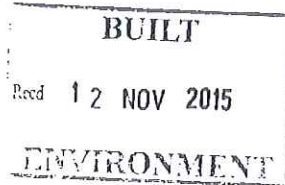


44 Cleevemount Road  
Cheltenham  
Glos  
GL52 3HG  
11 November 2015

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



Dear Mrs White

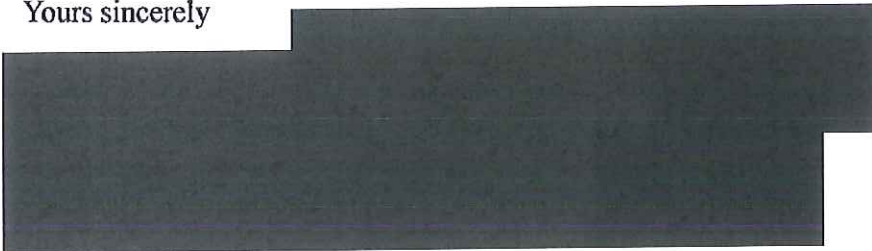
**Reference 15/01163/OUT Pittville School Albert Road Housing Development  
23 October 2015**

I wish to object to this development in its proposed form for the following reasons.

1. The three storey building 56-58 of flats is totally unacceptable in its location and there are two many three storey building on this site.
2. There is insufficient parking facilities available
3. The original screening between the existing housing bordering New Barn Lane and this development must be retained. These residents deserve some privacy.
4. The number of housing proposed for this location is excessive and should be reduced.

I feel that not enough consideration has been given to existing residents in the design of this site and request that it is refused.

Yours sincerely







10 Greenfields  
New Barn Lane  
CHELTENHAM  
Glos  
GL52 3LG

Your Ref: Outline Planning Application 15/01163/OUT



6 August 2015

Ms T Crews  
Head of Planning  
Environmental & Regulatory Services  
Cheltenham Borough Council  
PO Box 12, Municipal Offices  
Promenade  
Cheltenham GL50 1PP

Dear Ms Crews,

**OBJECTION TO OUTLINE PLANNING PROPOSAL 15/01163/OUT – THE ERECTION OF 58 DWELLINGS AT PITTVILLE SCHOOL ALBERT ROAD CHELTENHAM.**

Reference: Your 15/01163/OUT dated 22 July 2015

1. I have reviewed the contents of this application as displayed on the Council's web site and wish to **OBJECT** to the application on the grounds of noise from the development, increased traffic on New Barn Lane, the visual impact of the development, the loss of privacy and the loss of amenity to the locality.

2. Considerations:

a. **NOISE:** Whilst this objection refers specifically to the proposed Pittville School playing field development my comments must also be viewed holistically in the context that you have given outline planning permission also for up to 300 houses to be built on Starvehall Farm under planning application 10/01243/OUT. These two applications will permit 4 dwellings to be built in very close proximity to our garden given the planned small size of the gardens of these new dwellings. (This assessment is based on planning documents submitted by GSS Architecture and Nash Partnership)

b. **TRAFFIC:** This application notes it is now proposed NOT to implement the access arrangements briefed at the consultation meetings, instead traffic will exit through the new Starvehall Farm exit road shown on document 8070(L)006 dated 23/07/10 as "existing public right of way". The change of plan from Albert Road effectively incorporates the traffic issues of this development into the Starvehall Farm development and will result in a

new stream of traffic emerging onto New Barn Lane within a very short distance of the Link Road exit. Since it seems likely that the Starvehall Farm Link Road will be opened at an early date to through traffic, the combined effect of traffic exiting from the Pittville School development onto an already busy New Barn Lane (now swelled with new Starvehall Farm resident traffic and the Link Road) will make it difficult and dangerous for New Barn Lane residents to exit from their properties. There is no evidence of new traffic modelling data to ensure this risk is not triggered. The Pittville Development traffic using the public right of way for access and egress will also pose a risk to pedestrian users of the right of way.

**c. VISUAL IMPACT:** Our south facing aspect will now be obstructed by 2 storey houses from the Pittville School development and our east aspect by 2 storey houses from the Starvehall Farm development. Our previously uncluttered access to sunlight will now be obstructed during those parts of the year when the sun is low in the sky and we will be looking into the back rooms and gardens of up to 6 houses in the two developments.

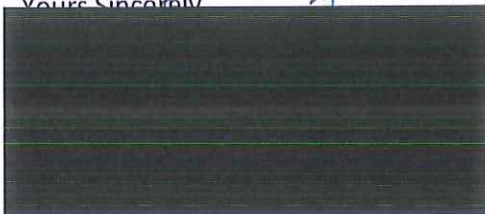
**d. PRIVACY:** Plots 27 and 28 (ReferenceSCH265 dated 06/03/15) remove the last vestiges of privacy anywhere in our garden, our conservatory on the rear of the house and our south facing bedrooms and lounge. This reference shows trees which do not exist, but which in any event would exacerbate the obstruction of sunlight into our property noted at my Para 2c above.

**e. AMENITY:** While the proposal states that the playing field has not been used for years, this has been a deliberate policy of the school for administrative reasons and its use by outside clubs has not been permitted. This could be an excellent sports facility for use by others and given the influx of new residents from the three developments: Pittville School (say 200), Pittville campus enlargement (800 plus visitors) and Starvehall Farm (say 1000) there should be commensurate increase in accessible local sports grounds. These three developments could be bringing 2000 new residents into a very small area of Cheltenham who will require recreational facilities beyond that offered by Pittville Park and the Prestbury Parish Playing fields. A further amenity issue is the loss of habitat for wildlife. The existing dividing hedgerow whilst overgrown provides habitat for wildlife and with Starvehall Farm forms a green corridor between the Jockey Club property to the north of New Barn Lane and Pittville park via the Pittville School land. The hedgerow also provides cover and breeding space for many bird species, provides a sight line for bats and cover for a family of foxes. It should be protected.

### 3. Interdependence:

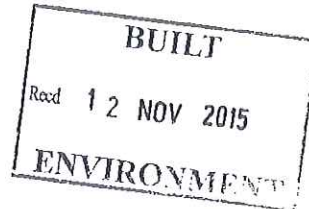
Given the apparent inability of the proposed development of the Pittville School playing fields to stand alone (as it requires access from another development (Starvehall Farm) which has not yet been granted full planning approval and such access was not included in the outline planning application (10/01243/OUT)) I request that this application should not proceed until the significant changes it requires to the Starvehall Farm application have been considered by the CBC Planning Committee and the changed traffic patterns have been effectively modelled.

Yours Sincerely,



44 Cleevemount Road  
Cheltenham  
Glos  
GL52 3HG  
11 November 2015

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



Dear Mrs White

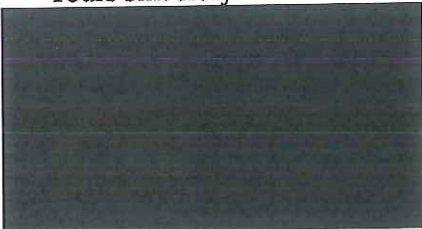
**Reference 15/01163/OUT Pittville School Albert Road Housing Development  
23 October 2015**

I wish to object to this development in its proposed form for the following reasons.


1. There are too many three storey buildings and the block of flats number 56-58 is sited very close to the boundary of the Starvehall development, which has three houses with small gardens adjacent. This building will dwarf this housing and is totally unacceptable.
2. The trees and screening between the housing on New Barn Lane **must be maintained**. These residents will have housing with not very long gardens very close to them and need screening to reduce noise and to not be overlooked.
3. There is not sufficient parking for the residents and when visitors arrive it will cause problems.
4. The number of houses on this site should be reduced with all the other developments in the area, Starvehall Farm and the University this number is far too high. It will cause serious stress on the surrounding area especially New Barn Lane.

I request that the above application is refused.


Yours sincerely







10 Greenfields  
New Barn Lane  
Cheltenham  
Glos  
GL52 3LG



12 November 2015

Mrs Lucy White  
Planning Department (Environmental & Regulatory Services)  
Cheltenham Borough Council  
PO Box 12  
Municipal Offices  
Promenade  
Cheltenham GL50 1PP

Dear Mrs White,

**REFERENCE 15/01163/OUT OUTLINE APPLICATION FOR THE ERECTION OF UP TO 58 DWELLINGS AT  
PITTVILLE SCHOOL ALBERT ROAD CHELTENHAM**

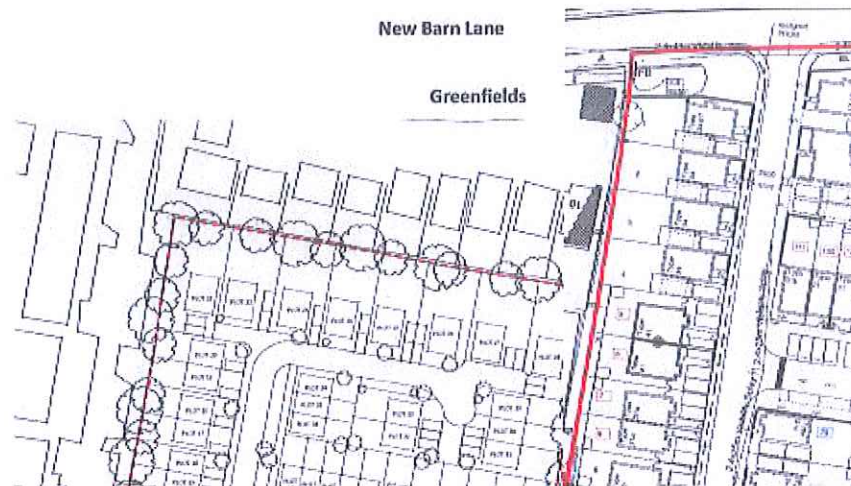
References A. Your 15/01163/OUT dated 26 October 2015  
B. Your 15/017994/REM dated 23 October 2015

1. We wish to register our comments on, and objections to, the following aspects of the application, Reference A, submitted to Cheltenham Borough Council

- Layout of the buildings
- Highway issues
- Boundary treatment

2. Given that our property site is adjacent to 2 proposed developments, the Pittville School playing fields and the Starvehall Farm development contained in Reference B, our comments – and the Planning Committees consideration of them - must take account of the adverse impacts of both developments on neighbouring properties **and on each other**. Given that it is now proposed that traffic from the Pittville School development will rely solely on access and egress through Starvehall Farm it is indefensible to consider one without considering the mutual impact on the other. This particularly applies to issues of traffic within and without the sites and the mutual disturbance to ecological and boundary features.

3. To place these matters in context we show below at Figure 1 a combined extract from the site plans given in References A and B in relation to our property, 10 Greenfields, New Barn Lane.



**Figure 1**

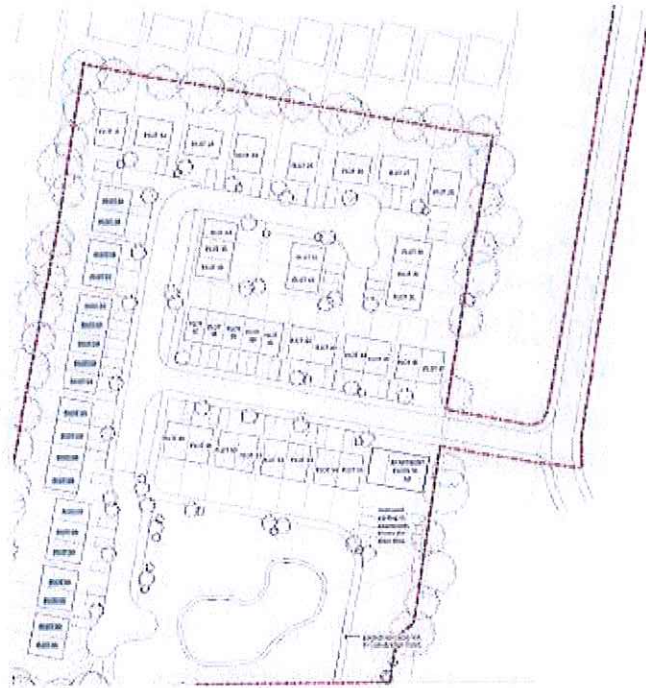
4. In accordance with your guidance on matters that should be included in comments on proposals, we offer for consideration below our concerns and requests for change with aspects of the proposals contained in Reference A. We refer also, where appropriate, to potential additional, neglected, or unwelcome impacts arising from the proposed connectivity of the Pittville School proposed development with that of the Starvehall Farm development contained in the documentation relating to Reference B. Our comments and requests concern:

- Noise and disturbance from the completed development
- Traffic
- Privacy
- Amenity
- Ecology



#### 5. Noise and disturbance from use:

The housing layout submitted with Application 15/01163/OUT (extract at Figure 2) for 58 new homes on the Pittville School playing field behind our house shows a new home, Plot 28, with rear garden and boundary abutting our rear garden. Indeed all the new properties adjacent to the 10 Greenfields' homes will have the gardens of the 8 new properties in the north section of the proposed Pittville School development in close proximity to their boundaries.



**Figure 2**  
Pittville School Development Layout

In the case of our property, No 10 Greenfields, we also have to endure the back garden noise and disturbance from up to 5 adjacent back gardens abutting our eastern boundary on the new Starvehall Farm Development – Plot 28 makes a total of 6 new sources of noise and disturbance within feet of our living space.

To reduce this nuisance we request that consideration be given to re-siting the access road for the 8 new properties that are adjacent to the existing Greenfields properties (along with a verge to act as a green corridor for wildlife), adjacent to the Greenfields estate rear boundary fence. This would require that the 8 new houses be re-orientated by 180degrees such that their front doors face our property and the rear of the properties face south. Such a re-orientation could do much to reduce mutual noise from abutting rear gardens as well as enhancing rear garden privacy (see Para 7 below) for Greenfields residents. A bonus for the residents of this row of houses would be that their gardens would now have a south facing aspect, rather than facing north as at present, thus giving them access to sunshine throughout the year that they will not have under the current plans.

**6. Traffic.** We object to the use of seemingly irrelevant traffic modelling data supporting this application. With the apparent agreement of the Starvehall Farm Developers to permit access/egress from the Pittville School playing field site of 58 proposed new homes, the presented modelling of traffic from the now **combined** exit roads onto New Barn Lane is inaccurate and fatally flawed in terms of volumes. The traffic loading generated by the site onto New Barn Lane now becomes that accruing from up to 358 families, not the up to 300 submitted under 2012 revised Nash Partnership proposals for Starvehall Farm. Allowing

traffic from the proposed Pittville School site to leave/enter via Starvehall Farm will result in two busy north exiting roads (the new "Link or Spine Road", plus the new north west Starvehall Farm site exit road used by this development) onto New Barn Lane within 100ms of each other and less than 100ms from our house exit. We understand that Gloucestershire County Council placed a limit of a maximum of 300 dwellings on the Starvehall Farm site in view of the traffic loading increase, but the new proposed exit strategy from the Pittville School site now breaches this limit. It is already challenging for us to exit onto New Barn Lane at peak traffic periods. These two new streams of traffic in such close proximity to the entrance of Nos 9 and 10 Greenfields will present a considerable risk to our safe passage at busy times. Traffic exiting the proposed Pittville School site will also cut across the proposed wildlife green corridor from New Barn Lane down the Pittville School/Starvehall Farm site boundary and places wildlife such as badgers that use this route at risk of harm.

**7. Privacy.** As noted in Paragraph 5 above the introduction of the new dwellings with north facing gardens adjacent to the rear gardens of the Greenfields properties will result in significant "overlooking" of our gardens. When taken together with the proposed new houses in the north-west corner of the Starvehall Farm development we will have no privacy anywhere within our front and rear gardens. We can find no details of the proposed boundary fencing for the northern boundary of the Pittville School development, only a reference at Para 4.29 of Reference A's Design and Access Statement where it is stated that *"Properties to the north include a garden buffer of 10m to the boundary so as to reduce potential impacts on adjacent properties"*. The precise meaning of this statement is unclear since the 10m buffer is undefined. Without adequate (say 8ft) new tall fencing/hedging the proposed new Pittville School development houses will leave us with no privacy in our garden area where we will not be overlooked by at least 4 homes situated in the 2 new developments.

As we noted above at Paragraph 5 we also request that Officers and the Planning Committee seek commitment from the Developers to reassess the layout of the proposed properties to provide better garden separation and the provision of a small green wildlife corridor. Such a separation would enhance privacy and enable us to maintain our south boundary fences.

**8. Amenity:** This new development inevitably reduces the amenity (definition: pleasantness, agreeable surroundings) of our property and that of Greenfields neighbours by introducing many new buildings in very close proximity to our homes and private recreation space. As with the Starvehall Farm proposals there is little benefit accruing to the existing community from this development through the provision of new or improved local infrastructure or facilities. It is another quality of life reducing predatory development in our locality, which will place much additional strain on our already depleted local infrastructure, services and roads.

**9. Ecology and Wildlife:** In respect of treatment of wildlife and protection of their environment, the proposed development as outlined in Reference A, provides adequate provision of new habitat to mitigate the loss of existing cover and feeding space. As residents overlooking the proposed development site we know that the submitted ecological survey is less than complete in its consideration of the loss of wildlife habitat. Until recently the hedgerows have provided an abundance of cover and food for many species of birds, foxes, squirrels and badgers. This habit has already been severely depleted by the Starvehall Farm developers (see Figures 3 and 4 below) and we have significant concerns that further boundary clearance of the eastern sports field boundary will complete the wholesale destruction of established trees and hedgerows along this boundary of the site. The result has already been devastating for our garden birds where numbers feeding every day at our feeding station have dropped from hundreds of various species to only an occasional sparrow or robin visitor. Wildlife too needs "houses" and the impact of the loss of this habitat cover has been immediate.



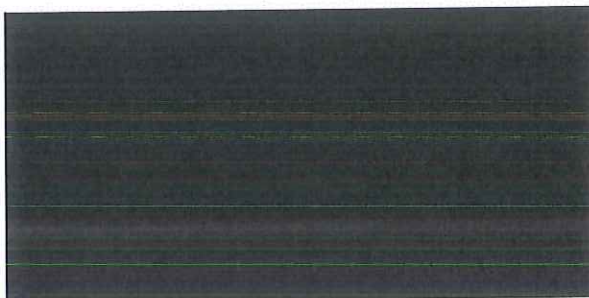
**Figure 3: North east boundary fence  
Green Corridor habitat before destruction  
at end October 2015**



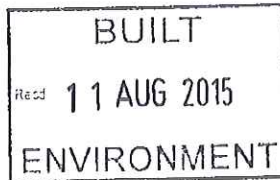
**Figure 4: North east boundary fence  
showing complete loss of wild life habitat  
in early November 2015**

We further request that the north-east boundary fence "green corridor" be enhanced on the Pittville School development side of the boundary fence with a border of wild flowers and long grasses to provide new habitat and food for insects, bird life and small mammals.

We seek assurance that officers/Councillors take note that the planned entry/egress from the Pittville School site into the Starvehall Farm Development presents a new threat to wildlife. It will place a road across the path of the planned badger "green corridor", on the Starvehall Farm site, thus putting them at risk of harm from this new traffic. We would expect this risk to be resolved by the Developers for safe mitigation during consideration of Reference A by the Planning Committee.







Ms T Crews  
Head of Planning  
Cheltenham Borough Council  
PO Box 12, Municipal Offices  
Promenade  
Cheltenham GL50 1PP

9, Greenfields  
New Barn Lane  
Cheltenham  
LG52 3GL

Your Ref:15/01163/OUT

12 August, 2015

Dear Ms Crews,

**Proposal: Outline application for the erection of up to 58 dwellings at Pittville School Albert Road Cheltenham; your letter dated 22 July 2015.**

I have the following comments on the above application.

1. The application is, in effect, a proposal to extend the Starvehall Farm development, the subject of a full and lengthy consultation leading to outline planning permission (your 10/01243/OUT). For whatever reason, Pittville School chose not to engage with the planning procedure for Starvehall Farm but is now keen to jump on the Starvehall Farm bandwagon. Moreover, as the Starvehall Farm development will soon get under way, Pittville School presumably supposes that, to avoid any delay, its application will be approved by extension of the Starvehall Farm permission, without any difficulty. I deplore this attempt to subvert the due process of planning, and to sidestep accountability and transparency.

Residents are often dismayed by the outcome of a planning proposal, but they are reconciled to the fact that it has received proper consideration. Issues concerning good faith and trust arise if a plan that has been approved is subject to subsequent variations that change it in a significant way, as is the case here.

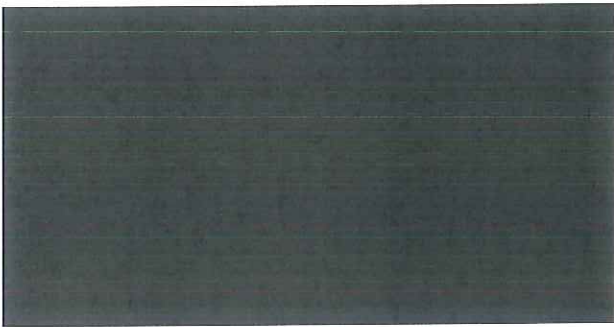
2. Although the proposal is to merge a development on Pittville School land with the approved Starvehall Farm development, it actually conflicts with the Starvehall Farm plan and nothing has been done to reconcile the two. It might be supposed that a late attempt to join forces with an approved application would be undertaken with some care but that is not the case. Most significantly, the Pittville School proposal includes a new outlet road onto New Barn Lane, which demonstrates a failure by those who prepared the School's proposal to engage with Starvehall Farm plan. In the Starvehall Farm development, just one single road (the 'Link Road') communicates with New Barn Lane, for the rather obvious reasons of (i) optimising the traffic flow on New Barn Lane and (ii) eliminating 'rat runs' through the new development, which compromise road safety and increase air and noise pollution for residents. I do not believe that variation of the previously approved road scheme that is proposed in the Pittville School application can be approved without revisiting the reasons that led to the original plan. More generally, the wider effects of the increase of 20% in the number

of dwellings in the proposed extension of the development and the consequent increase in traffic flow in the neighbourhood surely need proper consideration.

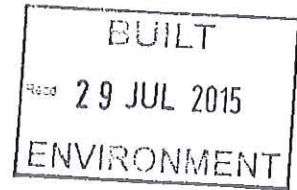
3. I have been mystified since I became aware of Pittville School's intentions that a large, horizontal playing field having no direct road contact with the outside world should be the subject of this proposal, rather than the sloping lower playing field of Pittville School, which has the advantage of being adjacent to Albert Road. It is a bizarre idea and the sole cause of the School's present confrontation with its neighbours and the wider community.

In summary, I object to the surreptitious way in which Pittville School has attempted to use the planning process, and to the failure of its proposal to engage with the elementary notions of traffic flow, road safety and pollution limitation that have been built in to the approved Starvehall Farm development. The residents of Prestbury affected by this new proposal are entitled to better treatment than having a major variation on an agreed plan inflicted on them at the eleventh hour.

Yours sincerely,



7 GREENFIELDS  
NEW BARN LANE  
PRESTBURY  
CHELTENHAM  
GLOUCS GL52 3 LG



28<sup>th</sup> July 2015

Tracey Crews  
Head of Planning  
Cheltenham Borough Council  
P O Box 12  
Municipal Offices  
Promenade  
Cheltenham  
Gloucs GL50 1PP

Your Ref 15/01163/OUT

Dear Ms Crews  
You ask for my comments regarding the above.

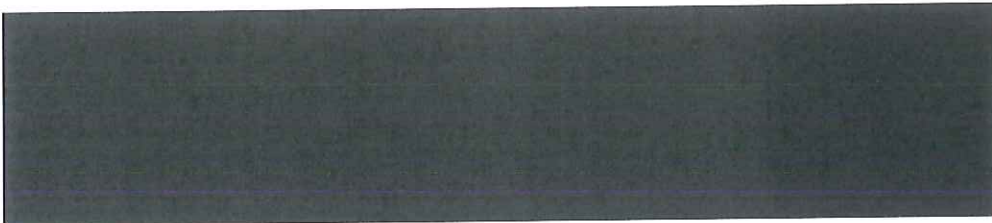
First of all, we are very surprised that it is being allowed for a sports field to be built on. Pittville School has engineered the none use of this field. Previously the field was used by the school and at weekends and by the local community. Of the two fields this is far the better one for sport as flat and no slope.

The school should keep the field and get funding for a sports hall for the school as this is what this is all about. The school should be approaching The National Lottery and Children in Need for funding as both sitting on millions of pounds. The Sports Hall will just be for the school as the local community will not be interested in using it, as we have a full functional Leisure Centre just round the corner.

As Regards any building on the field, we am totally against it. I and my neighbours loose PRIVACY which is not acceptable. We are going to have to put up with all the extra traffic coming out onto New Barn Lane, some of which will be going down Albert Road which is saturated with traffic. The visual impact will have a bearing ,with the imminent building at Starvell Farm and the student accommodation in Albert Road .

Prestbury is having problems with the Doctor , moving to Bishops Cleeve. This development will add to the problem.

Yours sincerely







BUILT	99 NEW BORN LANE
17 DEC 2015	PRESTBURY
ENVIRONMENT	GL52 3LF

Dear Sir or Madam,

I am writing to you strongly objecting to ~~your~~ the application of allowing the 58 dwelling at Pittville School access onto Slavehall Farm Development. I live opposite the proposed entrance onto NEW BORN LANE which in its self will be dangerous enough. You see coming out of my driveway as cars coming from my right hand side are reaching speed of between 40 MPH to 55 MPH and as the is bend in the road 100-150 yards away it doesn't give you much chance of crossing over. There fore extra traffic on my left hand side it is going to make it 10 times worse for us residents. So I would like you to consider our

~~at~~ objection in allowing another  
50 to 80 cars from that entrance



105  
103  
101  
99

NEW  
BARN  
LANE

STARVILL  
DIVISION

63 Albert Rd

copy for Michael

Re Planning Applications  
15/01/62 and 15/01/63

63 Albert Road,  
Cheltenham,  
Glos. GL52 2RB.

Tel: 515102.

4th April, 2008.

Dear Councillors,

Having received your letter this morning regarding renewing membership to PAB, it has prompted me to write about two problems I have.

One is the ongoing problem my neighbours and I have with children crossing our gardens as a shortcut to Albert Road. You may remember [redacted] and [redacted] and I spoke to you last Summer about this. Unfortunately they still come. For two weeks before half term it was particularly bad. We had as many as six boys coming every day. They enter from the side of 1, Cleevemount Road and follow the tributary which joins Wymans Brook and then over our gardens. If we tackle them we get a load of abuse. [redacted] and I have spoken to the Deputy Head of Pittville School once and many times to the Police. For a few days after this it was quieter because the fence had been repaired where they enter but this was soon broken down again. The Police know who they are and have taken their names on occasions but they still come! This is extremely annoying and, as I live alone, I was quite frightened when I was woken up as 2.30 one night by four hooded jobs in my back garden.

My second problem is the inadequate drainage system in the road outside my drive. As I am in the lowest spot in Albert Road, rainwater comes from all directions down my drive, through my garage and into the stream at the back. I am often in touch with Stephen Burden, Geoff Beer and Brian Waldron requesting that the drains be cleared out and always hoping that they can do more than that to solve the problem. I have recently had a new garage built – the floor is higher and the drain in front is deeper but it still can't cope with the heavy rain. Although I had opened the back door of the garage on the last occasion so that the water could flow into the stream at the back, it still was not enough and I spent all the next morning raking the debris away and sweeping the water out which was left in the garage.

(Not relevant for  
Planning applications)

Brian Waldron rang me early that morning hoping that the fact that he had arranged for the ditch along Albert Road to be cleared would have solved the problem. Of course it did not. Unless someone is here when it happens, they cannot comprehend the amount of water that comes down my drive. I really think I should have my Council Tax reduced but I would much rather have the problem solved.

Please do what you can to help with these two problems. I did ring you at half term and left a message but I guess you were on holiday.

Yours sincerely,



Councillors D.L. Hibbert and D.J. Prince,  
5, Finstock Close,  
Cheltenham,  
GL51 6LN.

63 Albert Rd



THE WATER HAD ALREADY SUBSIDED !!



Mr Andrew North  
Chief Executive, CBC  
PO Box 12, Municipal Offices  
Promenade  
Cheltenham GL50 1PP

[REDACTED]  
61 Albert Rd  
Cheltenham  
GL52 2RB  
[REDACTED]

13 Dec 2015

Dear Mr North,

Wymans Brook Issues

I am writing to seek your urgent help to prevent what I believe to be a serious threat that the flood risk to existing properties will be increased by a number of proposed housing and similar developments. My understanding is that the conditions for developments such as those I list below include that they should not result in a run-off of water faster than or more problematical than if the land remained a green-field site.

The developments I am aware of are:

Additional Student Accommodation at the top of Albert Rd [CBC 14/01928]

Sports Centre etc on the land of Pittville School [CBC 15/01162]

Housing Development on the land of Pittville School [CBC 15/01163]

Housing Development on Starvehall Farm land. [CBC various incl? 15/01794]

The issue is whether there will be, as a result of such developments and of other relevant housing developments or drainage improvements of which I may not be aware, any additional water released, whether by minor watercourses, ditches, road surfaces or sewers into that section of Wymans Brook which is from the Prestbury Road culvert to the Albert Road culvert. As it is, that section of Wymans Brook is already unable to cope with the results of heavy and prolonged rainfall without flooding affecting Albert Rd, Little Cleevemount, Pittville Crescent Lane and Windsor Street.

I am not an expert on what drains into this section of Wymans Brook but I am only too aware of a tributary which reaches Wymans Brook by following the eastern boundary of the Pittville School playing fields which, during heavy and prolonged rainfall, delivers rapidly a very large additional amount of water into the Brook: water flowing down this tributary really needs to be held back or otherwise managed further upstream, and certainly should not be added to. There is also a shallow ditch which comes down Albert Rd along the School's western boundary and empties into Wymans Brook upstream of the culvert under Albert Rd. [This culvert is itself amounts to a restrictor on this section of the Brook and is effectively a major 'cause' of the existing flooding risk]. I was therefore somewhat troubled to see Gloucestershire County Council's LLFA comments B/2015/034447 of 12 Aug 2015 and again of 21 Oct 2015 identifying this already overloaded section of Wyman's Brook as the currently favoured discharge point for CBC 15/01662. I stress that these are illustrations of the situation as I see it: I am no position to provide a comprehensive overview.

I understand why the planning system forces these applications to be dealt with separately. But they do individually and collectively have a major impact upon Wymans Brook and its propensity to flood. I applaud CBC's keenness to support the Government's priority of building more houses. But since developers will have more interest in their profits than in this agenda, those of us who are vulnerable to

the developments' consequences need the authorities to be especially vigilant. I therefore turn to you, requesting you to give me an assurance, please, that the Wymans Brook Flooding issues to which I draw attention in this letter will be looked at as a totality, and will be given full weight not only when the final conditions are laid down at the outset to the developers but also, during implementation, when the developers are required, as I trust they are, to demonstrate that they have conformed fully with those laid-down conditions.



P.S. I see from the Gloucestershire Echo of 28 Oct 2015 that a study is in hand to create two new flood storage areas, one of which would be intended to provide some much better ability to manage that element of the run-off from the Cotswold escarpment which has long been a major contributor to flooding at the upper end of Wymans Brook ie above Prestbury Road. It is of course greatly to be hoped that the study results in a scheme that gets the necessary funding and is implemented soon but, even if it is, this will as I understand it bring no relief to the section of Wymans Brook from Prestbury Rd to Albert Rd.

Copies to:

Mr Mike Redman, CBC  
Cllr John Rawson, CBC  
Cllr Adam Lillywhite, CBC  
Mr Mark Parker, GCC



Mr M Redman  
Director, Environment & Regulatory Services, CBC  
PO Box 12, Municipal Offices  
Cheltenham GL50 1PP

[REDACTED]  
61 Albert Rd  
Cheltenham GL52 2RB  
6 Jan 2016

Wymans Brook Issues

Dear Mr Redman,

Thank you for your letter dated 18 Dec which I received on 21 Dec. Your paras 3-5 confirm for me that my understanding of the principles of the NPPF is essentially correct, and the account in your para 6 up to the last sentence is one that I recognise, although my understanding is that funding for flood storage in the upper reaches of the Brooks has yet to be secured. As regards the final sentence of your para 6, I believe that the benefit will be negligible when it really matters, ie in extreme weather conditions, and that the flow of water from the upper reaches into the Pittville section should be assumed to continue to be determined by the size of the culvert at Prestbury Rd and what used to be called the Duraflex culvert – neither of which, I trust we are agreed, must be enlarged.

You say in the last sentence of your para 6 that 'the hydraulic model does not extend that far'. Does this mean that there is no current detailed hydraulic model for the Pittville section of Wymans Brook [Prestbury Rd to Albert Rd and beyond that at least to the outfall of the upper lake]? If there is not, this feels like a serious obstacle to what seems to me to be necessary – a holistic approach to assessing the cumulative impact of all the developments being put before the Planning Department. Is there anything that can be done to mitigate this lack, and make the impact assessments more reliable? If there is not, this would appear to be a rather serious deficiency or flaw in the process.

To illustrate the need for such a detailed model, and explain why I am unwilling to take comfort from the NPPF alone, I attach an extract from a 4 April 2008 letter from our neighbour [REDACTED] Cllrs. Hibbert and Prince, which may or may not be on a CBC file, and an extract of a recent input to CBC from the LLFA at Glos C C regarding a current planning application [CBC ref 15/01162]. It relates to one of the smaller proposals, but it can be regarded as an illustration having general relevance. [REDACTED] letter makes it clear that there had long been a significant recurrent problem with surface water rushing down to the low point of Albert Rd when there is heavy rain, and causing flooding. I believe that the problem has been at least partially alleviated by Gloucestershire Highways since that letter was written, but I think it is relevant to 15/01162. The author of the Glos Co Co text [REDACTED] may or may not have been aware of that history, but any suggestion that additional water might in future be shipped down the Albert Rd route into Wymans Brook fills [REDACTED] and ourselves with some alarm. At the very least, please would the CBC planners insist that all water shipped down from the North end of Albert Rd, whether in piped drains, in the open ditch which currently empties into Wymans Brook on the upstream side of the Albert Rd bridge, or on the surface of the road, is delivered into Wymans Brook on the downstream side of the bridge?

I should be grateful for a meeting with you to discuss these and related issues. If you are willing to see me, perhaps your PA could contact me to agree arrangements.

[REDACTED]

Copies to:  
Mark Parker, Glos C C  
Cllr Lillywhite  
Cllr Stennett  
Cllr Rawson

[REDACTED]

Re Planning Applications  
15/01162 and 15/01163

61 Albert Rd

Extract from 6 Sep 2007 letter from [REDACTED] 61 Albert Rd to CBC.

We have now had serious flooding on three recent occasions: Aug 2006, Jun 2007 and Jul 2007, as well as minor flooding on at least one occasion in the winter of 2006/7. I can supply some account of what this entailed if you wish, but here I shall confine myself to saying that in Jul 2007 we and our neighbour [REDACTED] at 63 Albert Rd came within (three inches) of catastrophic flooding of our houses. I believe that there are almost certainly fresh causes more specific than just the global warming 'explanation' for the resumption of flooding affecting 61/63 Albert Rd, and I could elaborate if asked. Our chief concern though is to have this disturbing problem dealt with quickly and effectively.

↓  
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a bit more than an inch!

61 Albert Rd



THE WATER HAD ALREADY SUBSIDED!!



Mr Andrew North  
Chief Executive, CBC  
PO Box 12, Municipal Offices  
Promenade  
Cheltenham GL50 1PP

[REDACTED]  
61 Albert Rd  
Cheltenham  
GL52 2RB  
[REDACTED]

13 Dec 2015

Dear Mr North,

Wymans Brook Issues

I am writing to seek your urgent help to prevent what I believe to be a serious threat that the flood risk to existing properties will be increased by a number of proposed housing and similar developments. My understanding is that the conditions for developments such as those I list below include that they should not result in a run-off of water faster than or more problematical than if the land remained a green-field site.

The developments I am aware of are:

Additional Student Accommodation at the top of Albert Rd [CBC 14/01928]

Sports Centre etc on the land of Pittville School [CBC 15/01162]

Housing Development on the land of Pittville School [CBC 15/01163]

Housing Development on Starvehall Farm land. [CBC various incl? 15/01794]

The issue is whether there will be, as a result of such developments and of other relevant housing developments or drainage improvements of which I may not be aware, any additional water released, whether by minor watercourses, ditches, road surfaces or sewers into that section of Wymans Brook which is from the Prestbury Road culvert to the Albert Road culvert. As it is, that section of Wymans Brook is already unable to cope with the results of heavy and prolonged rainfall without flooding affecting Albert Rd, Little Cleevemount, Pittville Crescent Lane and Windsor Street.

I am not an expert on what drains into this section of Wymans Brook but I am only too aware of a tributary which reaches Wymans Brook by following the eastern boundary of the Pittville School playing fields which, during heavy and prolonged rainfall, delivers rapidly a very large additional amount of water into the Brook: water flowing down this tributary really needs to be held back or otherwise managed further upstream, and certainly should not be added to. There is also a shallow ditch which comes down Albert Rd along the School's western boundary and empties into Wymans Brook upstream of the culvert under Albert Rd. [This culvert is itself amounts to a restrictor on this section of the Brook and is effectively a major 'cause' of the existing flooding risk]. I was therefore somewhat troubled to see Gloucestershire County Council's LLFA comments B/2015/034447 of 12 Aug 2015 and again of 21 Oct 2015 identifying this already overloaded section of Wyman's Brook as the currently favoured discharge point for CBC 15/01662. I stress that these are illustrations of the situation as I see it: I am no position to provide a comprehensive overview.

I understand why the planning system forces these applications to be dealt with separately. But they do individually and collectively have a major impact upon Wymans Brook and its propensity to flood. I applaud CBC's keenness to support the Government's priority of building more houses. But since developers will have more interest in their profits than in this agenda, those of us who are vulnerable to

the developments' consequences need the authorities to be especially vigilant. I therefore turn to you, requesting you to give me an assurance, please, that the Wymans Brook Flooding issues to which I draw attention in this letter will be looked at as a totality, and will be given full weight not only when the final conditions are laid down at the outset to the developers but also, during implementation, when the developers are required, as I trust they are, to demonstrate that they have conformed fully with those laid-down conditions.



P.S. I see from the Gloucestershire Echo of 28 Oct 2015 that a study is in hand to create two new flood storage areas, one of which would be intended to provide some much better ability to manage that element of the run-off from the Cotswold escarpment which has long been a major contributor to flooding at the upper end of Wymans Brook ie above Prestbury Road. It is of course greatly to be hoped that the study results in a scheme that gets the necessary funding and is implemented soon but, even if it is, this will as I understand it bring no relief to the section of Wymans Brook from Prestbury Rd to Albert Rd.

Copies to:

- Mr Mike Redman, CBC
- Cllr John Rawson, CBC
- Cllr Adam Lillywhite, CBC
- Mr Mark Parker, GCC

Mr M Redman  
Director, Environment & Regulatory Services, CBC  
PO Box 12, Municipal Offices  
Cheltenham GL50 1PP

[REDACTED]  
61 Albert Rd  
Cheltenham GL52 2RB  
6 Jan 2016

Wymans Brook Issues

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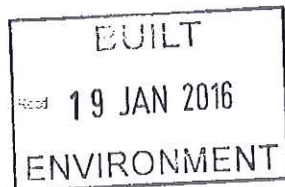


61 Albert Rd



THE WATER HAD ALREADY SUBSIDED!!





Environment  
Agency

25

Our Ref: W-7992

REF= 15/01162/FUL &

15/01163/OUT Pittville School

Date: 12 January 2016

e-mail: [achatvente@btinternet.com](mailto:achatvente@btinternet.com)

Dear [REDACTED]

**Enquiry regarding: Flooding from the Wymans Brook and that the culvert under Albert Road is insufficient to carry flood flows?**

Thank you for your enquiry which was received on 18/12/2015.

We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

#### **Assets**

*Q1. What is the basis for your belief? Can you verify it?*

The size of the Albert Road culvert comes from a survey carried out in 2008.

*Q2. How does the capacity of the Albert rd culvert compare with the capacity of the two culverts which are upstream of Albert Rd: they are probably referred to as (a) either Windsor Street or Duraflex, and (b) Prestbury Rd?*

The cross sectional areas of the 3-mentioned culverts are as follows:

Prestbury Road bridge (3m wide x 1m high) 3m<sup>2</sup>

Cleavemount Road (2.5m wide x 1.5m high) 3.75m<sup>2</sup>

Albert Road (2.5m x 2.5m arch) 2.45m<sup>2</sup>

Without detailed further analysis it is difficult to compare the maximum capacities between the culverts. The cross sectional areas above may provide an indication but other factors such as bed gradient, amount of silt and channel roughness need to be taken into account. Also many culverts are designed to allow a level of surcharging to provide the most cost efficient solution.

Environment Agency, Riversmeet House, Newtown Industrial Estate, Northway Lane, Tewkesbury, Gloucestershire, GL20 8JG.

Customer services line: 03708 506 506

E-mail: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

*Q3. What is your assessed figure for the likely peak flow [once in 100 years] into Wymans Brook from the Tributary [sometimes on maps referred to as Drain] which follows the Eastern Boundary of the Pittville School Playing fields?*

This is a question for which we the Environment Agency do not have the answer.

*Q4. What is the capacity of the culvert under the Evesham Rd, ie: at the point of outflow from the Upper Pittville Lake, which Lake is of course part of Wymans Brook just downstream of Albert Rd?*

The cross sectional area of the Evesham Road culvert is (2.1m wide x 1.4m high) 2.94m<sup>2</sup>. Again other factors need to be taken into account to calculate the maximum capacity which information we do not have to hand.

I have attached our Standard Notice or licence which explains the permitted use of this information.

Please get in touch if you have any further queries or contact us within two months if you'd like us to review the information we have sent.

Yours sincerely

Matthew Weston  
Customer & Engagement Officer  
For further information please contact the Customer & Engagement Team

Tel: 02030251678 or 02030251665  
Direct e-mail:- [SHWGenquiries@environment-agency.gov.uk](mailto:SHWGenquiries@environment-agency.gov.uk)

Enc.  
Standard Notice.