listens?

Please have the courtesy to respect the
residents objections & hopefully come to
an acceptable compromise.

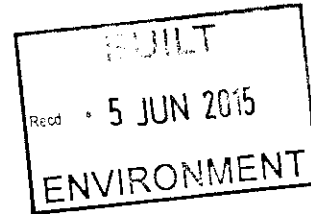
Sincerely

1 Greenfields
New Barn Lane,
Cheltenham.
Glos.
GL52 3LG.

1st.June 2015

Mrs.Lucy White,
Planning Dept.,
CBC PO BOX 12
Municipal Offices,
Promenade,
CHELTENHAM.
GL50 1PP



Dear Mrs.White,

REF 14/01928/FUL

RE STUDENT VILLAGE,PITVILLE CAMPUS.

OBJECTION

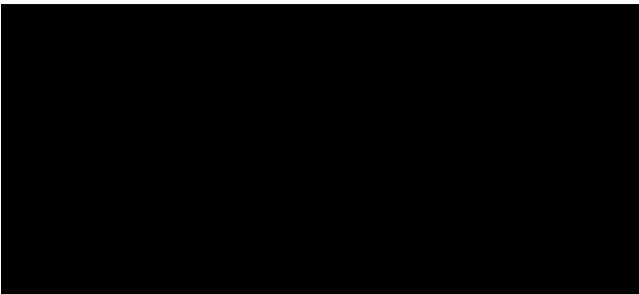
As adjacent neighbours in New Barn Lane,we are deeply concerned at the probable noise and congestion that will be caused by such a massive increase in student numbers that are proposed.

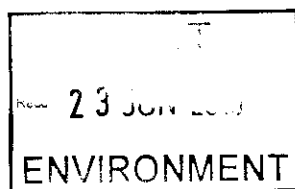
The noise level is only just tolerable now - such an increase will be horrendous and will without doubt reduce the value of our property greatly.

In addition, the increase in power consumption and drainage requirements may well have adverse effects on adjacent properties.

For these and other reasons we object to the present plans and hope for their rejection by the Planning Department.

Yours sincerely,





22 Albert Drive

Cheltenham

Glos.

GL52 3JH

16th June 2015

Dear Ms White,

Re: OBJECTION - Pittville Campus Expansion

Ref.no. 14/01928/FUL

I am sorry that I have missed the date of 4th June for submission of comments on the University of Gloucestershire's revised proposals for the redevelopment of the Pittville Campus, but I understand that you are prepared to consider communications received after this date.

I note that the University is maintaining its plan to develop the Pittville Campus into a student village for just under 800 students; this is very disappointing as the serious worries of the local residents do not seem to have been taken into account.

I note that the Operational Management Plan has been revised. I have read this document and have some comments on it, which I will cover later in this letter. The point I would stress is that the success of an Operational Management Plan, no matter how thorough and robust the document, is only as good as the organisations and individuals managing the site to this Plan. Until recently the UoG and Uliving have maintained that Uliving has had experience of managing campuses/student villages of a similar planned size and equivalent location to that of the Pittville Campus; but in recent weeks Uliving have admitted that they have never managed such a site before. Apart from the fact that they appear, therefore, to have tried to mislead the Planning Office and local residents, this lack of experience is a fundamental issue.

In my previous job, I had considerable experience as a client in the tendering, contract placement and contract management process for Facilities Management (on nuclear power station sites). One of the fundamental issues in contractor selection is ensuring that the proposed contractor (both the company overall and the management team proposed for the site) has demonstrable experience and an excellent track record in managing equivalent sites. So it would appear that **either** UoG have made a wrong decision in selecting Uliving, **or** that throughout the Competitive Dialogue process they have been unable to identify **any** company with a successful track record in managing a site comparable to the Pittville campus. **This is a very serious issue, and an indication of the extreme and risky nature of this proposal.** The proposed Pittville Student Village would be a high density site in the middle of a residential area, accessible to the town centre on foot. UoG/Uliving have cited

UWE's Stoke Bishop Campus as comparable to the proposed Pittville Student Village – it is not. The Stoke Bishop campus has 2000 students on a 65 acre site, compared with UoG plan of 800 on a 6 acre site! Moreover, the Stoke Bishop student village is not within walking distance of the city centre, so the problem of noise and nuisance from students returning late at night will not arise.

I am not sure whether UoG use a contractor to manage any of their other campuses. If they are not experienced in contact management, there are attendant risks as both organisations go through the learning curve (albeit I acknowledge that “everyone needs to start somewhere”). In some of the most important aspects of managing a site, there can be interface issues and confusion as to where respective responsibilities begin and end. As an example, the OMP states that ULiving will be responsible for collating instances of complaints of bad student behaviour and noise; UoG will be responsible for taking action. This sounds logical in theory but I can foresee problems in practice of “one side thinking that the other has dealt with it”. And to reiterate the point made by numerous people living close to the current campus – as UoG seem incapable of dealing with noise/behaviour from 200 students, and in fact seem to be “in denial” about it, how can we have confidence that they and ULiving can manage 800?

I am also concerned about the respective responsibilities of UoG and the police for managing the behaviour of the students off-site. As UoG's other campuses, and Cheltenham town centre, are within walking distance of the Pittville Campus (I believe it realistic to assume that in many circumstances students will choose to walk notwithstanding the bus service), quite an extensive area of Cheltenham is at risk from antisocial behaviour. Police are overstretched so how will UoG deal with this? On the related issue of increased litter/damage risk, we need specific detail on how UoG and CBC will work together to ensure that the Pittville area retains its amenity and quality.

The next worry is student vehicles. I am not convinced that students who already own a car will leave them at home or sell them; despite UoG's proposed rules and sanctions I suspect that students will bring their cars to Cheltenham and “hope for the best” in finding parking in the local area, and the same will apply to their visitors' vehicles. This appears to be another blurred area of responsibility between UoG and the police; the OMP is not clear or helpful in this regard. Local residents will simply not tolerate the parking of these vehicles on local roads and streets; it is a threat to safety as well as to the amenity of the area.

I have looked at the revised plans and model for the student village, and I acknowledge that the design is less ugly than the previous proposal. However, the buildings would still present bleak “cliff faces” to New Barn Lane and Albert Road and are too obtrusive to homes directly opposite & adjacent. The proposed material appears to be a grey/beige material. I don't understand why the designers have chosen this. The building materials of local housing are somewhat mixed, but a light coloured stone/artificial stone/stone coloured brick has been used for several nearby buildings – the apartment block immediately opposite the campus at the top of Albert Road; the large houses numbers 128 and 130 Albert Road which are opposite the campus; the attractive Pittville School building, and the UCAS offices – so this type of material would seem to be the obvious choice if the buildings are to harmonise with their location.

In concluding, I emphasise that I am not opposed to a redeveloped and expanded UoG presence in Pittville; I welcome it. I believe that a University is a “force for good” in Cheltenham and I believe that to have a community of young people in our midst is a positive thing – BUT the numbers need

to be realistic. I do not consider that UoG, Uliving, or indeed any organisation can manage 800 students on a cramped site in a location like this. The fact that UoG/Uliving have been unable to identify a comparable campus/student village is a very clear indication of the unacceptably extreme nature of this proposal, and I genuinely believe that the Planning Committee would be taking an unacceptable risk in approving it. The serious worries of local residents are exacerbated by the belief that, if the University's plans are approved, they will in due course further expand the student numbers on the Pittville site, a truly deplorable prospect.

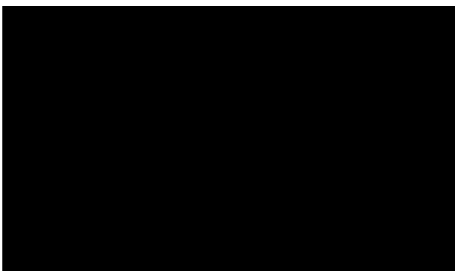
A more realistic number – say 450 students – would bring the following benefits:

1. A significantly reduced management challenge for UoG, Uliving (or other contractor), CBC and the police;
2. A reduction in the height of the residential blocks, giving a less adverse impact on local residents and the attractive appearance of the area;
3. A reduction in volume of traffic – cars, pedestrians, cycles and buses, with attendant improvements in levels of pollution and safety, and less risk of inappropriate parking on residential streets.
4. Less strain on local utilities infrastructure.

As regards points 3 & 4, I believe that it is essential to consider UoG's proposal alongside the Starvehall Farm residential development and the proposed housing development on Pittville School land. The character of this part of Cheltenham will inevitably change and the significantly increased local population will put a strain on roads and other local infrastructure. The decision on the student numbers on which UoG's application is based must surely be influenced by this?

I do hope that you be able to take my points into account in your ongoing assessment of this Planning Application.

Yours sincerely,



Mrs Lucy White
Cheltenham BC
Municipal Offices
Cheltenham

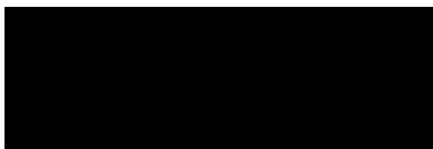
BUILT
Recd 26 MAY 2015
ENVIRONMENT

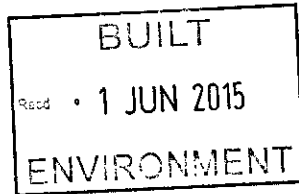
11 Elm Court
Hillcourt Road
Cheltenham
GL52 3JU
24/5/2015

Your Ref: 14/01928/FUL

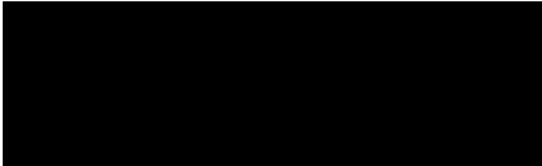
OBJECTION to revised application for Pittville
Student Village Cheltenham.

I note the revised application but still ~~believe~~
believe that the increase in bedrooms, with
ancillary buildings, from a total of 214 at
present to a revised total of 791 is an
overdevelopment of this site with a consequent
adverse ~~and~~ effect for the neighbouring
properties including mine





48 Cleavelands Drive
Cheltenham
Glos
GL50 4QB



28th May 2015

Mrs Lucy White
Planning Officer
Cheltenham Borough Council
Municipal Offices
The Promenade
Cheltenham
GL50 1PP

Dear Mrs White

Revised Plans ref 14/01928/FUL, Pittville Campus, Albert Road, Cheltenham

With reference to the letter from Tracey Crews dated 14th May 2015, I see little, if any, improvement in this revised application. Thus, my objections made by letter on 9th November 2014 still stand. I re-list them below:

**Policy CP4 requires adequate provision for security and the prevention of crime and disorder.
No improvement from previous scheme. It is impossible to control and police the huge number of students.**

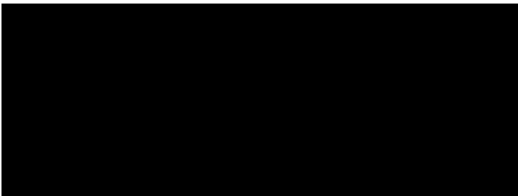
**Policy CP5 states that the location must minimise the need for travel.
This objection has not been addressed. It is the wrong location to meet this requirement.**

**Policy CP7 requires a high standard of architectural design.
The design is not in keeping with the area around Pittville Park.**

**Policy TP1 makes clear that development will not be permitted where there is a danger of generating high turnover on-street parking.
No further parking is being provided. The area does not have restricted parking in the streets, so it cannot be controlled.**

Please consider these points again when making your decision.

Yours sincerely

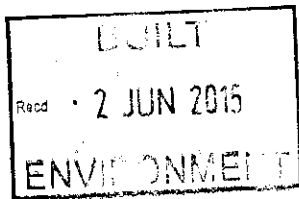


cc Tracey Crews, Head of Planning

23, Hillcourt Rd,
Chetterham.

GL52 3J5

31st May 2015



Mrs Lucy White.

Planning Department,

CBC PO Box 12,

Municipal Offices,

Promenade

Chetterham GL50 1PP

Dear Mrs White.

Re: Planning Application 14/01928/FUL
Pirville Student Accommodation Blocks

OBJECTION

Seven years ago I came to live in Chetterham. I was happy to find a house in a peaceful location, near to the beautiful Pirville Park and with a local shop nearby - not to last it seems. With regard to the above Planning Application, whilst one cannot maintain the status quo for ever, one should be able to assume that any changes to the area will be well thought out and the considerations of the local community taken into account by planners.

I know that there are many valid objections to this project made by educated, sensible people who have given the proposals serious thought and who never seem to get satisfactory or feasible answers or, indeed any kind of major significant changes.

I wish to add my own voice with concerns about the size of this project which will have considerable repercussions on every day living in this area.

A building of four or five storeys for around 800 students is far, far too big - A huge conurbation on a residential area built on too small a space and with a ratio of size to student numbers which is not acceptable and ill thought out.

The inevitable traffic increase in this area is a serious matter. Even without this addition to the community, the traffic is already a danger. I travel most days along Albert Rd and witness a number of near lead in misses near to the school.

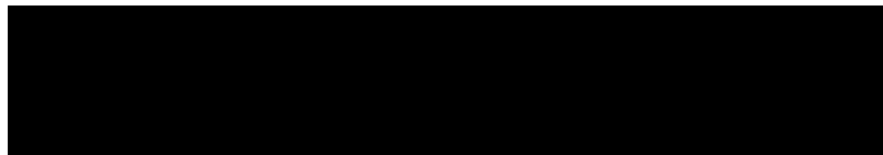
Also, my heart sinks for our beautiful park. Numbers, and therefore litter, are increasing already in the East side and I cannot think that 800 students, albeit not all there

at the same time, will keep matters. I not infrequently hear screaming and shouting from the park area at night and often wonder whether I should ring the police in case there is serious trouble. The shuttle bus plan is an attempt to ease night time noise but given that most of the students in town are likely to be under the influence of a certain amount of alcohol, they are unlikely to use it or wait for it. Wishful thinking I feel.

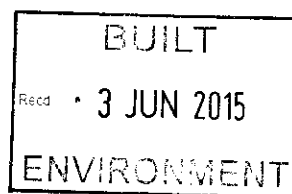
I could add more but I have stated the main objections - size, numbers, road problems + noise.

I therefore OBJECT to this project as it stands.

Yours faithfully,



MALDEN COURT PITTVILLE LAWN CHELTENHAM GLOS GL522BL



June 2 2015

Mrs L. White

Planning Department

CBC PO BOX 12

MUNICIPAL OFFICES

Promenade

Cheltenham

GL50 1PP

Dear Madam,

OBJECTIONS TO PITTVILLE CAMPUS PROPOSAL – APPLICATION NUMBER 14/01928/FUL

I WRITE TO REGISTER VERY STRONG OBJECTION TO THE LATEST Proposals in respect of student housing at Pittville Campus.

The current Proposals evidence little change. The development is too large and dense at 800 students.

The blocks are too large and with neither design merit nor local architectural “fit”.

None of the car parking issues have been dealt with and the reality is that there will be extensive student parking in the surrounding area. The Applicant is dishonest in respect of this point.

The bussing access proposals will cause traffic problems way in excess of the current pattern.

800 people in the space is simply too many for the area involved and for the relevant infrastructure.

Proposals for night bussing present a specific threat to the amenity of the surrounding area.

Institutional development on this scale in a primarily residential area abutting a Conservation Area is wholly inappropriate. The Proposed management of the site is to be from an organisation with no history of running student accommodation in such an area of housing. The University merely abrogates responsibility in this regard.

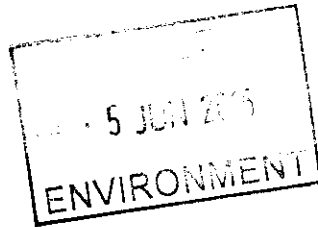
This is a wholly inappropriate development Proposal founded on flawed University plans and would result in a dangerous loss of amenity to the whole area.

It should be refused Planning Permission



OBJECTION.

Cleeve House
Albert Road,
Cheltenham,
Gloucestershire.
GL52 2QX



4/6/2015

Dear Mrs. White,

re. Pittville Student Accom. Blocks
Plan. App. 14/01928/FUL.

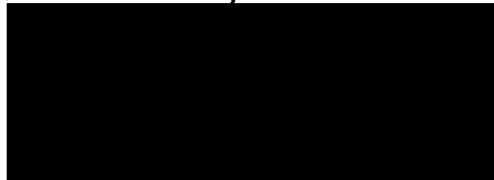
I am writing again, to protest & object to the latest revised plans for this Planning Proposal, as it does not 'fit in' or enhance this pleasant corner of Cheltenham.

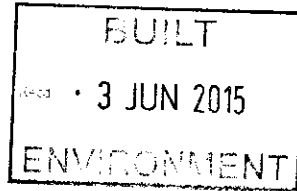
The new density is much too intense, and will overload the Services of all descriptions, Access, will also create other unwanted problems.

Overall, it would be much better if the whole project can be moved to the Racecourse.

I apologise for being late.

Yours sincerely





44 Cleevemount Road
Cheltenham
Glos
GL52 3HG

1 June 2015

Mrs Lucy White
Planning Department
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

Dear Mrs White

Planning Application 14/01928/FUL – Pittville Student Accommodation Blocks


I wish to register my OBJECTION to the above proposal for the following reasons.

1. This new application has not taken into consideration the impact this development will have on the local population and their previous concerns regarding such a large student population.
2. The previous application seriously miscalculated the number of students using the campus when it was a teaching faculty and did not take into account this was only term times, Monday to Friday. The new student accommodation will be used 52 weeks of the year, seven days a week from early in the morning until very late at night. The increase in traffic on Albert Road will be continual with the major impact well into the evening and night. The local community will suffer excessive noise, litter and minor vandalism.
3. The design is not in keeping with the area and at 4 and 5 storey is far too overbearing.
4. The additional 600 Students will put a strain on gas, electricity, broadband and drainage. The electric supply in Cheltenham often fails and the Pittville area is no exception plus broadband often drops out completely. Local residents already suffer and should not be expected to have inferior services because of this development.
5. U-Living has had no experience of managing student accommodation of this size in a residential area. It is completely outside their current expertise and once it is built it is too late to find out they are unable to control such a large number of students living far away from their campus and the area that they will socialise. In the travel study produced for this application they quote the number of journeys that are likely to be made and suggest that students will share cars. How is this possible when student cars are banned from the site?
6. It is still proposed to include a shop on site which could mean the local residents lose their community shop.

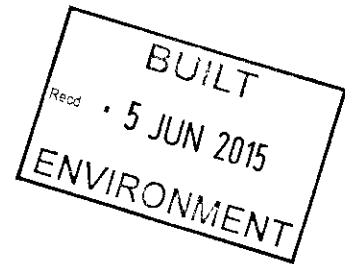
The revised planning has not taken into account the residents and the impact that it will have on their lives. It is totally unacceptable to inflict such a development in what is a quiet residential area.

I ask that this very experimental development is refused as once built the damage can not be undone.

Yours sincerely

A large black rectangular redaction box covering the signature area.

The Gate House
60 Albert Road
Cheltenham
GL52 2QX
4 June 2015



P A 14/01928/FUL

Dear Mrs White

I am writing once again to object to the planning application for student accommodation.

Why does the accommodation have to be at the Pittville campus? Could the site not be used as a University and the accommodation elsewhere?

The volume of students in such a restricted area is totally unacceptable. Lack of parking will be a big problem.

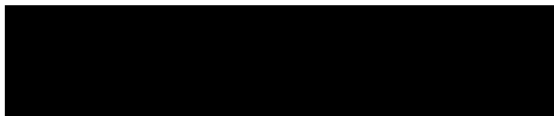
Living in a pleasant residential area I feel the volume of young people coming into the area will spoil the lovely park. The noise from transporting them will be most unacceptable. I wonder how the infrastructure will cope. We were flooded in July 2007

We have already had many late night noise complaints this year. What would the noise level be like with 800 students?

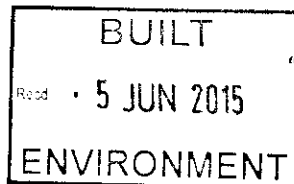
Why are you experimenting on us? Managing such a large amount of people in such a small area is so unfair AND TOTALLY UNACCEPTABLE.

I ASK YOU TO RECONSIDER THE PROPOSAL

Yours sincerely



Attention of: Mrs. Lucy White
Planning Department
Cheltenham Borough Council
PO Box 12 Municipal Offices
Promenade
Cheltenham GL50 1PP



"Hawksworth"
26 Albert Road
Pittville
Cheltenham
Glos. GL52 2QX


1st June, 2015

Dear Mrs. White,

Re: Planning Application No.14/01928/FUL – Pittville Accommodation Block

I write to object to the above Planning Application on the grounds that having more students there would exacerbate the problems that I have had in the past. When the students return in the evening from drinking in the town, there has been a lot of noise and disturbance which has woken myself and my wife up – we are both pensioners and need our sleep!

My wheelie bin has been taken away whilst the noise was going on outside so assume that it was them – when I wrote to the Head Mistress at the college to ask if my bin was at the college and I would then have collected it – I never even had the courtesy of a reply. The same thing happened to my neighbour a week later, fortunately for her (who is also a pensioner) the students were spotted wheeling her bin into the college! She contacted the college and the culprit was ordered to bring the bin back to her house.

We are on the route from town and near Pittville Gates where there are some take-ways - I have often cleared up empty food containers off the pavement which have been discarded by students on their way back to the college. I know another neighbour who walks the length of Albert Road with a black plastic bag picking up food wrappings and containers on a regular occasion.

To have a lot more students at the college can only lead to further disruption!

Yours faithfully,


BUILT
Recd • 8 JUN 2015
ENVIRONMENT

OBJECTION TO
Pittville Campus development
Ref 14/01928/FUL

75 NEW BARN LANE

PRESTBURY

CHELTEHAM

GL 52 3LB

06. 06. 2015

Dear Miss White

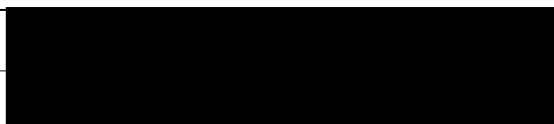
There are some members of the University staff who do not agree with this development, too many students in the wrong place. The whole project is being driven by one person Mr. Stephen Marston Vice Chancellor. The University needs more accommodation for students, the University owns the land, a management company can run it and the University can take some profit, problem solved, perfect. There will be some objections from the public but a few concessions will be made then planning permission will be granted, simple.

When this development is finished Mr. Marston will no doubt move on or retire, probably with a golden handshake for doing a good job! In fact what he will have done is run one of the best areas of Cheltenham.

The members of the planning office concerned with this application should ask themselves one question, would you like to live near eight hundred students, we all know what the answer will be.

There is one place for this planning application,
IN THE BIN.

Yours faithfully





GFirst LEP
Oxstalls Campus
Oxstalls Lane
Gloucester
GL2 9HW

Mrs Lucy White
Planning Officer
Cheltenham Borough Council
Municipal Offices
The Promenade
Cheltenham
Gloucestershire
GL50 9SA

7th July 2015

Dear Lucy,

We know that Gloucestershire is a prosperous economic area with huge latent potential. However, it needs help in unlocking that potential in order to achieve the type of economic growth that the whole country should aspire to - high skill, knowledge intensive, sustainable, with a high proportion of manufacturing and export industries, and offering an exceptional quality of working life.

The Gloucestershire Local Enterprise Partnership's (GFirst LEP) work with the University of Gloucestershire is playing a crucial role in helping drive economic growth in both Cheltenham and the wider county.

The University brings over £151 million of value to Gloucestershire every year and supports more than 2,160 jobs in the county. Its graduates add almost £200 million of value to the UK economy every year and the student community spends £28.3 million annually in Gloucestershire.

If we are to realise our plans for the county, it is crucial that our education institutions are supported to thrive and grow, so we can attract and retain talent to the county and realise the objectives GFirst LEP has set out in its Strategic Economic Plan for Gloucestershire.

Working with the University, we have already together established The Growth Hub at the Oxstalls Campus with plans to develop offices throughout the county. I believe that the success of the University's planning application for the Pittville Student Village is crucial to Gloucestershire's continued economic development.

In our Strategic Economic Plan for Gloucestershire, we have set the target of creating over 33,000 new jobs. We also know from the Gloucestershire Skills Statement that there will be shift away from lower-skilled employment and that many employers are reporting skills gaps.

With an aging population, it is vital that the county can attract new talent and the University plays a crucial part in achieving this. More than a third of its graduates already choose to stay and make their career in the county.

Part of the University's ambition for growth involves attracting additional students in an increasingly competitive market. Redeveloping the Pittville Campus to create a 791-bed student village will allow the university to strengthen and grow its position in the fiercely competitive higher education sector by providing the kind of high quality accommodation the market demands. Realisation of this project will release millions of pounds to enable the University to invest heavily in developing additional outstanding teaching facilities that is crucial if the University of Gloucestershire is to appeal to prospective students.

A highly skilled workforce for Gloucestershire is one of the key aims in GFirst LEP's Strategic Economic Plan, and so every effort made towards this will support the growth of the county's economy.

We will continue to support the University of Gloucestershire's ambition to develop and expand, as a vital component in the economic growth of our county. Cheltenham must continue to support the University too, as failure to do so will not only severely compromise the growth of the university, but negatively impact the growth of the economy of Cheltenham and the wider county.

Yours sincerely,



Chair of GFirst LEP