APPLICATION NO: 16/02302/FUL		OFFICER: Mrs Emma Pickernell		
DATE REGISTERED: 4th January 2017		DATE OF EXPIRY : 5th April 2017		
WARD: Benhall/The Reddings		PARISH:		
APPLICANT:				
LOCATION:	Land At Arle Court, Gloucester Road, Cheltenham			
PROPOSAL:	Erection of Care Home with Nursing Care (60 beds) and Assisted Living (55 suites) - use class C2. Restoration and management of woodland, and provision of car park.			

REPRESENTATIONS

Number of contributors	15
Number of objections	15
Number of representations	0
Number of supporting	0

27 Darwin Close Cheltenham Gloucestershire GL51 OUE

Comments: 9th January 2017

I wish to object to this planning application primarily on the grounds that the development would destroy a rare and valuable nature refuge. The trees on the site are of a considerable age and have therefore become an ideal habitat for wildlife, especially as they are unmanaged and consist of a good mixture of dead and living trees resulting in a variety of insect for the wildlife to feed on. This make the trees a valuable asset for the town which once lost could not easily be replaced. New trees do not offer the same habitat as older trees such as those on the site.

As I live near to the site I regularly enjoy watching the wildlife in and around the site. For example, during the summer of 2016 I watched a family of Greater Spotted Woodpeckers flying between the trees to the West of the site, before they flew East over the A40 to the site of the proposal. Therefore these woodpeckers must be nesting close by, if not currently on site then their young could make use of the trees in the near future. The woodpeckers have become regular visitors to my garden and I would not like to see them harmed. I have seen foxes and hedgehogs on the site of the proposal, and I'm sure this area gives them a rare place to safely raise their young.

There is also a regular group of buzzards living on the site. These buzzards are presumably feeding off the small mammals that live there. I have also seen numerous bats in the vicinity of the site, often very early in the evening indicating that they are roosting nearby. If they are not actively roosting in these old trees now, then the trees would offer a rare natural habitat for them.

Does this new development have to be located on such a valuable green site? I do not think this is a suitable location for such a development. It would be such a shame to deprive the local wildlife of such a rare habitat within a residential area. Surely there is a more suitable brown field location that could be redeveloped.

In addition, Hatherley Lane suffers from considerable road use and congestion, especially in the mornings. A new development on this site will only exacerbate the situation.

44 Whittington Road Cheltenham Gloucestershire GL51 6BS

Comments: 21st January 2017

I strongly object to the proposal, it represents the destruction of a valuable and ancient woodland habitat. I can barely fathom on what grounds this could seem like a reasonable proposal, given the loss of trees that are simply irreplaceable, nor readily found elsewhere in Cheltenham. I am confident that there are more suitable sites elsewhere in the Borough. Restoring (re-planting) trees is largely irrelevant since new trees do not offer the same habitat as older trees.

The layout and density of the buildings are bordering on overwhelming, and also add weight to my personal objection. The sheer size also indicates that even were the residents to require minimal parking, the amount required for those that do nevertheless drive, the staff, and the visitors, would simply be too much for the already overloaded Hatherley Lane and surrounding infrastructure (in particular, the roundabout at B&Q). It is already challenging for both pedestrians and cyclists, and this will simply exacerbate the problem and impact highway safety, including the ability for pedestrians to cross Hatherley Lane.

Springfield The Reddings Cheltenham Gloucestershire GL51 6RY

Comments: 3rd February 2017

I would like to object to the obscene takeover of The Reddings and its surrounds. To cut down so many trees for this massive building is not acceptable, especially when there is another nursing home just metres away. Parking in the area is an absolute nightmare and the roads are now so busy. Why isn't the entrance to this proposed site off the A40. Instead cars will be forced to make the horrible right turn out of that estate. If there is a need for this, but not offices, why not utilise the redundant area next to Pure Offices?

We currently have to contend with: Aldi, Costa, BMW, 4 x office blocks, a day nursery, housing, more office space next to pure offices, the Hayloft bedsits, all on top of the deluge of buildings gradually eating into the area over the past 10 years. Where will it end? Developers won't be content until every last tree is cut down and every wild creature is road-killed, starved to death or fled. I watched a squirrel leap from tree to tree in the Arle Court woods this morning and wondered how long it and the rest of the creatures in the beautiful nature oasis of Arle Court Manor House will live for. Where will the heron, woodpeckers and kingfishers that I know live there go? The "nature experts" supporting this atrocity should hang their heads in shame - you are helping developers destroy the very thing you should care about.

I am angry that our beautiful town is being destroyed at will and that future generations won't have seen how special Cheltenham really is. Yes I know this is a rant, and I'm sure the developers will have a good laugh at my comments as they clearly don't care about anything but money.

9 Grace Gardens Cheltenham Gloucestershire GL51 6QE

Comments: 8th January 2017

I am concerned that this building will yet again increase the traffic problems along Hatherley Lane and cause even more congestion at the P&R roundabout during peak traffic times.

I also think that this building will cause parking issues in and around the local areas as there will be many staff to attend the elderly.

If workers chose to park in Grace Gardens as it is quite convenient then this could impact the house prices adversely.

29 Grace Gardens Cheltenham Gloucestershire GL51 6QE

Comments: 21st January 2017

Because of the ASDA development, there has been a significant traffic increase along Hatherley Lane, from which access to the Care Home will be achieved. This will only exacerbate the situation.

15 Grace Gardens Cheltenham Gloucestershire GL51 6QE

Comments: 22nd January 2017

I object to the development on the following grounds:

- The building is huge; much too large for the setting & would result in the loss of a large number of mature trees. I am concerned generally with the adverse impact on nature conservation in the immediate area. Lots of animals & birds currently use this wooded area & nearby pond.
- If approved there would be an unacceptable increase in traffic congestion, air pollution & noise pollution in the area, which could be detrimental to the health of residents. There is only one entry route to the property, via Hatherley Lane, & that road is already becoming too busy.

Parking in the surrounding areas is also a current problem. If approved this development would exacerbate the situation.

66 Redgrove Park Cheltenham Gloucestershire GL51 6QY

Comments: 31st January 2017

I live at 66 Redgrove Park, Cheltenham, and I am writing to object to Planning Application 16/02302/ FUL, the proposed Care Home at Arle Court, for the following reasons

TRAFFIC GENERATION:

The new Asda store (on Hatherley Lane) has added considerable traffic along Hatherley Lane (in both directions), which already serves the businesses at Cheltenham Film Studios / Arle Court and The Pavilion, as well as houses in Wade Court, Grace Gardens, Redgrove Park, Reddings Road and onward into Benhall and Up Hatherley. Traffic at the B&Q roundabout and the Jury's Inn roundabout is already log-jammed at peak times and backed up along Hatherley Lane and Grovefield Way. Already this delays arrival and exiting the Nuffield Hospital.

The opening of the new BMW showroom on Grovefield Way will exacerbate traffic congestion at these roundabouts and along Hatherley Lane. There is also talk of siting a retail park on Grovefield Way, between the new BMW showroom and North Road West, which would add still further to this traffic congestion.

Not only would the proposed Care Home add to the traffic congestion at the B&Q and Jury's Inn roundabouts, it would also make it very difficult for emergency services to access the Care Home quickly. If Care Home residents need to be rushed to hospital in Gloucester or Cheltenham, they will be delayed significantly by traffic congestion on Hatherley Lane and at the B&Q and Jury's Inn roundabouts.

HIGHWAY SAFETY:

The Care Home will add to the traffic joining Hatherley Lane from Arle Court. During the daytime, cars are parked on the South side of Hatherley Lane just to the East of the Arle Court exit, requiring traffic travelling West along Hatherley Lane at this point to drive partly on the wrong side of the road. The risk of road traffic accidents will be increased by traffic exiting the Care Home at Arle Court into oncoming traffic from both directions.

SMELLS:

As the prevailing winds are Westerly in direction, this will lead to unpleasant smells and potentially noxious fumes from the Care Home being carried into Redgrove Park to the detriment of its residents.

NOISE & DISTURBANCE:

There is currently significant noise, audible in Redgrove Park and environs, from ambulances on the A40 rushing to and from hospital in Gloucester (as a consequence of reduced hospital services at Cheltenham). This noise pollution will be exacerbated by ambulances arriving and leaving the proposed Care Home, which is to be expected in a home with elderly residents.

NATURE CONSERVATION:

The process of building the Care Home and the siting of the Care Home in a woodland area will detrimentally affect the flora and fauna of this woodland area.

LOSS OF TREES:

Inevitably trees (mature and saplings) will need to be removed to make way for the Care Home and to provide access for construction vehicles and building materials.

2 Springfield Close The Reddings Cheltenham Gloucestershire GL51 6SE

Comments: 3rd February 2017

Letter attached.

28 Redgrove Park Cheltenham Gloucestershire GL51 6QY

Comments: 31st January 2017 Owner of 28 Redgrove Park.

LOSS OF PRIVACY, SMELLS, NOISE & DISTURBANCE

The proximity of the Care Home to houses at the north-west end of Redgrove Park would lead to a loss of privacy for those residents. Smells and noise from the Care Home would be carried on westerly winds to this part of Redgrove Park. Trees would not baffle the sirens from ambulances arriving at and leaving the Care Home, in the same way as they don't baffle the sirens from ambulances on the A40 today.

TRAFFIC GENERATION

In the years since B&Q, Asda, Travel Lodge, Harvester and KFC have moved into a small stretch of Hatherley Lane, there has been no upgrade in the road infrastructure towards the Jury's Inn roundabout, and I am not aware of any upgrade to accommodate the new BMW showroom.

Between The Pavilion (on Hatherley Lane) and the Jury's Inn roundabout, Hatherley Lane carries high volumes of traffic (especially at rush-hour), causing drivers to create dual lanes onto the Jury's Inn roundabout despite the narrowness of Hatherley Lane there.

Road rage incidents have occurred on Hatherley Lane, caused by excessive traffic volumes, wait times, parked cars (forcing drivers into oncoming traffic) and the narrowness of road lanes.

The new BMW showroom and the proposed Care Home would cause tailbacks on Hatherley Lane, increasing traffic volumes to an unacceptable level and making it even more difficult to exit Wade Court, Grace Gardens and Redgrove Park in the mornings.

Surely, a planning application should only be approved where the road infrastructure can either support it or will be upgraded to do so.

HIGHWAY SAFETY

Increased traffic volumes (arriving at and leaving the Care Home) would add to the risk of road traffic accidents and road rage incidents.

NATURE CONSERVATION & LOSS OF TREES

The Care Home would be located in a woodland area. Trees would need to be cut down to make way for the Care Home. Any replacement trees would take years to mature. The flora and fauna of this woodland area would suffer as a result of building the Care Home and the Care Home itself.

5 Springfield Close The Reddings Cheltenham Gloucestershire GL51 6SE

Comments: 14th February 2017

As I am unable to access the appropriate website, I understand this email will reach the department.

I wish to express my concern at the proposed development in Arle Court woods.

It would appear that there will be a serious threat to the flora and fauna of one of the few remaining areas of woodland in this area of Cheltenham. It is obvious that many trees will be felled to create the space to build the care home, thereby destroying valuable habitat.

Another reason for my concern is the resulting increase in traffic. As the BMW site close by is not in operation yet and there is another planning application for further development of that site, there is bound to be much more activity in the area, if the second set of plans are approved.

So without knowing the effect these developments will have on road use, there is now yet another scheme which would add pressure to movement in Hatherley Lane and Grovefield Way.

I understand that all traffic from the Care Home will enter Hatherley Lane by Asda. At certain times of the day when the A40 is very busy, Hatherley Road and Hatherley Lane are already being used by drivers hoping to avoid the queue approaching Arle Court roundabout on A40, including the Park and Ride buses.

Although planning has not yet been granted, as far as I know, it seems the developers are getting organised. Tape up, trees marked for felling, fences ready to erect and the gatehouse / lodge gate bring made ready for contractors to use.

So although it may be a "done deal" I thought it worthwhile adding my comments.

Andalin The Reddings Cheltenham Gloucestershire GL51 6RY

Comments: 6th February 2017

Having studied the proposal in detail I wish to object to the development on the following grounds:

The development is too large and overbearing. Its size and scale is out of keeping with the environment it is proposed to occupy. It will have an adverse visual impact on the surrounding area and will be detrimental to the Grade 2 listed Arle Court which relies on a pleasant visual backdrop as a wedding venue.

The development has insufficient parking provision for its size and scale and the number of residents and workers that would use it. Parking in the area is already at capacity and to illustrate the point the users of Pure Office are already parking on pavements because there are insufficient spaces, similarly B&Q and Asda are policing their carparks because of problems with drivers parking their cars without visiting the store. Insufficient parking provision on the GCHQ site has exacerbated this situation further.

The development will result in the loss of a large number of mature trees from a wood that was planted for its visual aesthetics in the 1860's. The area has already seen the loss of a huge number of trees through various developments over the past 10 years and these have not been replaced. This development will thin out the wood and change the character of the area forever.

As long as there is a profit in it for them developers will not be satisfied until every last square inch of green space is concreted over. I plan to leave Cheltenham because what was a pleasant area to live in with a real sense of community has now become a traffic clogged ugly sprawl carved up by greedy developers and Council planners that clearly live somewhere else!

Amity
78 Redgrove Park
Cheltenham
Gloucestershire
GL51 6QZ

Comments: 26th January 2017

Yet another planning application to build in an area that is not designed for these type of developments.

Another substantial care home was built round the corner a couple of years ago resulting in loss of woodland and it can be seen for miles.

Since I have lived here they have built the B&Q development, Asda, BMW, Care home, Travelodge with harvester, KFC and hundreds of new homes.

There has been no improvement of the roads or access to the Arle Court roundabout.

Congestion is at breaking point with traffic getting worse and many near accidents around the B&Q and Arle court roundabouts due to narrow lanes and no traffic lights- these roads were not designed for the traffic volumes that now use them.

The paths are narrow and with the increased number of vehicles is the higher risk to pedestrians. Another issue is increasing litter/ noise/ pollution.

Parking is already an issue on Hatherley lane with only some double yellow lanes added on opposing sides causing cars to swerve in and out of the parked vehicles.

These developments should only be considered in areas with more space and adequate road networks not in this suburban residential area.

6 Firgrove Walk Cheltenham Gloucestershire GL51 6PH

Comments: 27th January 2017

Letter attached.

18B Wade Court Hatherley Lane Cheltenham GL51 6NL

Comments: 27th January 2017 Letter attached.

Springfield The Reddings Cheltenham Gloucestershire GL51 6RY

Comments: 2nd February 2017

Traffic & parking

This plot is currently utilised for ASDA staff parking. When it is not available, the parking & traffic flow problems in the area will be further exacerbated. Residual parking for Film studio/Manor by the Lake & the care home users will also be further squeezed & will overflow onto the streets.

Further local wild life habitat will be lost and many protected species are resident in the woods.

Previous planning applications for a similar development on the adjoining Dowty social club was refused.

Highway safety

Those turning into & out of the development onto the main road will exacerbate traffic flow considerable. There are no crossing points for the elder users on the road.

The density of the buildings and their appearance is out of character for the area.

The JCS is not yet agreed, there is no coherent area plan for development & this is another opportunistic application with no "joined up thinking" at CBC.

Cheltenham Borough Council **Built Environment** Municipal Offices Promenade Cheltenham GL51 OTP

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FAO Mrs Emma Pickernell, Planning Officer via. dccomments@cheltenham.gov.uk

2nd February 2017

Dear Sirs Care Home - Arle Court Wood- Ref. 16/02302/FUL

I am writing to object to the proposed application to build a Care Home in the grounds of Arle (

This wood has been in existence since at least the 1880's being shown as a fully grown wood or survey map and is a magnificent feature which provides an unequalled approach to the town.

Being probably the last ex-Dowty employee to walk through the wood on the day of its hand ov Film Studios, I recorded the wealth of plant and animal wildlife and variety of tree species whic stewardship of the Dowty Group was maintained and sustained for the future.

I recall that it was the intention of the Film Studios to continue to maintain the wood and open to enjoy, as they also saw it as a valuable environmental asset.

All the trees in the wood have protected tree orders on them, recognising their importance, an valued home for the birds and squirrels, and together with the low level shrubs and undergrow life, which make a wood such as this vital to maintaining a strong ecology, is supported.

The variety of this wild life is an incredible asset for this area and must not be allowed to suffer unnecessary development which will start the ultimate demise of this last remaining pocket of environment in the area.

On the practical side, when the Gloucester Road was altered to build the Arle Court roundabou Valley Bypass, an entrance into the Arle Court Estate directly off the A40 was constructed with This feature has been discounted in the Care Home proposal, preferring instead to choose a rou woods, probably taking down even more trees than otherwise would be necessary, and feeding Hatherley Lane at a point that is already a bottleneck, exacerbated by the day long parked cars access point.

Together with other developments in the area, the whole question of traffic movements, site a and impact on the environment this proposal will add, the application must not be considered i part of the area wide sustainability.

For the viability of the local amenity it is imperative that no further development is contemplate of Cotswold BMW on the local area has been assessed, after it is occupied and operational, and any other developments be considered.

For reference, the attached aerial photo taken circa 1998, shows the wood at that time so that be made with how it is today and how developments since that date have invaded what was the which is now subject to further assault.

Yours sincerely

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6 Firgrove Walk Cheltenham GL51 6PH Tel 01242 694295 25th January 2017

Cheltenham Borough Council Municipal Offices Promenade Cheltenham GL50 1PP

For the attention of: Mrs Emma Pickernell Ref Planning Application 16/2302/Ful – Care Home at Arle Court

With reference to the above planning application we would like to post our objection as follows:-

Surely enough is enough! A further application for another care/ rest home, the previous application turned down.

Our concerns are more vicious destruction of a well established copse and of course the wildlife therein. Mature trees destroyed casually with no regard for their importance. We have seen the old Dowty park severely diminish over the years. It seems there is no regard for natural spaces in Cheltenham.

The other major concern is the traffic on Hatherley Lane this already a major issue. Already a rat run for those avoiding the A40 at peak times (including the Park and Ride buses) and then the parking which is used as overflow by the various businesses already established. This route will not sustain increased volumes in traffic, firstly construction and the ongoing volumes created by the development itself.

In view of the new BMW premises due to open shortly (more traffic) and outline for further development of that site, who knows where it will end; as there is in place another housing development being asked for.

We believe in the interest of the local community the Arle Court development is a step too far.

Come on; you know it makes sense. Say no to this application!

Yours Sincerely

Valid objections to planning applications

- Loss of light or overshadowing
- \Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Adequacy of parking/loading/turning
- Highway safety
- Traffic generation

Noise and disturbance resulting from use

Hazardous materials

BUILT

Smells

Roca 2 6 JAN 2017

Loss of trees

ENVIRONMENT

- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Landscaping
- Road access

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Local, strategie, regional and national planning policies DANG GROUSLY

Government circulars, orders and statutory instruments

Disabled persons access

Compensation and awards of costs against the Council at public enquiries

Proposals in the Development Plan

don't feel Previous planning decisions (including appeal decisions

Nature conservation

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Feeder Toads or Hattelley kne can cope

Considerations that are not taken into account With any nove

The perceived loss of property value

Private disputes between neighbours

The loss of a view

The impact of construction work or competition between firms

Restrictive covenants

Ownerships disputes over rights of way

Fence lines etc

Personal morals or views about the applicant.

traffic Which is

Why I an opposing

to planning application

16/2302/FUL

CARF HOME AT ARLE COURT



Councillor Simon Wheeler

20 Castlemaine Drive, Cheltenham, GL51 OUA saw50@mac.com 01242 230827



Councillor Mike Collins

19 Holst Grove Cheltenham, GL51 6GA mcollinsjd@yahoo.co.uk 07875 312803