

APPLICATION NO: 16/01789/FUL	OFFICER: Mr Martin Chandler
DATE REGISTERED: 4th October 2016	DATE OF EXPIRY : 3rd January 2017
WARD: Battledown	PARISH: CHARLK
APPLICANT:	Strategic Land Partnerships
LOCATION:	Land On The South Side Of Glenfall Way, Charlton Kings
PROPOSAL:	Proposed erection of four dwellings with landscaping and public open space.

REPRESENTATIONS

Number of contributors	157
Number of objections	156
Number of representation	1
Number of supporting	0

11 East Court Mews
London Road
Charlton Kings
GL52 6UN

Comments: 6th December 2016

I would like to alert you to our very strong objections to the proposed plans for four new houses on land off Glenfall Way. I was totally shocked to learn of such plans having read the "Intouch" bulletin as the land has been designated as a Cotswold Area of Outstanding Beauty!!

It seems that the aim of the council is to completely ruin the environment, culture, community and safety in the Charlton Kings area. I notice a new building development almost on a daily basis. I was horrified to come across huge new houses built in Bafford Lane and then later to discover that yet another huge house build is underway. Not only are such houses spoiling areas of beautiful countryside, ruining habitat for wildlife but they are creating way too much traffic in an area which can't cope with such volumes. I see the gridlock along Eastend Road twice a day due to the school traffic, which seriously deteriorated following the development at Coates Gardens.

Also there has been a significant increase in householders in Charlton Kings area selling off land in their gardens for further housing development. It is quite unbelievable how many developments have been permitted despite the horrific impact upon the environment, levels of traffic plus impact upon local services eg schools and GPS.

Due to our experiences of never ending developments that have been permitted by the council, we therefore strongly object to the plans for Glenfall Way.

I could understand why the Council might give planning permission for affordable housing for local people, but it is evident from the huge price tags on such houses that they well out of the reach of young people whose families have lived in Charlton Kings for generations.

I truly hope that the Council will realise that Charlton Kings/Battledown area has now reached saturation point and prevent developers from building huge homes attainable by the wealthy only.

2 Carisbrooke Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YA

Comments: 31st October 2016

We are very concerned about the above proposals for the following reasons:

- The site is within an Area of Outstanding Natural Beauty. To build on this land would make nonsense of such a designation, also setting a precedent for surrounding land similarly designated, which too would be threatened in the future. Wildlife would also be driven out, including deer.
- The house design is something of an eyesore resembling a warehouse and completely out of keeping with the surrounding dwellings.

Our main concern is the threat to the AONB, which should have high level protection from any development.

60 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JH

Comments: 6th November 2016

I have already written my comments this evening, which were lost when I clicked submit! My apologies if this is duplication.

I object very strongly to the proposed loss of land in the AONB. If this development is allowed to go ahead, it will open a door to every other small parcel of grazing land all the way up to the junction of Ham Hill and Mill Lane, destroying the character of Ham on the way, making the road incredibly dangerous and taking land that is needed for grazing out of use. The existing AONB boundary should be respected as the natural end to development along the south side of Glenfall Way.

I do not have any faith in the capacity of the planning system to control this 'slippery slope' of development on the basis of individual applications. New Barn at the end of Mill Lane is a perfect example of proliferating development, and the impact on the landscape is readily apparent.

As a local horse rider, I also object to the increase in traffic volumes on Glenfall Way. The road is used very heavily by cyclists and horse riders because it forms part of one of the only possible circular routes. It is already a very busy road, and at this precise spot - sandwiched between school traffic, skip lorries and the Ryeworth Road junction - any increase would be extremely dangerous.

Finally, as a landscape architect, I am extremely sceptical about the workability of the landscape proposals. The areas beyond the building curtilages would require a very onerous management regime to work, and I don't believe this would happen. Similarly, I cannot imagine that the residents of these houses will accept scrubby native species trees like Alder and Field Maple, or large canopy trees like Oak in their gardens in the long term - far more likely they will be replaced with decorative garden trees that are wholly out of character in this position.

Comments: 23rd January 2017

Comparing these plans and elevations with the previous set, I really can't see there has been any reduction in the proposed damage to the landscape or visual amenity.

These proposals take up more space, lose a wetland feature that might have provided some useful habitat and are still misleadingly showing proposed trees in the private garden areas that they can't possibly guarantee (occupiers will simply remove them). The bulky units - aggravated by pale-coloured zinc cladding - are still going to be very intrusive, visually and don't relate in any positive way to the neighbourhood.

It is difficult to tell exactly what changes have been made, because the revisions aren't listed clearly (also no key on the illustrative landscape plans) - this is standard practice in any drawing office and it is tempting to conclude that this lack of clarity is intentional.

None of the changes address any of the concerns voiced about traffic at this dangerous and busy junction.

The simple fact is that this is AONB land, and that allowing development on this plot will open the door to every bit of roadside land through Ham and up to the new Eden Villas scheme, destroying the quality of this edge of Cheltenham. The application has already reinvigorated the application on adjacent land, and the owner of the corner plot by the White House is busily taking down trees. This area is meant to be protected!

Comments: 18th June 2017

My previous comments and concerns about this application still stand; nothing significant has changed in this latest submission to change them.

This land is in the AONB, is protected for a good reason and should remain so. I can't see any exceptional circumstances for allowing speculative housing development to take place here.

The proposed development is ugly & visually intrusive, blocking the view. It sits awkwardly on the land and if permission is given, then it will clearly be re-submitted again with a far greater number of units.

More importantly, it sets a precedent. If this permission is granted in the AONB, it will effectively sound the death knell for all the small plots of land along Ham Road and Mill Lane. No doubt applications will soon be received again for housing on the adjacent field to this one, on the corner paddock by the cottages and for the newly-built 'stable block' at New Barn. This area rightly HAS protection and the planning authority should enforce it.

78 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 7th November 2016

I object to this proposal. The land is not urban, it is rural.

The proposed development is in an Area of Outstanding Natural Beauty and I feel it would detract from this and would almost certainly be in breach of the many laws designed to protect AONB.

The previous 3 (very similar) planning applications have already been turned down and as far as I am aware nothing has changed in either local or national planning policy to suggest that the previous decisions were wrong. I think the previous decisions should also apply to this application.

There is a very big danger that granting this application would set a precedent for the neighbouring fields to be similarly developed in the future, gradually eroding the area of natural beauty and turning it from open fields into urban sprawl. This contradicts the statutory duties of the Cotswolds Conservation Board which include:

- a) to conserve and enhance the natural beauty of the AONB; and
- b) to increase the understanding and enjoyment of the special qualities of the AONB

A development on the land would not conserve it and building on AONB land will not enhance its natural beauty.

The varied wild life that currently enjoys use of this land would be disturbed and displaced. The development would destroy the habitat of the various creatures that currently live there.

1 Orchard Cottages
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NQ

Comments: 7th November 2016

We are writing to object to yet another planning application for four large houses in the field at the top of Glenfall Way. Having lived in Ham for 10 years we are constantly faced with the threat of development regardless of the fact that this is an Area of Outstanding Natural Beauty.

Our objections are as follows:

1. The land lies on the fringe of the AONB which is regarded as the most vulnerable to change. This could open the flood gates to developing in Ham and other AONBs all for four expensive mansions at the benefit of a land owner who is based in Exeter and to the detriment of our beautiful local area.
2. The whole field is shown within the red line development area in the application and the wording is not precise enough to confirm that in the long term no further built development is envisaged. Once residential use is permitted on this part of the site it would make it easier to apply for further development on the rest.
3. The development is unplanned, speculative open market housing on greenfield land when it has been agreed that brownfield land should be developed first. The land has not been allocated for housing in Cheltenham's plans and a report which singled out this site as having capacity for development has not been validated on enquiry.
4. No special circumstances exist for permitting this development: a shortfall of housing is not a reason to encroach on the natural beauty of the AONB as Ministers have stated and two previous inspectors judged. In addition we cannot see how four large dwellings supports any reduction in housing shortfalls.
5. The application is contrary to Cheltenham's saved policy CO2: "Development which would harm the natural beauty of the landscape within the AONB will not be permitted" - Four large zinc clad houses, like warehouses, that will be seen from paths on the AONB and by local residents can in no way be said to enhance natural beauty.
6. The design and materials are contrary to Cotswolds Conservation Board's policy DTP1 which requires that development should be compatible with the distinctive character of the location and designed to respect local building styles and material.

Finally we would like to add that having recently been advised that a paddock directly behind our property has been sold to yet another developer following Bruton Knowles advertising that the land could be subject to planning we are becoming increasingly concerned that any permitted

development will inevitably lead to continued applications as a precedent will have been set. We moved to Ham to enjoy the countryside and not to find that individuals, who often don't live in the area, are committed to ruining the landscape and environment for wildlife we are so fond of.

We would therefore appreciate careful consideration of our objections which we know are shared by many of the residents of Ham.

Fieldway
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NG

Comments: 7th November 2016

I write to object to the above planning application.

The application site lies in the Area of Outstanding Natural Beauty. This proposal will be detrimental to the scenic edge of the AONB and will harm its intrinsic natural beauty. This point has been rehearsed so many times before now (in my own and many others' objections) in response to planning applications for this site; Planning Inspectors have upheld these objections previously. Ministers have said that a shortfall in housing is not a reason to encroach on the AONB and in any case, permission for four large houses here will solve nothing for Cheltenham Borough Council's housing shortfall, except bring further development pressures in its wake which will have to be fought by the Borough Council at great cost.

No 'special circumstances' exist to permit housing here. The land is not allocated for housing; this is yet again a speculative development. The houses will be visible from many local footpaths and the immediate locality. The site's 'capacity' for development, identified in a strategic review report commissioned by Cheltenham Borough Council, has been neither tested nor validated at Inquiry.

Furthermore, the proposed houses are ugly in style and materials having a pronounced industrial flavour with their bulky zinc clad roofs and are singularly out of step with the Cotswolds Conservation Board's Policy DTP1 in their respect to local building styles and materials and the Borough Council's own saved Policy CO2.

If this planning application is given permission the AONB protective legislation will be undermined. Many other applications will follow in its wake; this current application has been carefully worded to enable further applications for more housing on this site.

The facts do not change - development here in the AONB will be highly damaging as stated above and I strongly object to it.

Comments: 31st January 2017

I write to object to the above planning application. I note that there is no intrinsic change to the above proposal from the previous application to which I objected. This proposal remains an inappropriate, major development in the Cotswolds AONB and will cause permanent, material damage.

Please regard this letter of objection as a valid addendum to my previous letter dated 5th November 2016.

Comments: 20th June 2017

I have examined the recently revised plans for the above planning application. I find no relevant change as my previous objections have been concerned with the appropriateness of any

development in the Cotswolds Area of Outstanding Natural Beauty, therefore, I re-state my previous objections to this proposed development.

3 Natton Cottages
Ham Lane
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 7th November 2016

I refer to the above proposal and confirm our complete opposition to any development of this site which is clearly in the AONB.

Following the recognition that this is part of a clearly and legally identified area of Outstanding Natural Beauty, it is once again time to draw firm lines to any further wholesale development right in to the very distant future and beyond.

In effect, the land is already subject to a 'Planning Consent' which is to keep it as open natural fields which is part of the wider desirable natural landscape. The field itself does host a whole range of wild life even though it is not of the rare variety but the none the less important more common species. It is not as has been argued a minor part of the AONB which can just be taken away.

Developments of the type sought in Glenfall Way and particularly in this area are proposed purely for profit which in this case is the latest proposal from a developer who is cynically trying to recover the value of an ill-considered purchase of this land when it was thought a free-for-all-builders was going to prevail.

Reading the actual Planning proposal - it is clear that the Architects fully realise and note that the development is in the AONB, but their housing style proposed looks like industrial estate buildings and definitely does not bring anything to the area nor match what the ANOB and the Cotswolds is all about if the houses were built.

The fact that the plans are outline suggests that the usual ulterior motive by the builders will be to massively change the plans if they are approved, no doubt doubling the number of houses on this site from the four to eight or more. There are more than enough brown field sites within Cheltenham much more suitable for residential development. The countryside around the town should be left for all to enjoy and not put under concrete because ONCE IT IS GONE - IT IS GONE. Indeed it would be more appropriate to bring life back to the town centre by encouraging flats to be installed above the existing shops.

Once again and stating the obvious - there have been a number of speculative purchases of 'development' land further into the AONB and if this application is allowed in any shape or form - no doubt the flood gates will open for applications of all sorts.

Certainly, if allowed - the hard work and reasoning for protecting the area known as the AONB in the first place becomes totally pointless if it is so easily to be over ridden.

In addition there is a small industrial business near the site which handles waste material. It would be likely in view of the number of precedence's for this action that residents in houses built close to the site would complain probably about noise or dust etc. and the business would be forced to close. The open field provides for a nice buffer zone where as far as is aware no problems are encountered.

In conclusion, nothing has changed which saw previous applications refused. The legal framework for the area confirming ANOB - excellently reviewed in many previous letters, is still

the same and as strong as ever. The area is outside the JCS as highlighted in several letters and so urge the planners to totally reject the application and if possible put further barriers in place to prevent this time wasting re- occurrence of trying to build unnecessary and unsuitable developments in the AONB.

Comments: 30th January 2017

I refer to the above proposal and revised proposal and once again confirm our complete opposition to any development of this site which is clearly in the AONB. (Letter Ref:- 5th November 2016)

Further to our comments in our previous letter - the revision of plans for an AONB site are surely pointless and definitely demonstrate that the developers know this is the case as no amount of plan revision will suit this area. It is also a MAJOR development which is to the detriment of the AONB.

The field itself does host a whole range of wild life even though it is not of the rare variety but the none the less important more common species. It is not as has been argued a minor part of the AONB which can just be taken away. The area should either be left as it is or lightly farmed to preserve its natural open and untouched aspect.

The revised plans still look like an industrial site and demonstrate a complete lack of vision and sympathy by the architects for the AONB area. This should be a mote point anyway as the whole application must be refused.

In conclusion, nothing has changed which saw previous applications refused. The legal framework for the area confirming ANOB - excellently reviewed in many previous letters, is still the same and as strong as ever. The area is outside the JCS as highlighted in several letters and so urge the planners to totally reject the application.

Is it not time to seek to take measures to prevent this time wasting re- occurrence of trying to build unnecessary and unsuitable developments in the AONB?

Comments: 19th June 2017

Letter attached.

16 Ham Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NP

Comments: 7th November 2016

This is to protest in the strongest possible terms at the latest attempts of developers to build on the field next to the primary school at the top of Glenfall Way. Were the application to be approved, it would constitute a material erosion of the fringe of the AONB and further set a precedent for more similar erosion elsewhere at the foot of the escarpment. The wording of the application is such that it would not preclude subsequent development of the balance of the site.

Priority should be given to brown field development over greenfield site development.

Four zinc clad buildings would harm the natural beauty of the landscape, close to where the Cotswold Way descends the escarpment, and would be totally out of keeping with other buildings in the area. The proposed buildings would be very close to the Stevens refuse site, which frequently generates noxious gases and smoke, which may have been associated with respiratory complaints among local residents, and can be a noise nuisance. The far end of the site is marshy and home to amphibians. Over recent years, we have seen a catastrophic decline

in local populations of newts, frogs and toads. During the July 2007 floods, there was serious flooding at the foot of the hill. The marshy area constitutes a natural drainage buffer. Building on the site will reduce the adsorption of rainwater, speed up run-off and further increase the risks of flooding at the foot of the hill.

Broadband service levels in Ham Close are extremely poor. In all probability any new development would only serve to worsen the bandwidth available to existing residents.

In more general terms, our recollection is that previous applications played up the social virtues of "mixed housing" development, for this only to be conveniently dropped when proposing four large houses.

On a broader front, it cannot be acceptable for developers to keep coming back with variants of applications for development in the hope that local opposition will tire. Having failed with two applications on the site there should be a moratorium of at least ten years before a fresh application can be made. Legislation should be passed to require developers, who have failed twice to gain planning permission, to write down the value of the land to purely agricultural values. This would focus their attention on serious prospects for development rather than disturbing local communities with repeated highly speculative applications.

Please be assured, Madame, that the undersigned will support all legal measures to thwart this proposed vandalism of our AONB.

14 Carisbrooke Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YA

Comments: 7th November 2016

Once again we face another unsuitable planning application for property to be built on the Area of Outstanding Natural Beauty that protects our countryside, despite the previous applications being withdrawn or dismissed at appeal (with the backing of the Secretary of State for Communities and Local Government)

This development will destroy the natural views and character of the area we currently enjoy, and cannot be allowed to continue. The proposal is insensitive to the environment, how can four large prominent buildings clad in zinc possibly contribute to the area? From the D&AS (3.17) "The development is designed to integrate into the landscape". How so?

We object most strongly to this application, and allowing it permission sets a dangerous precedent for future development of the AONB, and the wanton destruction of our countryside.

37 Chase Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YU

Comments: 7th November 2016

I wish to register my opposition to the proposed development of up to 15 dwellings on land to the south side of Glenfall Way.

The comments of my wife and I are as follows:

1. Any development in this area will have a detrimental effect on traffic along Glenfall Way.
2. The additional traffic could endanger primary and junior school children crossing the road and put their safety at risk.
3. Development on land in this location could be detrimental and reduce the amount of current natural water absorption and cause water run-off which will affect other locations downstream.
4. The area is in the AONB and should not be changed as it is likely to cause more harm than good.
5. The proposed development is on ground that is essentially farm land and backs onto Chase Avenue and the water run-off already has a huge impact on the volume of water running in the river through Charlton Kings, especially at the Ford at the bottom of School Road.

My wife and I urge Cheltenham Borough Council to reject plans for any development of this land.

8B Briarbank Rise
Cheltenham

Comments: 31st October 2016

I am writing to object to the planned development on Glenfall Way in an AONB area. The developers have now submitted plans for a third time, reducing the number of houses from 32 to 16 and now to just 4. This is the most ridiculous submission as it will have no impact on the housing shortage in the town. The site is an AONB area, if the council is willing to sacrifice this for 4 extremely large houses (not as if the proposals support social housing or those in dire need) surely councillors will have thrown out all regard for any areas with such status. If you are going to start on AONB areas (which should be the last areas of all to look at) at least put some serious housing in, this is certainly not it as it is designed for the elite who could purchase properties anywhere in the town.

Ridiculous proposal.

82A Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 7th November 2016

I strongly object to these plans, this is an AONB, there are no 'exceptional circumstances' attached to these plans so planning shouldn't be granted.

The plans will have a catastrophic impact on the area in a number of ways. Part of the beauty of this location is the vista through the field, wildlife can regularly be seen, Deer, Buzzards, foxes to name a few, all will be displaced and wildflowers destroyed. Throughout the seasons you can fully appreciate why it is part of an AONB. All of this will be destroyed by these houses.

If planning is granted here what is here to stop development throughout the AONB? The negative impact this development will have is far greater than the impact it will have on the housing issue in the county. The fact that it is now four large dwellings just confirms that this development is just for profit nothing else.

3 The Orchards
Glenfall Way
Charlton Kings Cheltenham
Gloucestershire
GL52 6BJ

Comments: 31st October 2016

I'm surprised we are even having this discussion. The site is an area of Outstanding Natural Beauty. Building should not be permitted FULL STOP.

This land is protected for a reason.

If this development were to get the go ahead, it would be the beginning of the end for Ham as field after field would gradually be turned over to developers.

Is this in the interest of our town or a money making scheme for developers.

Comments: 17th November 2016

I wish to add to my earlier objection.

Along with my other reasons for objecting. If you grant planning permission on this AONB site it will not only be devastating for the local area and residents but it will certainly have a negative impact on my property.

My views to the beautiful field will be obscured and the unsightly buildings will be in my line of vision. The monstrosities will overlook my property which I would be furious about. We purchased this property because of the rural nature and wildlife.

The developer has put a red line around the whole field and not just the 4 houses. By giving planning permission to the 4 houses they will come straight back requesting permission for the whole field. It's crafty what these developers are trying to do.

The area is home to much wildlife and it is clear a site visit hasn't been carried out fully as if so, they would have realised they were building over an active badger sett.

I would hope that this application is refused again. The amount of people that are fully objecting should be enough to save this AONB.

Comments: 23rd January 2017

I am disappointed we are here once again. This beautiful, unspoilt area is in an area of outstanding natural beauty. If planning permission is granted so many people will be unhappy. The wildlife that is witnessed on a daily basis would suffer.

My property (No 3 The Orchards) would be greatly overlooked as well as our neighbours and shared driveway. The revised drawings show a further window has been added, lack of consideration of overlooking is clearly apparent.

Myself and our neighbours have a septic tank in the field and no consideration has been given to our access route for maintenance and emptying. The tanker accesses the field through the gate on Glenfall Way. Please note our right of way goes through where the houses are shown on the drawings.

The above should be taken into account along with the other listed concerns as follows:-

1. No explanation of revised drawings to make people aware of the scale of the changes.

2. The development extends beyond the Ryder report 'grey area' (a report published by external agents which colour coded pockets of land on the AONB where they felt development could be permitted, this was just in their opinion and seemed very convenient that most pockets of land identified had previous planning apps on them!)
3. The extended gardens reduces the promised 1.2 hectares the previous design pledged to be kept open and will further impact the view in and out of the AONB
4. The designs are contrary to Cheltenham Saved Policy CP7 (a) and (c): Design
5. The new designs are just as inappropriate and alien to surrounding area: flat roofs, zinc siding, new pre-rusted steel features at front door
6. Good design has not been achieved - errors of overlooking, poor window design, missed chances to celebrate AONB
7. The Cheltenham Plan Part 1 (preferred options 2011- 2031), out soon for consultation, shows the Glenfall Way field as NOT designated for development
8. The above plan proposes a five year supply of housing land without breaching the AONB including Glenfall Way field!
9. The Ryder Report is still to be tested at the Examination in Public and so, until the Plan is adopted, it should not be used to support this application.
10. The Cotswold Conservation Board has rejected the principle of development on this site.

Comments: 19th June 2017

All of my previous objections still stand.

Will we all be having to comment again in a few more months when the application is once again tweaked.

No development should be acceptable in the Cotswolds Area of Outstanding Natural Beauty unless it enhances and conserves it. This scheme neither conserves nor enhances. It obliterates natural beauty under suburban gardens, hard pavings and driveways all wrapped in close-boarded fencing surrounding the clumsy redesigned architecture.

The designs ignore all the most common requirements for good architecture as voiced for instance in the National Planning Policy Framework (NPPF) and the Cotswolds Conservation Board's Management Plan. There is no sign of:

- Response to local character and surroundings
- Use of locally appropriate materials
- Integration of the new development into the natural, built and historic environment
- The buildings actually being visually attractive.

The NPPF says "Permission should be refused for development of poor design." We think this should apply in this case. It must be poor design to have a site within and overlooking the AONB but to deny views to 3 of the 4 houses; to site balconies north on the shady side of two of the properties with views to Stevens waste handling company's lane; to have a large area to work in but cramming the two similar H-block 'bungalows' together exactly alongside just 5m apart with head-high walls between; to use the sunny side of all the buildings not for relaxation and enjoyment but for car parking, hard standing and mean little garages.

I was appalled to find that Martin Chandler, CBC Development Control Manager, (the Case Officer since Chloe Smart left to join Hunter Page, the Agents for the application), told us that he

was minded to approve the application, even before seeing the revisions. How can he be minded to approve what he hasn't seen.

20 Westrip Place
Stroud
Gloucestershire
GL5 4QS

Comments: 31st October 2016

I'm a regular visitor to the area. I live in the Cotswolds and I'm concerned about the preservation of our natural environment and wildlife. This building should not happen on AONB land. The design of the architecture does not suit this area. Our green areas, especially the AONB, need to be protected. Local flooding issues would be increased if this build goes ahead.

122 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LY

Comments: 7th November 2016

This appears to be yet another attempt to build on this AONB. The council need to make it clear that as AONB no applications will ever be allowed and bring these repeated applications to an end.

My reasons for objecting which are the same as previous applications are as follows:

This has been designated an area of outstanding natural beauty - As I understand it this means the area should be protected from development this is why it was listed as an AONB. It is the council role to ensure that AONB have the highest protection possible and on this basis alone this application should be declined.

The previous application for this development was declined due to the AONB status of the land this has not changed and I think we have a land owner here who is opportunist and I find it disappointing that he is allowed to apply for planning again when a high court judge has ruled it inappropriate. Does the judge's decision mean nothing?

If development is allowed on this land, then the surrounding area is then going to 'up for grabs' and we are going to see numerous applications for the area surrounding the site citing this development as a precedent for the land to be developed in. This will mean the council has put all the AONB surrounding Cheltenham at risk.

On two previous occasions the council have declined planning due to harm to the local landscape and the decision stated that the site cannot be considered suitable for housing. I do not see how anything could have changed since then and this site remains not suitable for housing.

In terms of the actual development it is fewer houses than previously applied for and declined. However, it is clear from the drawings that the proposed units are inappropriate.

The local schools both primary and secondary are already oversubscribed. This development will just add to this problem.

This site has not been identified as suitable for housing in any of the local plans for obvious reasons it is not appropriate.

Any mention of being within walking distance of local facilities is a red herring. These large houses are going to be purchased by residents with two if not three cars. They are not going to walk to work and it will add to the existing traffic issues in the local area.

if these are approved we will know that further applications will be made for the rest of the land in due course.

I can not see any reason for the council to approve the proposed planning

8 Walden Road
Little Chesterford
Saffron Walden
CB10 1UD

Comments: 7th November 2016

There is surely no excuse for building over an AONB! What is the rationale for destroying a precious, beautiful area in order to produce a handful of houses for the short-term profit of a developer? Are you seriously saying there is not one single brown site in Charlton Kings that could accommodate these 4 houses? Isn't it just that it is less hassle and more profit for the developers to build here rather than somewhere that they might have to spend some money in pre-clearing? Surely there needs to be a really outstanding reason to destroy any AONB? Please think again a bit more creatively and find another site for this, somewhere already NOT an AONB!

Comments: 16th June 2017

As previously stated, there is absolutely no justification for building on an AONB which once built-over will never be recoverable, along with all the wildlife they support.

What exactly is the point of identifying AONBs when you then just allow developers to build on them? Please find somewhere more suitable for these houses.

95 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 7th November 2016

I cannot believe that yet again the public have to fight to stop a beautiful piece of countryside being lost forever to the greed of developers who wish to make the maximum profit by building on AONB land within the catchment of Balcarras School.

Not only are the houses an ugly design with no consideration to surrounding houses but once these monstrosities are built there would be many to follow - it has been noted that the plans show houses only built on the one side of the field - it is so obvious that the other half is next, they must think we were born yesterday.

As you drive up Ryeworth Road towards Glenfall School this field is a stunning window into the surrounding AONB and its wildlife. Children can see deer grazing, owls, badgers, bats, swifts and swallows in the summer not to mention the beautiful wild flowers in the meadow and the wonderful changes that occur between the seasons.

If this land were to be built on this would be a slippery slope to more houses being built on rural sites that command higher sales for greedy developers.

Many pupils of Glenfall school arrive to and from school by car because they do not live locally. These houses being built would only add to the dangerous traffic conditions at the junction of Ryeworth Road.

Ryeworth Road already has increased traffic due to houses being built on various back gardens and the local pub being demolished to make way for housing but this field is not somebody's back garden...it is everyone's garden to enjoy and admire for generations to come.

We cannot let this happen.

Fairway
Newcourt Road
Cheltenham
Gloucestershire
GL53 9AZ

Comments: 7th November 2016

I wish to object once again to this application for building on the field on Glenfall Way. This is an Area of Outstanding Natural Beauty and as such should not even be considered for development. There is no good reason why this land should be considered for private dwellings instead of being preserved for the enjoyment of all. We live in a world where we gradually erode all the natural beauty and destroy habitats and wildlife linkways all for the sake of profit. When everything is concreted over, it will be too late to undo the damage. If this application is allowed, the rest of the AONB will be under threat. And once the field has a few houses on it, applications will follow for more.

This area should be left for future generations to enjoy and to continue to encourage tourism and provide recreation space for walkers, bike and horse-riders. This is also part of an important green lung for Cheltenham in terms of air quality for all to counteract growing air pollution levels for the town and beyond.

Please prevent this AONB and All AONB's from being seen as legitimate targets for development. We have enough brownfield and other non- contentious sites for development.

36 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HG

Comments: 31st October 2016

As a resident of Charlton Kings for nearly 30 years I strongly object to this application as it is a serious encroachment on the Area of Outstanding Beauty and would only be the thin end of the wedge for applications on the surrounding fields which would destroy the character of the area.

Comments: 21st January 2017

These revised plans in no way change the situation as the application is for development in an area of Outstanding Natural Beauty. If planning consent were to be granted for this development it would be the thin end of the wedge which would set a precedent for all future applications . I would therefore urge the planning committee to refuse the application

14 Lawrence Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NN

Comments: 23rd November 2016
Letter attached.

Keynsham Bank Villa
58 London Road
Cheltenham
GL52 6EQ

Comments: 23rd November 2016
Designated AONB are designated as such for a purpose. They should not be built upon. There are very few examples of rural areas (such as this) within Cheltenham and they should remain protected. They provide much needed habitat for wildlife.

322 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YJ

Comments: 4th November 2016
I object this application on the grounds that is an unnecessary change of use of valuable agricultural land. This land has been farmed as a fruit farm and used for pasture and remaining in this use could provide jobs and preserve productive land lost in other local areas without replacement. It also has potential for community use not catered for in this area or a woodland burial site also much needed.

The housing planned would negatively affect the view looking down from the AONB and Cotswold Way .

The flood report is sketchy and does not take in to account the rush of water which fed in to the River Chelt from the stream on the east side of the site which would be affected by any loss of pasture/farmed land. The flood management would be in the hands of the house owners with no guarantees of this being viable. An orchard on this site would assist greatly with flood prevention.

Additional traffic generated by a potentially eight or more cars would add to the acknowledged traffic problems on Glenfall Way and at the London Road junction.

I hope better this land can continue in its historic use.

7 Briarbank Rise
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XR

Comments: 6th November 2016

This land is AONB so should never be developed. If the planning is granted what precedence does it set for all other AONB in Cheltenham. Will our wonderful countryside be lost forever.

Comments: 29th January 2017

I strongly object to these houses being built. The land is AONB which should not be built on. The previous application has been turned down and so should this one. If this application goes ahead what will happen to all the other AONB sites - will they be built on and lost forever. We need to preserve our countryside and wildlife for future generations. If this planning is passed what will stop the developer from putting in another planning application for more houses to built on the rest of the land - where will it end!

5 Acomb Crescent
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YH

Comments: 7th November 2016

Once again the residents of Charlton Kings, and Glenfall in particular, have been assailed by further plans put forward for properties to be built on our AONB. It does not matter what the buildings actually look like - and it has to be stated that these are dire, transit camp comes to mind - this land must not now, or ever be built upon. It is an Area of Outstanding Natural Beauty and as such MUST be protected and kept that way for future generations. Once this area is built upon, the way will be open for other developments to be considered on all AONBs. Their status is non-negotiable.

Comments: 30th January 2017

Second Comment on Planning Application 16/01789/FUL

NO! NO! NO!

This resubmitted application is still not taking account of the fact that the proposed development will take place on AONB land. Cheltenham is an attractive Town with its Regency building heritage, and where the AONB adds to the character of the area with the Cotswold Escarpment as a backdrop. The extended gardens reduce the promised 1.2 Hectares the previous design pledged to be kept open. The new building plans with flat roofs, zinc siding, pre-rusted steel features and poor window design are totally unsuitable for this area.

The Hambrook Park Estate and Ham together form a large community and the infrastructure does not allow for any further development, particularly NOT on the AONB.

Cheltenham Plan Part 1 (preferred options 2011-2031), out soon for consultation, declares the Glenfall Way field as NOT designated for development.

This Application must not be approved and the Area of Outstanding Natural Beauty must be protected from further unnecessary urban expansion.

19 Briarbank Rise
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XR

Comments: 7th November 2016

Once again we find ourselves objecting to developing on this land that is AONB. We believe that nothing has changed since the last proposals that would allow development on this land and all the comments already made are valid - how many more times do they have to be repeated? This land is still in the Cotswolds Area of Outstanding Natural Beauty and should be protected. This development would have a detrimental effect on the wildlife population in the area. There is already more than enough traffic in this area as it is used as a rat run from the Oakley developments, there will be a serious if not fatal accident one day. Parking around the school will only get much worse, there are already cars parking anywhere making it difficult to get through by car in some roads and parking on the pavements in areas making it difficult if not impossible for pushchair and wheelchair users.

This development looks like an industrial site not a residential site, an eyesore where there should be beauty.

Comments: 12th June 2017

Once again we wish to object to this proposal. No matter how many tweaks and alterations are submitted the fact remains that this land is AONB and should not be built on. All the objections that have been raised by us and everyone are valid for any proposal. Please settle this matter once and for all and refuse ANY development on this site.

1 Lawrence Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NN

Comments: 7th November 2016

Strongly against any development within the AONB.

The application is contrary to Cheltenham's Saved Policy CO2: "Development which would harm the natural beauty of the landscape within the AONB will not be permitted." - Four very large zinc-clad houses, like warehouses, that will be seen from paths on the AONB and by local residents can in no way be said to enhance natural beauty.

Planning should be refused.

Hamfield House
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NG

Comments: 7th November 2016

I object to this application which is yet another proposal for residential development of what is currently a Greenfield site within the Cotswolds AONB. The site is outside the existing urban area of the town and to build on it would represent a significant extension of the town into the open countryside.

The land in question forms an integral part of a most attractive and sensitive area on the rural fringe of the town. It has been given AONB status just so as to protect it from the kind of development now proposed. Government policy is that significant developments such as this should not take place in an AONB except in exceptional circumstances and this policy is reflected in Cheltenham's local plans, including the Joint Core Strategy. No such exceptional circumstances exist in this case. I do not agree with the applicant that the site could be designed so as not to impact on the rest of the AONB.

Over many years, planning applications for new building in this part of the AONB have been consistently refused by the Borough Council and any resultant appeals have been dismissed. Indeed, the current site was the subject of an application for 33 (originally 44) houses in 2007 which was dismissed at appeal. The Planning Inspector then made clear that development of the current site would cause significant harm to the AONB and that the site cannot be considered suitable for housing.

The various arguments advanced by the applicant that the development would be unobtrusive and be environmentally friendly are palliatives peripheral to the main issue, the proposed change of use of the land in question. They should not carry any weight in consideration of this Outline application. Moreover the designs of the houses and the materials that are proposed are ghastly, making the houses look more like giant mobile homes than ones suitable for any highly sensitive landscape.

The Borough Council should have no hesitation in refusing this application.

Comments: 19th June 2017

Letter attached.

21 Briarbank Rise
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XR

Comments: 7th November 2016

It is our duty to protect the AONB for future generations; our legacy should be to leave these designated areas free of development, for flora and fauna to flourish and all to enjoy.

The application has already been refused multiple times.

So what has changed? The Ryder Report, commissioned by the planning department, costing just under ten thousand pounds of local taxpayers' money, is a flawed report which suggests that the poor fences warrant development. Laughably ridiculous, who could possibly take such a report seriously?

Fundamentally, the field is not suitable for development and should remain as part of the AONB.

146 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LY

Comments: 7th November 2016

I object to the proposed development ref 16/01789/FUL Proposed erection of four dwellings:

1. The site is in the AONB. Development in the AONB should only be carried out in exceptional circumstances and only if in the public interest. Neither test is even close to being met in the respect of the application. A development of 4 dwellings could be readily accommodated on an alternative site within the borough but outside the AONB.

2. If permission is granted pursuant to the application the integrity of the whole Cotswold AONB in this area will be challenged by incremental and cumulative development where one poor development justifies the next.

3. Access into the site crosses a strip of unregistered land and the applicants should demonstrate ownership of this strip or join in the true owners of the same to their application.

82A Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 7th November 2016

We chose to move to Ryeworth Road as we wanted to be closer to the countryside. I am a regular dog walker and often see and enjoy watching the wildlife (deer and foxes) in the field, particularly in the early evening. I strongly urge that this field is left to nature as we are losing so much of our green space to development and in this case it is no more than an upscaled version of garden grabbing. Please make the only reasonable decision and say NO again!

Hillview House
Hambrook Street
Charlton Kings Cheltenham
Gloucestershire
GL52 6LW

Comments: 4th November 2016

We object to the proposed buildings on this site as it is an AONB. We also object to the poor design of the houses, the visual impact of the development would be negative as it will be an eye sore.

32 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 23rd October 2016

I object to this planning proposal on the basis that the proposed site is part of an AONB. I believe that approving this application would set a worrying precedent for developing AONB land, thereby undermining the whole purpose of designating land with AONB status. AONB areas should be protected from development to enable us, our children and future generations to benefit from the unique beauty and natural habitats that thrive on the edge of Cheltenham.

4 Riverside Close
Cheltenham
Gloucestershire
GL52 6NW

Comments: 5th November 2016

I object most strongly to this proposed development. Like others, I am disappointed that in spite of repeated rejections, planners continue to try to destroy part of the AONB. I am objecting in the first place to the principal of any development on this important piece of land on the edge of the Cotswold AONB for which there can be no justification. To allow any development here would open the door for further encroachments onto the AONB which it should be everyone's duty to protect.

I can find no merit at all in this particular proposal. I cannot believe that any one can claim that there is a demonstrable housing need for yet more large detached properties in Charlton Kings. The proposed design is ugly and out of keeping with the rural setting in which they would stand.

I would ask that the Council rejects this proposal.

Comments: 13th June 2017

Once again I strongly oppose this proposal. Whatever the changes to the plans, if the development goes ahead irreparable damage will be done to the AONB and a very dangerous precedent will be set encouraging further encroachments on the edges of the AONB.

8 Lawrence Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NN

Comments: 25th October 2016

I believe that the integrity of the AONB must be strictly maintained and should take priority over the spurious building of the proposed four additional houses. Ryeworth Road is totally unsuitable to carry any further traffic in its present state, so the additional properties will inevitably add to the difficulties experienced by the existing residents who use Glenfall Way to access the A40, bearing in mind current proposals to narrow the access at this point. It is noted that each house is proposed to have a double garage meaning that at least the potential exists for eight more cars needing to exit via the A40/Glenfall Way exit. My final objection to the proposal is the totally inappropriate design of the properties for the area. They will stand out as an eyesore in my opinion.

24 Theresa Avenue
Bishopston
Bristol
BS7 9EP

Comments: 7th November 2016

I oppose the proposed application on the AONB. As a former resident, I have very fond memories of this beautiful spot. It should be cherished.

19 Lawrence Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NN

Comments: 7th November 2016

I strongly OBJECT to planning application 16/01789/FUL.

The main reason is that the field is a very valuable part of the Area of Outstanding Natural Beauty (AONB) which has been designated as such at national level, and should receive the fullest support from public officials to conserve and enhance its natural beauty.

The field has not been built on in the past, which means it is not brownfield, and is part of the established character of the locality. Neither is it allocated for housing or mixed use in the adopted Local Plan 2006. There has been no sequential test to determine if there are more suitable sites within Cheltenham, especially with lesser environmental value.

The proposals do not conserve or enhance the natural beauty of the area, in fact they will cause considerable harm. The size and form of the buildings are incompatible with the area, and even the designers feel the need to shield them with trees. From public areas they will be obtrusive against the skyline and countryside backdrop. The materials and their colours are inconsistent with those of the locality, a juxtaposition which will serve to highlight their incongruous nature.

The redline covers the whole field of 1.68 ha, whereas the 4 houses only cover 0.43 ha. The applicant is clearly seeking perpetual residential land use permission for the whole site, to allow for future expansion. There is no need for the swale, ditch and meadow to be in the redline area, and their future for public benefit would only be secured if the owner handed the rest of the site to the Cotswold AONB Conservancy Board.

The FRA fails to assess risks to downstream properties and culvert capacities, and has scant sustainable drainage features. The areas of impermeable and partially permeable surfaces are significantly underestimated in the run-off calculations. The interception pond is likely to become a haven for fly-tippers.

The proposals fail to promote social inclusion, in fact they promote the complete opposite. The houses will form part of an elite ghetto, complete with 'moat and drawbridges' (swale and footbridges). There is little demand for 5/6 bed houses which most Cheltonians could never afford.

Four large houses, each with four cars, is not very sustainable. The site is within easy walking and cycling distance of shops and services, and the P/Q bus services go right by. In any other part of Cheltenham this would be a strong argument for having no, or highly restricted, parking.

Planning policies require great weight in conserving landscape and scenic beauty to be applied in the decision-making process. These should over-ride capricious housing need claims and dubious capability assessments. There is nothing in the proposals to warrant exceptional design exemption in this area.

Comments: 31st January 2017

I OBJECT strongly to yet another application for housing on 1.68 ha of precious open space at the edge of our town.

This application is almost frivolous, in that the site has, in just a few years, been put forward for ever decreasing numbers of houses. When it gets to ZERO I'll stop objecting.

The applicant has clearly been advised by planning officers that a contemporary, high quality architectural approach would be an acceptable compromise to forever ruin the landscape and scenic beauty of the area. Unfortunately for the applicant, the proposals are of little architectural note, and their location will severely and negatively impact the views from the public highway and public footpath. They also exhibit scant regard to sustainability in many of its forms.

The scale of development is not suitable for this location as, although only four houses are proposed, they occupy an area similar to 8 or more affordable houses. They are large, flat roofed boxes more akin to small industrial units, and adversely juxtapose the neighbouring red brick homes with pitched roofs. The necessity for 4 large houses in this location is questionable, and does little to contribute to the Borough's housing trajectory.

The application is for C3 housing on 1.68 ha, or the whole field. This is unnecessary, as the curtilage of the proposed 4 houses is significantly less. If anything, the application red-line should be for less than 0.5 ha - see notes later.

On a few technical points, there are numerous errors and omissions in the submitted documents which means any decision to permit, as based on the evidence presented, will be flawed.

Starting with the flood risk assessment addendum (FRAad).

F1. the areas contributing to run-off in FRA calculations are WRONG, yet again, about 2/3 of what the drawings show;

F2. the basin is, therefore, vastly undersized - as there is "adequate land" available a bigger basin could easily take ALL run-off, preventing any going to Colgate Brook;

F3. there is no attempt to use sustainable drainage (SuDS) at source, contrary to policy UI3, and the nationally accepted sequential approach is avoided;

F4. the new ditch and connection to Colgate Brook have no design details, which could lead to soil and slope erosion, and damage to the banks of Colgate Brook;

F5. no maintenance plan for ditches and access strips;

F6. no ditch should be culverted (drawing DLA1683L00303);

F6. bin stores on plots 2 + 3 could lead to contamination of run-off;

F7. there is no interception tank to prevent pollutants and spills from private road and drives entering the watercourse;

F8. relevant full BRE365 infiltration tests have still NOT be carried out - despite claims by applicant - as required by LLFA;

F9. groundwater levels over winter have not been determined, as required by LLFA;

F10. the Operation & Management Plan is still seriously lacking detail. The applicant should be required to submit a bond now to cover full costs for maintaining ALL SuDS assets for 30 years (normal Govt advice); and

F11. the so-called drainage strategy is just a list of computations - no strategy at all.

As for the Design and Access Statement (DAS).

D1. there is nothing to show that the choice of site has been chosen sequentially, starting at brownfield, through playing fields and gardens, to other open sites in Cheltenham, like 'green belt'

or other designated sites. The applicants have gone for 'we own it therefore it's suitable' - a clear affront to strategic planning;

D2. 16 cars is not sustainable for the environment, especially when s3.4 states the site is in "close proximity to everyday facilities", and the bus service is so close (ss 3.5 - 3.6). Even the Transport Statement shows how few car trips need to be undertaken (s3.20);

D3. s4.1 states that the proposed development "retains the edge of the settlement character and allows views from Glenfall Way across the site towards the distant escarpment...". Utter nonsense, they will REDUCE the view from Glenfall Way by 2/3, a massive loss of amenity to the neighbourhood. s4.4 states there will be a "wide open view corridor". How can 1/3 of what is there already be called "wide"?

D4. there is no mention of the height to which the rear garden hedges and trees will grow. There is potential for such new planting to obscure the views to the AONB further;

D5. there is little to confirm that the remainder open space ("wild meadow") will be donated to the public in perpetuity. There is no mention of who will pay for its maintenance - CBC / us?

D6. The revised plans mean access for people with limited mobility is reduced, especially to the gardens;

D7. the developable area is stated (s4.14) to be 0.431 ha - why isn't this the same as the red-line for C3 land use? The current proposal is for C3 land use on 1.68 ha, with only 4 houses built now. If there is potential future additional development on the "wild meadow", this should be stated now at full plans stage.

D8. s4.23 states the exact opposite of what will happen if permission is granted, as the AONB starts here, not elsewhere;

D9. s4.42 suggests that planning officers consider the scheme to build on open AONB land at the edge of the urban area to be "moving in the right direction". As the proposals are barely sustainable, and do little to alleviate Cheltenham's perceived housing shortage, the application should be REFUSED.

D10. There is no assessment of the impacts of light from windows and security spotlights into the AONB, and its effects on local habitats.

The drawings submitted are mostly conveniently vague, something not suited to a full plans application. Some also lack items expected for sustainable development. In particular:

P1. ALL house and garage floor plans, elevations, and sections have no dimensions and no levels to OS datum - a normal planning requirement. The application drawings are a 'Crayola effort' - how could they be deemed to be of sufficient quality to be validated?

P2. there are no aerials, satellite dishes, security alarms, spotlights, or overhead wires (electric & telecom) shown - will everything be underground or hidden? If so, details are required.

P3. landscape master plan DLA1683L00301RevC has swales outside the new plots, but these are omitted on FCA3c in the FRAad - which one is correct?

P4. there are no rainwater harvesting or 'grey' water systems installed;

P5. there are no electric vehicle recharging points on any plot;

P6. flat roofs are the least capable of supporting efficient solar panel & PV systems - so. least sustainable design element;

P7. why is there no street lighting? Surely this is required for safe operation of service vehicles during winter months; and

P8. the garages show little room to manoeuvre a bicycle past 2 small parked cars, let alone 2 average sized ones, or where visiting cyclists can put their bikes.

Comments: 20th June 2017

I OBJECT, yet again, to proposals for this development in the AONB.

This is land assessed as NOT deliverable for housing (SALA 2016 Site S029), and has been so classed since 2011 (OUA08). The AONB fringe in its current designated extent defines the urban edge, and should be retained. This is what gives south and eastern Cheltenham its unique character.

The footpath on Glenfall Way currently provides vantage points which allow the scenic beauty of the AONB to be appreciated by the public. These valuable views - across an open site towards the Cotswolds escarpment - would be largely, if not entirely, obscured by the proposals, giving rise to a major adverse effect.

In landscape and amenity terms, the proposal would result in the loss of a substantial and prominent area of pasture to built development, to the detriment of the character and appearance of the local landscape and that of the AONB. The argument that this is a modest addition of 4 dwellings to the supply of housing does not outweigh the harm it will cause for over 100 years to a nationally designated site.

This scheme, therefore, still conflicts with the aims of Policies CP3 and CO2. Insofar as these policies require account to be taken of the character of the countryside and promote conservation of the scenic beauty of the AONB they are consistent with the aims of the National Framework (NPPF). This weighs heavily against the proposal.

The redline is still over the whole 1.68ha, an indication that residential development of the WHOLE site is wanted and, if permission is granted, that's what will happen; even as the applicant states - it is a "drip feed" development (DAS 4.15).

I consider that the proposals are still of poor design for several reasons:

1. They fail to respond positively to the character and merits of this particular site, and create an unsatisfactory environment for future residents, as:
 - a. the arrangement of buildings was intended to create "an awareness of a single property set back from the main road", and allow "a wide open view corridor through the site" (DAS 4.4) - these latest designs do no such thing;
 - b. most existing local properties have open drives and gardens. Here, they are all hidden as much as possible behind 6ft high gates, walls and tall hedges, creating a segregated ghetto to inhibit social inclusion;
 - c. houses 1 to 3 cannot see into the AONB at all - even the designers don't want the occupiers to benefit from the beautiful landscape.
2. They have not responded to the existing character, movement patterns, appearance, or other attributes of the area, as:
 - a. massing and bulk conflict with the open aspect of the current field;

- b. large number of car parking spaces for each plot imply that public transport will not be used, leading to further erosion of sustainable transport and increased pressure on the local road network;
 - c. recycling bins are distant from the kitchen and living areas - they should be close-by and accessible;
 - d. external materials and landscaping are no more than convenience fashion - not "exciting and vibrant" (DAS 4.45);
 - e. non-inclusive design and poor orientation of proposed buildings and their relationship to public spaces fails to provide adequate natural surveillance to help make a safe, secure environment.
3. CBC SPGs on development and building sustainability are effectively ignored - contrary to policies CP1 and CP3, as:
- a. no local or recycled materials are used, and inefficient use is made of the land;
 - b. solar gain is ignored in layout and orientation of buildings;
 - c. walking and cycling are not intended to be major modes of transport, as front doors lead straight to 4+ awaiting cars. Cycle storage is only 2 bikes for each house of 5+ people, and is as far from each front door as possible;
 - d. no provision of electric vehicle charging points;
 - e. no rainwater harvesting at all, as rainwater is disposed of as quickly as possible by drains from each plot to a pond on a 1:7 slope at the other end of the field - even the perimeter ditch now appears to have gone;
 - f. plot and building sizes have changed, now being over 25% larger than the original proposals. The FRA has not been updated, despite run-off areas having significantly increased;
 - g. ground levels for plots 2 to 4 require about 0.5 to 1 m of excavation. Where is over 90 truck loads of soil going? Lilleybrook golf course?

These proposals need to be rejected so that our children and grandchildren can appreciate a natural asset on our doorstep - our AONB. Just because someone owns land is NOT sufficient reason for it to be developed, especially when there are so many more alternative sites within the Borough - exceptionally poor spatial planning advice.

54 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 8th November 2016

We write to object to the proposal to build 4 houses on the land to The south side of Glenfall Way. In 2008, the inspector stated that he did not consider that the site can be suitable for housing. The land is in the Cotswold Area of Outstanding Natural Beauty & consequently should be permanently protected against any form of development. The proposal would undoubtedly have a detrimental effect on the natural landscape & should be refused strongly. It is unfortunate,

to the extreme, that the aforementioned land is periodically subject to bids which are of purely commercial interest & ultimately endanger not only the status of the land in question but also the surrounding environs. It is both deeply frustrating & disappointing that residents have to be constantly on the alert to proposals to develop an area which should fundamentally remain protected & untouched for the enjoyment so of generations to come. With regard to the latter the owners of the land should act responsibly by maintaining the land in a tidy & appropriate condition.

We have taken time to inform ourselves with regard to the content & design of the above application. We do, however, consider that such actions are unwarranted as they give credibility to proposals which are entirely alien to the wishes of the residents & lovers of the Cotswolds. We feel that it is essential that the role of the Council should be to uphold its policy of not permitting development within the AONB. We trust that the application will be vigorously opposed & rejected on the same grounds as the previous submissions.

65 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 8th November 2016

I am writing to express my strenuous objections to the above. Frankly I am at a loss to understand why the council is yet again spending time and money even considering yet another application to build on this greenfield site in an Area of Outstanding Natural Beauty when their parishioners have demonstrated time and time again they do not want this development and the arguments against it are so compelling.

42 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LH

Comments: 8th November 2016

I wish to express my OBJECTION to this planning application for 4 houses on the field close to Glenfall Primary School. The reasons for my objection are:

1. the field lies within the Cotswolds AONB, and as such, has a high level of protection from any development which harms the natural beauty (this is I believe all that is necessary and sufficient to reject the application);
2. the land has not been allocated for housing in the Cheltenham Plan - in fact, it contravenes Policy CO2 which states that 'development which would harm the natural beauty of the landscape within the AONB will NOT be permitted';
3. the proposed design of the houses and the materials from which they would be constructed are contrary to the Cotswolds Conservation Board's Policy DTP1, which requires that development should be in keeping with the locality and respect local building styles and material.

This is the third application to build on this site; each of the previous two have been rejected on the grounds that the AONB is sacrosanct. Please convey my wishes, which I express in the strongest possible terms, to the planning committee that this application is dealt with similarly and that it is made clear to the speculative developer (based in Exeter) that any future attempts will be rejected out of hand as well.

It is essential that the principle of protected status of the AONB is not compromised.

19 Ham Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NP

Comments: 8th November 2016

We wish to register our brief objections to the Glenfall Planning Application

1. It is in the Cotswold Area of Outstanding Natural Beauty, nationally designated with the highest level of protection from harm to natural beauty. Whilst the field lies on the fringe of the AONB it is regarded as one of the areas most vulnerable to change and used as a precedent in the whole area.
2. The field in question has been the subject of many building applications over many years and the subsequent high level enquiries have determined that various plans be rejected in line with Cheltenham Borough Councils planning refusals.

We like the majority of local residents are very concerned about this proposal considering it to be 'the thin end of the wedge' within the AONB affecting the Cotswold's and many other similar AONB areas

Court Barn
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6ND

Comments: 8th November 2016

Here we go again. I have a strong sense of deja-vu about this planning application. Yet the facts have not changed. The site is an Area of Outstanding Natural Beauty. What is it about this that the developers do not understand - or the Council for that matter for continuously repeating this process. The AONB has the highest level of protection against the type of very ugly houses that the developers want to impose. The design of the houses is more like an industrial development than decent quality housing. They would greatly detract from the area - particularly a AONB.

Once planning permission is given the floodgates are open. We have no idea where it will stop so we have to prevent it now.

Brownfield sites should be developed as priority. This is not a Brownfield site and there are no special circumstances suggesting that building on grassland is acceptable. It is certainly not acceptable and can we please put a stop to all this nonsense now. The land has not been allocated for housing in Cheltenham's housing plan and a report that singled the land at Glenfall Way as having capacity for development has not been validated at Inquiry.

So please focus on Brownfield sites suitable for development and leave the AONB alone.

Ham Field House
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL54 4ER

Comments: 8th November 2016

I am writing to object most strongly to the above planning application for the reasons set out below.

1. The site lies in the Cotswold Area of Outstanding Natural Beauty. This nationally designated area is protected from development as set out in a range of statutory planning documents, including the National Planning Policy Framework (see especially paragraph 115), the latest draft of the Joint Core Strategy Policy SD8 (recently approved by Cheltenham Borough Council) and Saved Policy CO2 of the Cheltenham Local Plan 2006. The NPPF gives great weight to conserving landscape and scenic beauty of the AONB while both the JCS and Cheltenham Local Plan seek to protect the AONB from harmful development.
2. If permitted, the proposed development would materially damage the AONB. Others have drawn attention to photographic and other evidence that demonstrates the adverse effect of the proposals. Thus, in terms of the NPPF, the proposals would NOT constitute sustainable development.
3. There has been no material change to the status of the AONB since Application 07/01580/OUT for 44 dwellings, later reduced to 33 dwellings, was refused at appeal in 2008, a decision upheld by the High Court. In determining this appeal the Inspector stated (in paragraph 28):

"I have no doubt that the current proposal would result in significant harm to the AONB through the change in character and appearance that would be the inevitable consequence of residential development of the site, however carefully designed and landscaped."

In the context of the policy documents applying at the time he continues:

"... I do not consider that the site can be considered suitable for housing. I conclude that the shortfall in housing land supply and the community benefits that would be provided in association with the scheme are of insufficient weight to overcome the significant harm to the character and appearance of the AONB which would flow from the development."

Although new policies have since been developed, notably the NPPF and the JCS, these have maintained the same level of protection to be afforded to the AONB. Although the number of houses now proposed is significantly less than before, they would still occupy a large and highly visible part of the site. Such a small contribution towards meeting the shortfall in housing land supply would not justify the resultant damage to the AONB.

4. A highly damaging precedent would be created should this application be permitted.
 - a. In the first place, the application site covers the whole field, a much larger area that that required for the actual housing. Hence, approval would pave the way for future development of the remainder of the field, a matter that would be very difficult to resist.
 - b. Secondly, it would open up the whole AONB adjacent to the Cheltenham Urban Area to speculative development. Hitherto, Cheltenham Borough Council has successfully resisted all such applications for new development in the AONB, decisions which have been confirmed at appeal.

- 5 I am aware that as part of the preparation for the forthcoming Local Plan Cheltenham Borough Council commissioned Ryder Landscape Consultants to carry out an assessment of the AONB within the Borough. This report suggests that part of the application site is less sensitive and might be suitable for small-scale development. However, this view is in direct conflict with the findings of the 2008 planning inspector (see 3 above) who made a much more detailed and impartial assessment of the locality. The validity of the Ryder report has yet to be tested - that will take place during public examination of the forthcoming Cheltenham Local Plan. Meanwhile, it cannot be allowed to influence the outcome of this application.
6. The design and construction of the four dwellings proposed are totally unsuitable for this sensitive rural location. The features they contain are totally alien to the locality, having nothing in common with neighbouring houses and in no way fitting into the adjacent landscape. From the pictures in the application they have all the appearances of converted aircraft hangers, more suitable in an industrial estate.

The above points amply demonstrate that there is no supportable case for this development proposal which would represent a highly damaging and intrusive extension of the urban area into sensitive and nationally protected countryside and be contrary to established planning policies. It would therefore be unsustainable.

I urge the Planning Authority to refuse the application.

Please advise me of the Council's decision.

Comments: 30th January 2017

This letter is an addendum to my letter of objection dated 7 November 2016, the contents of which remain valid. It takes account of the revised proposals submitted by the applicant and placed on the Council website on or after 17 January 2017.

The changes proposed in no way overcome the objections made in my earlier letter. Although the detailed designs of the four dwellings have been altered, both overall and in detail they remain totally alien to this highly sensitive AONB location and to existing buildings in the vicinity. Moreover, the gardens of the dwellings have been enlarged so that the impact on the rural environment would be increased.

There remains no supportable case for this development proposal which would represent a highly damaging and intrusive extension of the urban area into sensitive and nationally protected countryside and be contrary to established planning policies. It would therefore be unsustainable.

I again urge the Planning Authority to refuse the application.

Please advise me of the Council's decision.

3 Riverside Close
Cheltenham
Gloucestershire
GL52 6NW

Comments: 8th November 2016

I am unable to comprehend that a fourth application is being submitted.

I was Chair of C/K Parish Council planning committee when the first application was submitted I had inspected the proposed plans prior to this at Glenfall School I did speak to the member of the team that had drawn up the plans and pointed out to him as much as I did not like the large

amount of houses proposed on the site one thing he had over looked THAT the land was AONB This fact was known when the land came up for sale This is why I considered the top price for agriculture land we as a Parish Council had offered was the correct price. We wanted the site for a play area -cemetery extension -bowls green.

Surely when some one applies to build houses they know that to build on Greenland site is difficult enough and AONB Should be impossible.

This is now the Fourth application The same conditions apply for the site no matter how many dwellings they are trying to build.

I really feel sorry for the other areas of Cheltenham /Tewkesbury if you allow this application to be granted. They will have no chance to stop development on Green Field Sites.

Comments: 15th June 2017

As a ex parish councillor and chair of c/k planning at the time that this saga started I am amazed that the application to build on this site still drags on.

As I pointed out to the developers when they tried with 44 houses This land is AONB If the planning allows even 4 houses it will open the flood gates to All sites in Cheltenham and surrounding areas where protesters are trying to stop development of Green Belt land.

What a pity that the sum of money put forward by CKPC was not sufficient We offered £50000 the site sold for 10 times this amount Four houses are not enough to fund this site But is sufficient to put FOOT into door Keep our ANOB

22 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AB

Comments: 8th November 2016

I live in Cheltenham and would like to object to the proposed building of these houses in the Cotswolds Area of Outstanding Natural Beauty. They will be on greenfield land when it has been agreed that brownfield land should be developed first.

63 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 8th November 2016

Letter attached.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 8th November 2016

Letter attached.

Comments: 27th January 2017

Letter attached.

Comments: 9th February 2017

Letter attached.

Comments: 21st June 2017

Letter attached.

9 Glenfall Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YQ

Comments: 8th November 2016

Letter attached.

Comments: 21st June 2017

Letter attached.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 8th November 2016

Letter attached.

Comments: 31st January 2017

Letter attached.

Comments: 9th February 2017

Letter attached.

Comments: 21st June 2017

Letter attached.

Ham Road
Charlton Kings
Cheltenham

Comments: 8th November 2016

Letter attached.

12 Pembridge Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XY

Comments: 2nd November 2016

If this area is designated an Area of Outstanding Natural Beauty why is it even being considered for development? It makes a mockery of the whole AONB system.

If this application goes ahead it will be the start of a 'domino effect', once this field has been developed why not the next one, then the next one?? It is totally unacceptable.

The poor design of the houses causes great concern to me, they look more like warehouse/ storage units than domestic dwellings. The development will look like an industrial estate and be a complete eyesore in a very attractive, green, residential area. It will be a very ugly addition to Charlton Kings, they are already plenty of expensive/ large properties on the market in the area. We do not need any more.

I sincerely hope the Council will reject this application on the grounds of being completely inappropriate.

19 Carisbrooke Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YA

Comments: 2nd November 2016

Strongly object. This land is protected for a good reason, there is no case to undermine the regulations surrounding protection of an AONB or for diluting that protection in this way. It's clear that if this precedent is set more housing will follow. Please act to prevent this, it simply cannot be justified. My concern is for the ecological impact but I know that there are other infrastructure-related issues of equal concern.

Comments: 28th January 2017

Revising the plans makes no difference - the point is it is an AONB and should not be built on! They could make the design a tasteful mud hut for all I care - I would still appeal to CBC to resist any development of the AONB and preserve the green spaces of Cheltenham for future generations. Seriously, please, don't cave in and let them build on it. I am sure I don't need to explain again why I object - it is an AONB and that should be sufficient!

Comments: 12th February 2017

It really doesn't matter how many revisions the developers make, it is still AONB land and we will continue to protect it. No development is acceptable. No revisions will make it palatable. And we won't get tired of objecting.

Comments: 16th June 2017

I strongly object to these plans. My previous objections still stand. What does it take to get through to these people that an AONB is protected by law for very good reasons??? There is NO justification for this repeated submission - please ask them to desist.

I don't know how many times I can keep saying the same thing. But I will keep objecting until the right decision for safeguarding our countryside and our precious wildlife is made.

2 Castlefields Drive
Cheltenham
Gloucestershire
GL52 6YP

Comments: 22nd October 2016

This is AONB land. Therefore it is protected; under no circumstances should it be built upon. It is a haven for wildlife - including deer, various endangered birds, foxes and so on. It has outstanding views throughout the seasons.

It is near a primary school, thus emphasizing the need to preserve such beauty and heritage for future generations.

In this context it is irreplaceable and the beauty and tranquility of this place should be left undisturbed.

Comments: 29th January 2017

I strongly object to any building on AONB land which should be given the utmost protection. It is irreplaceable.

Having seen the survey carried out by the Glos. Trust for Nature Conservation, it was amazing to see the variety of endangered birds, insects and amphibians seen & recorded here. Building upon this field will, in addition, have a disastrous impact upon the wildlife of the surrounding areas.

If this were given the "go ahead" there could be further encroachments on AONB land.

327 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YY

Comments: 7th November 2016

It's so beautiful and peaceful please don't take away a home from wild life and make it unnatural up there too. It's what makes Charlton Kings what it is, its part of it's soul. If you build on it's beating heart our living space will become a robot and us it's residents will become dead eyed because there won't be anything left to refresh us.

57 Ravensgate Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NS

Comments: 29th October 2016

The land is in the Cotswolds Area of Outstanding Natural Beauty, nationally designated with the highest level of protection from harm to natural beauty. Need I say more? It should be rejected on this basis!

Furthermore the development is unplanned, brownfield land should be developed first. The land has not been allocated for housing in Cheltenham's plans. It does not therefore align with Cheltenham's strategy for housing.

Additionally the application is contrary to Cheltenham's Saved Policy CO2: "Development which would harm the natural beauty of the landscape within the AONB will not be permitted." Addition of housing to a field would harm the AONB.

Comments: 29th January 2017

Adjustments to design or scheme do not change the fact that the site is within the aonb & therefore should not be built on unless in exceptional circumstances.
Furthermore there are other sites more suitable, brown fields sites.

The designs are contrary to Cheltenham Saved Policy CP7 (a) and (c)

Garlands
34 Cudnall Street
Charlton Kings Cheltenham
Gloucestershire
GL53 8HG

Comments: 31st October 2016

I object strongly to this proposal on several grounds.

1. The proposed development is within the Cotswolds AONB, a national designation recognising the high natural beauty of the land in question. This in itself is adequate grounds to refuse the application. We should not be building unnecessarily on our AONB. It makes a nonsense of the designation.
2. If the development goes ahead it will open the floodgates not only to further development of this site, but to more applications on the AONB elsewhere. Developers will be quick to realise that if they persist for long enough, the council will cave in, despite very strong opposition from local people.
3. Although the above reasons provide all that is needed to refuse the application, it is also worth pointing out that the proposed development - four huge houses built for very wealthy people - cannot be justified on the grounds of solving Cheltenham's housing shortfall.
4. It is also worth pointing out that the design of the houses is completely unsympathetic to the character of the surroundings and contravenes the Cotswolds Conservation Board's Policy DTP1.

Comments: 6th February 2017

It is hard to believe that we are yet again having to comment on this scheme, especially when the revisions do not address the main concern against development on this land, which is that it is a designated AONB.

Objections on these grounds have been stated many times by many people and still stand. A few minor changes to the scheme will not magically make it OK to build on the AONB. There are no special circumstances and no excuse at all for going against the main point of the designation, which is to preserve the landscape.

This in itself should be enough grounds for a refusal of consent, but the issue of large areas of hard landscape adversely affecting drainage is also a concern. And no amount of 'native' hedgerow and tree planting (which in any case would very soon be removed by residents) would disguise the visual intrusion of four large houses in the landscape.

Comments: 27th January 2017

There can be no justification for consenting to house building on designated AONB land. The designation has been put in place expressly to protect the land from development. The number of

houses doesn't matter - it is the principle of building at all which is wrong. There are no exceptional circumstances in this case - just developers wanting to make money. If they are allowed to make a nonsense of a national designation this will form a dangerous precedent.

Comments: 21st June 2017

I'm surprised to have to comment on this scheme again. The amendments do not alter the overriding objection which is that building on AONB land, unless there are exceptional circumstances (which there are not in this case) is not permitted.

2 Ledmore Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8RA

Comments: 1st November 2016

Absolutely object to these plans to build on green fields in AONB. These four houses won't help housing shortage and the plans are not sympathetic to the local area. As residents in Charlton Kings we completely object!

1 The Orchards
Glenfall Way
Charlton Kings Cheltenham
Gloucestershire
GL52 6BJ

Comments: 6th November 2016

I strongly OBJECT to this development.

- It is AONB - as previously mentioned, why have the AONB if we don't protect it against development, especially around it's fringes. It has the HIGHEST LEVEL of protection, to the same degree as NATIONAL PARKS.
- The proposal is for four very large, executive houses that do not in anyway fit in with the surroundings, let alone enhance the beauty of the AONB.
- 4 very expensive houses DOES NOTHING to address the housing shortage for those most in need.
- The application is for the WHOLE FIELD, not just the four houses in the design statement.
- If the development were to go ahead, the greenlight would be given to other property development companies to justify their applications, such as on the adjacent field, causing irreversible damage to the greenspace that in theory has our HIGHEST LEVEL OF PROTECTION.
- This is now the 4th application to develop the site. With High Court rulings against any form of development being suitable on this site, how many more times will this process go on and how much more of our public money and of the Council's time will be wasted?

Please support us in rejecting this application once again and protecting the AONB for FUTURE GENERATIONS to enjoy.

Comments: 22nd June 2017

My many previous objections still stand. This is an AONB and should therefore be given the highest level of protection from development.

91 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 25th October 2016

We should not allow this development on an AONB!! It will totally undermine this designation which it is so important to maintain.

"AONBs are designated in recognition of their national importance and to ensure that their character and qualities are protected for all to enjoy." (REF <http://www.landscapesforlife.org.uk/>)

If we allow this to go ahead, only those residents of the 4 houses will be able to enjoy this beautiful area. Please don't let us be the ones to ruin this enjoyment for generations to come.

Comments: 20th June 2017

Amended Plans - my original comments still stand - NO means NO!

Protect our AONB for generations to come!!!

9 Glenfall Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YQ

Comments: 8th November 2016

I am writing to appose the building of the houses on the fields off Glenfall Way Planning ref (16/01789/FUL)

This land has been given the highest protection as being an area of outstanding natural beauty and therefore should never be used for building land. The developers should never have been given the idea that this land could be used for building, and I hope the Planning Department will back the protection of this land, not only for our generation but, for generations to come. Glenfall Way has become an exceptional throughfare with many cars coming through at all times of day. I would like the Planning department to come to Glenfall School during the morning drop off and afternoon pick up, this should be another reason for not allowing the building to take place, and as we all know they will try and build further housing on the land, once they have their foot in the door with the application for four houses!!

Charlton Kings has had its fair share of development during the seventies and eighties, and with further development to Ryeworth Road, I want the planning application turned down, and the land left with a protection so further planning will not be considered.

11 Glenfall Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YQ

Comments: 8th November 2016
Letter attached.

Comments: 27th January 2017
Letter attached.

Comments: 21st June 2017
Letter attached.

148 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LY

Comments: 6th November 2016

I would like to take this opportunity to formally express my views and OBJECT to the proposed housing development on the Area Of Outstanding Natural Beauty off Glenfield Way, Charlton Kings.

I would strongly urge you to reject the proposed development given the detrimental impact it will have in the short and long term firstly to the ecology and secondly to the economy.

1 - Detrimental Impact to the Ecology

Development of the field and AONB and would have a significant detrimental impact to the flora and fauna and in clearing the land for development would destroy the natural habitat and ecology.

2 - Detrimental Impact to the Economy

If this beautiful AONB was to be developed on it would also simply set the precedence for further future development of land that is currently registered as AONB throughout the Cotswolds. As a result I believe this would have a long term detrimental impact to the economy of the Cotswolds.

By developing on this field we would simply be destroying the Cotswolds' unique selling point. The beautiful flora and fauna, rich Cotswold stone and dramatic views that Areas of Outstanding Natural Beauty offer, are all fundamental reason why people are attracted to and why they visit the Cotswolds year on year. Furthermore attracting tourism is crucial in order to create a sustainable economy, particularly for some of the smaller villages throughout the Cotswolds.

The Cotswolds are like any other organisation with a profit and loss account and a balance sheet. Areas of Outstanding Natural Beauty like the land off Glenfield Way are assets that differentiate the Cotswolds. I would urge anyone to protect and preserve this beautiful asset and not sell it off to simply make a short term financial gain of a few houses.

3 - AONB needs protecting

Selecting the site as having a capacity for residential development is the green light to giving the developers outline permission without consideration of its AONB status and the protection they should be given from inappropriate development.

4 - Children safely with increased traffic in area

The stunning AONB in question is next to the local primary school where young children walk everyday. To build on this land would increase the cars and traffic in the area around the school which would be dangerous and cause congestion.

On a final note, very poignantly, if the Area of Outstanding Natural Beauty was to be developed on, the consequences to the flora and fauna are IRREVERSIBLE! Please see attached picture of the land we are needing to protect!!

As a result I would urge you to REJECT the proposed housing development on the AONB on the land off Glenfield Way.

My husband and I moved into 148 Ryeworth Road, directly opposite the field in question, during the summer of 2014. Besides the beauty of the property itself we were attracted to the area given its proximity to the field and the beautiful uninterrupted views of the Cotswold escarpment and AONB. The Glenfall way field / AONB personifies what is truly unique about the Cotswolds. It is such a picturesque and tranquil place to live I urge you please don't kill the beauty of our natural countryside and wildlife which locals love and enjoy everyday.

Comments: 1st February 2017

To whom it may concern, I would like to take this opportunity to formally express my views and oppose the proposed housing development on the Area Of Outstanding Natural Beauty off Glenfield Way, Charlton Kings.

My wife and I moved into 148 Ryeworth Road, directly opposite the field in question, during the summer of 2014. Besides the beauty of the property itself we were attracted to the area given its proximity to the field and the beautiful uninterrupted views of the Cotswold escarpment and AONB. I have attached a photo of those beautiful views across the field and AONB from our bedroom window. As I'm sure you will agree from the photo attached, the field / AONB personifies what is truly unique about the Cotswolds.

I would strongly urge you to reject the proposed development given the detrimental impact it will have in the short and long term firstly to the ecology and secondly to the economy;

1 - Detrimental Impact to the Ecology Development of the field and AONB and would have a significant detrimental impact to the flora and fauna and in clearing the land for development would destroy the natural habitat and ecology.

2 - Detrimental Impact to the Economy If this beautiful AONB was to be developed on it would also simply set the precedence for further future development of land that is currently registered as AONB throughout the Cotswolds. As a result I believe this would have a long term detrimental impact to the economy of the Cotswolds.

By developing on this field we would simply be destroying the Cotswolds' unique selling point. The beautiful flora and fauna, rich Cotswold stone and dramatic views that Areas of Outstanding Natural Beauty offer, are all fundamental reasons why people are attracted to and why they visit the Cotswolds year on year. Furthermore attracting tourism is crucial in order to create a sustainable economy, particularly for some of the smaller villages throughout the Cotswolds.

The Cotswolds are like any other organisation with a profit and loss account and a balance sheet. Areas of Outstanding Natural Beauty like the land off Glenfield Way are assets that differentiate the Cotswolds. I would urge anyone to protect and preserve this beautiful asset and not sell it off to simply make a short term financial gain, 15 houses. On a final note, very poignantly, if the Area of Outstanding Natural Beauty was to be developed on, the consequences to the flora and fauna are IRREVERSIBLE! As a result I would urge you to REJECT the proposed housing development on the AONB on the land off Glenfield Way.

The Cedars
1 Ham Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NP

Comments: 28th October 2016

Letter attached.

Comments: 31st January 2017

Further to my earlier objection. Tweaking the design of the 4 houses in question has not improved matters at all as they are completely out of character for the area. Therefore my previous objection still remains that to build in the AONB unless it is absolutely essential would be a mistake.

Comments: 21st June 2017

I write to object to the above planning application being granted for the "Erection of 4 dwellings" for the following reasons.

In their wisdom the powers that be, decided that the Cotswolds should be given special status. At a lot of time and energy, not to mention cost, the Cotswold Area of Outstanding Natural Beauty was created. The above application is in the Cotswold AONB and also represents a Departure from the Cheltenham local plan policy CO2 which states that "Development which would harm the natural beauty of the landscape within the Cotswold AONB will not be permitted. They stipulate cladded buildings, giving the appearance of an Industrial landscape, when the Orchards, Ryeworth Rd and Ham Close are all brick built. It is Greenfield agricultural land outside the designated urban area. The Cotswolds in general attract many visitors, The Ham area is no exception with many walkers using it for access to and from the Cotswold Way.

Some people think that rules and regulations are there to be broken. I hope those who make the decision on this application will see it for what it is, and see their way clear to refusing the application and thereby maintain the heritage of the Ham area on the lower slopes of the Cotswold escarpment and bolster the work done by the Cotswold AONB and the other organisations. Applications have been made before to build on this site and have been refused, nothing material has changed to alter the situation. The outcome could undoubtedly have far reaching effects for the area.

60 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 6th November 2016

This application has no merit, and rejection is based on:

1. The proposed site is in an Area of Outstanding Natural Beauty (AONB) and is designated the highest level of protection from development. This means the site is not suitable for any housing or other building construction and has been previously demonstrated as such. Development on such a site is contrary to the Cotswolds AONB Management Plan 2013-2018.

Granting permission for development will set in motion a chain of events that will seriously undermine the natural beauty of the area by way of encouraging further speculative development

applications to engulf and decimate further nearby AONB sites extending into the Ham area and towards the A40.

2. The application itself, irrespective of the AONB situation, is a sham. The development of 4 high value houses does not materially contribute to local housing requirements and the description of a 'public open space' is misleading as the area will belong to the current owner who will naturally make further applications to construct on the remainder of the AONB site.

a. The design of 4 poorly designed 'warehouse-like' buildings in no way demonstrates consideration to the local area and the view across the Cotswolds escarpment will be severely reduced with a loss of amenity for current and future residents.

b. The Council will undermine its own work and endanger its credibility with approval at any level of this application when it has already made immense effort and spent tax revenue to identify more appropriate sites for development (<http://www.gct-jcs.org/Documents/Publications/Submission/JCS-Submission-Version-November-2014a.pdf>).

c. Planning permission for this site has been refused several times before and the arguments against any form of development that were upheld at High Court are still relevant today (<http://plandocs.leeds.gov.uk/WAM/doc/Appeal%20Form-250537.pdf?extension=.pdf&id=250537&location=VOLUME2&contentType=application/octet-stream&pageCount=1>).

d. The report on which Strategic Land Partnerships has placed emphasis to support its application is unsafe, highly flawed and was commissioned by the Strategic Planners without public consultation.

The reasons for refusal of this inappropriate application on an unsuitable site are multiple and any perceived benefit from building on this AONB site are infinitesimally miniscule. This is a far cry from a single/discrete 'one-off' development or extension of an existing building in an AONB. The AONB status alone is enough to render this site unsuitable for development and reject the application outright. There are no advantages for the local community and natural environment, and any discrete/institutional secondary gains jointly or severally pursuant to the granting of permission for development will have negative consequences.

Comments: 30th January 2017

We continue to object to this application.

This field is in the Cotswolds area of outstanding natural beauty (AONB). No construction should take place on AONB land. Also the added traffic will pose a hazard to the nearby school.

58 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 6th November 2016

The Constraints acknowledged on the submission and the related cases (Previous refusals, dismissals and the last withdrawn application) already spell out, as they have on previous occasions, why this development should again not be allowed on this part of our Cotswold AONB. This is perfectly summarised already by the 'The Cotswold Conservation Board's comment and the multitude of reasons surrounding policy identified on this site by other objectors. The fundamental reasons behind the previous refusals and dismissals have not changed. Therefore I register my objection - There can be no alternative but to refuse this development.

As a neighbour to the adjacent AONB, our house backs onto the AONB. I strongly oppose to this development.

1) I would also wish to point out that all of the planning documents show incorrect property boundaries. In 1991 and 2005, No 58 Hartlebury way purchased land off of 2 and 3 The Orchards, Ref: HM Land Registry: GR103201 - O/S Map 509270 & GR285295 O/S Map SO9720NW. This was pointed out in Application 15/00025/OUT and still has not been updated in this current planning documentation. Your Map associated with 016/01789/FUL is still incorrect. Hartlebury Way properties 56 and 58 (no number on your map but between 56 and 60) directly adding the AONB, No 2 and 3s garden does not extend to / run across the back of Numbers 56 and 58.

2) If this plan is accepted there will be nothing stopping the builders from adding more houses onto the site in years to come. It's been known that once the site has been accepted for building on, the plans get changed and more houses added, for the profit of the builders. It is noted that whilst the current application has been reduced to 4 dwellings, the outline for planning applies to the entire field. In addition the view into the AONB and across the escarpment will be significantly impacted.

3) What good is it having AONB to protect land, if it is then taken away, where does this nonsense end? This is a complete mockery of the system and process. If AONB is lifted, this opens up even more problems for Cheltenham and the surrounding areas, which is famously known for its beautiful Cotswold countryside.

4) There may be a shortage of housing, but 4 out of character over-sized executive houses built for a profiteering land developer from Devon, with no interest in the Cotswolds does not address the quota. I would imagine the council should be focusing their efforts on the brown field sites and flatly refusing AONB planning.

5) The development would also have an impact on privacy. As it stands our garden (not shown on map) back directly and openly onto the AONB. The proposal of paths would dramatically reduce our privacy and open us up to public entry.

Every morning, we open the curtains to the most beautiful sight, where foxes, deer, pheasants, badgers, squirrels, Muntjac deer, woodpeckers, and various other species are at peace in their habitat. I feel so sad that if the council agree to this, not only have we lost the outlook from our beautiful home, but the nature and wildlife surrounding this beautiful area within Charlton Kings is also lost to the people who live here. Every visitor that comes to this part of Charlton Kings makes comment to us of how beautiful this part of the Cotswolds are, including the adjacent AONB field - this should be AONB for future generations to come, surely Cheltenham Council, it is your duty to protect this.

Comments: 23rd January 2017

The "Tweaks" made by the planners do nothing to alter the underlying facts as presented already, a reminder of here:

The Constraints acknowledged on the submission and the related cases (Previous refusals, dismissals and the last withdrawn application) already spell out, as they have on previous occasions, why this development should again not be allowed on this part of our Cotswold AONB. This is perfectly summarised already by the 'The Cotswold Conservation Board's comment and the multitude of reasons surrounding policy identified on this site by other objectors. The fundamental reasons behind the previous refusals and dismissals have not changed. Therefore I register my objection - There can be no alternative but to refuse this development.

As a neighbour to the adjacent AONB, our house backs directly onto the AONB. I strongly oppose to this development.

1) I would also wish to point out that all of the planning documents show incorrect property boundaries for now 58 and 56 Hartlebury Way. In 1991 and 2005, No 58 Hartlebury way purchased land off of 2 and 3 The Orchards, Ref: HM Land Registry: GR103201 - O/S Map 509270 & GR285295 O/S Map SO9720NW. This was pointed out in Application 15/00025/OUT and still has not been updated in this current planning documentation. The plans/drawings you have been presented are factually incorrect and are misrepresentative. I call for the planners to show due diligence and correct and represent the correct plans showing correct boundaries to the field. Your Map associated with 016/01789/FUL is still incorrect. Hartlebury Way properties 56 and 58 (no number on your map but between 56 and 60) directly adding the AONB, No 2 and 3s garden does not extend to / run across the back of Numbers 56 and 58. I feel that this inaccurate planning must be addressed as surely the boundaries of the planned site need correct reflection for the council to have true and accurate detail to assess and comment upon.

2) If this plan is accepted there will be nothing stopping the builders from adding more houses onto the site in years to come. It's been known that once the site has been accepted for building on, the plans get changed and more houses added, for the profit of the builders. It is noted that whilst the current application has been reduced to 4 dwellings, the outline for planning applies to the entire field - this cannot be allowed to go-ahead. In addition the view into the AONB and across the escarpment will be significantly impacted.

3) What good is it having AONB to protect land, if it is then taken away, where does this nonsense end? This is a complete mockery of the system and process. If AONB is lifted, this opens up even more problems for Cheltenham and the surrounding areas, which is famously known for its beautiful Cotswold countryside.

4) There may be a shortage of housing, but 4 out of character over-sized executive houses built for a profiteering land developer from Devon, with no interest in the Cotswolds does not address the quota. I would imagine the council should be focusing their efforts on the brown field sites and flatly refusing AONB planning.

5) The development would also have an impact on privacy. As it stands our garden (not shown on map correctly as stated above the plans are factually inaccurate and incorrect - misleading to say the least) back directly and openly onto the AONB. The proposal of paths would dramatically reduce our privacy and open us up to public entry.

Every morning, we open the curtains to the most beautiful sight, where foxes, deer, pheasants, badgers, squirrels, Muntjac deer, woodpeckers, and various other species are at peace in their habitat. Whilst I appreciate that these species are not protected it is recognised that the development would bring a likely end to these animals being seen in Charlton Kings and this particular part of the AONB will have been irrecoverably destroyed. I feel so sad that if the council agree to this, not only have we lost the outlook from our beautiful home, but the nature and wildlife surrounding this beautiful area within Charlton Kings is also lost to the people who live here. Every visitor that comes to this part of Charlton Kings makes comment to us of how beautiful this part of the Cotswolds are, including the adjacent AONB field - this should be AONB for not just out but future generations to come, surely Cheltenham Council, it is your duty to protect this.

Comments: 25th June 2017

Regardless of how many submissions are made - simply put this is AONB and any development should be rejected.

In addition: Despite many complaints that the plans do not reflect the true land registry boundaries the Planners submission still ignores the correct borders. The gardens of 58 and 56 Hartlebury way back directly onto the field - this is not shown on the plans. The plans should at least be correct to be valid! Can the council please request this to be corrected.

56 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 30th January 2017

Our home is next to the field that this proposed development will be in, we strongly object to any building on this site for a number of reasons.

Firstly we have a watercourse running through our land which we believe any reduction to surface water drainage would adversely affect, greatly increasing the risk of flooding to our property.

Secondly this land has been afforded the protection of AONB status, supposedly offering it the highest protection, we believe that to build on protected land will set a precedent allowing all places of natural beauty to be sacrificed, making a mockery of this protection and causing this local area to become nothing more than an urban sprawl. Changing the surrounding environment beyond recognition and causing detriment to infrastructure such as roads, traffic, schools, and primary health provision.

We also feel that any further development would adversely affect the myriad of wildlife that depend upon this open space, we are aware of deer (2 species) bats, badger, foxes, kites, hawks, lizards, voles, owls, and woodpeckers.

4 The Orchards
Glenfall Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6BJ

Comments: 23rd October 2016

This is AONB land. The developer owns the whole field, and once agreement is given to build on some AONB land, he will doubtless use that as a precedent to build on the rest of it. This could put all Cheltenham AONB sites at risk from development. Even if some constraint were imposed to safeguard the rest of the site, the 4 large houses with very small gardens seem to have been designed to resemble warehouses with large areas of cladding, which looks inappropriate in that setting.

3 The Orchards
Glenfall Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6BJ

Comments: 26th October 2016

Letter attached.

Comments: 20th January 2017

These revised plans do not change the fact that the developers are attempting to build on AONB land that is protected.

I live at 3 The Orchards and these houses will overlook our driveway and house. I take particular offence at house 4 which has several large windows on the first floor which face towards our property. More windows have been added to this aspect since the earlier application. Surely our privacy should be protected.

There is a septic tank in this field which serves The Orchards. The residents of The Orchards have right of way to this tank. Our right of way is from the gate at Glenfall Way. How is the tanker meant to empty the tank when the access route has been blocked off? There is no mention on the plans of an access route for the maintenance and emptying of said tank.

There is quite a substantial badger sett in the garden of house number 4 and I would like to know what the developers plan to do about them. The badgers have been there for years and their presence adds to the overall character of this land. It would be a crying shame to lose them.

Comments: 6th February 2017

Why the council keeps letting the developer make alteration after alteration this close to decision time is beyond me. This is not normal practice and one must wonder why this is being allowed. Will we back here in 2 weeks having to comment once again on further revised plans?

This land currently absorbs a huge amount of water. The amount of hard landscaping is crazy. For example, three quarters of Plot 4's land is taken up with the house, the road, tarmac and paving. This will cause increased run off in an already water logged area.

The soft landscaping, rather than enhance the sight, seems to have been planned with the sole purpose of blocking off (what remaining view there is), the view into the Cotswolds. Numerous hedges and numerous large trees will obscure this public sight.

Comments: 16th June 2017

All of my previous objections still stand.

The houses are very poorly designed and totally inappropriate for this location. They are not in the local vernacular, nor are they of significant architectural merit.

I have raised this time and time again but the red line which shows the area for planning permission is still around the entire field! This means it is highly likely that if planning were to be granted the current developer would sell the field with planning permission (for a small fortune) and the new developer would put in new designs for more houses covering the whole site rather than just this one side!

2 The Orchards
Glenfall Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6BJ

Comments: 4th November 2016

Letter attached.

Comments: 30th January 2017

Why we are even entertaining a revised design on this piece of land is ridiculous, this land is AONB and no matter how many tweaks and changes the land owners make it will not lessen the fact that this field is within our AONB and therefore unless there is exceptional circumstances (which there certainly isn't) should not be built on. This is the 4th time we have had to fight for this

field and I can't believe that we are having to come back to it time and time again. A no from the high court should remain a no.

The designs are no better in terms of impact to the AONB, there are still 4 houses and now with bigger gardens making the views of the AONB even more compromised than the previous design. The houses will be very close to our lane, The Orchards, with house 4 being overbearing onto no 3 the Orchards and our shared garage area down The Orchards. There are also more windows (house 4) overlooking this area in the new design.

We also have our septic tank located around 10-15 metres from the fourth property. We have right of way access through the field for maintenance and emptying, this is not mentioned nor is the septic tank. There is also a badger set located in the field around where the houses are planned, this is also not mentioned.

This field is the edge of the countryside and has been more many, many years. The field marks the start of Cheltenham's beautiful countryside and the hamlet of Ham. We can see that many other land owners are watching the progress of this application with great interest to see whether it goes through, all hoping that they too can apply for planning on their AONB pieces of land. This is perfectly demonstrated by the land opposite Ham Close which has come up for planning in the last month too. Are you prepared to let this through, to then break the seal on building in the AONB.....Cheltenham would then change forever. Is this really worth the risk seeing as Cheltenham already has a proposed five year housing supply which doesn't include this field.

In summary this field is AONB for a reason, we know the land owners don't look after it (in the hope that people will be fooled into thinking housing would be better than an untended field), but it should remain as it is (but actually be maintained by the land owner) as the developer is purely looking to reap his rewards and doesn't care about the local area, community or wildlife.

1 The Orchards
Glenfall Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6BJ

Comments: 6th November 2016

We strongly object to the proposal. It is universally agreed that there is a need for more housing in the district, and in particular, affordable housing. We fully support the Council's plans to address this but the proposed site is completely inappropriate for several reasons.

1. Most importantly, it is an Area of Outstanding Natural Beauty.

As such is afforded the highest national landscape designation along with National Parks (<http://www.cotswoldsaonb.org.uk/?page=whatistheaonb>) and therefore should be protected at all costs. This conservation of the AONB is supported by numerous planning policies including the National Planning Policy Framework, Cheltenham Borough Council's saved policy CO 2 and the Cotswolds AONB Management Plan 2013-18. This development would therefore breach all these policies.

It is relevant that this is not a development not just within the AONB but right at its border which sets a dangerous precedent for further encroachment into and erosion of the AONB.

2. We would contest Hunter Page's statement that this design constitutes material consideration to permit otherwise restricted development in an AONB and certainly does not conserve, nor enhance the beauty of the site.

Anyone who has walked past the field will know that the location of the houses will certainly not maintain the openness of views across to the escarpment and will significantly diminish the views that make this field so special - as their own graphical representation in the Design Statement demonstrates.

3. Time-lapsed development plan policies and emerging policies not yet adopted shouldn't grant the opportunity to bypass the emerging policy recommendations and the large areas of less sensitive sites that have been identified as more suitable.

The new proposal has substantially reduced the number of houses planned to just 4 luxury executive houses. The main thrust of their argument is that development is justified through the Council's lack of consideration and planning for future housing provision. Previous planning applications have cited similar reasons. Reducing the number and cutting out any affordable housing component only strengthens the previous arguments that a development here, even in the face of a housing shortage, isn't appropriate.

The Council have also spent huge efforts, time and money to identify suitable areas for development which are closest to where the need is generated as this has been found to be the most sustainable and supported through consultation (<http://www.gct-jcs.org/Documents/Publications/Submission/JCS-Submission-Version-November-2014a.pdf>). For this application to be approved would completely undermine all this work.

4. The beauty of the AONB has been recognised in previous refusals for planning applications and the same arguments against development remain.

Planning permission for this site has been refused several times before and the arguments against any form of development that were upheld at High Court are still relevant today (<http://plandocs.leeds.gov.uk/WAM/doc/Appeal%20Form-250537.pdf?extension=.pdf&id=250537&location=VOLUME2&contentType=application/octet-stream&pageCount=1>).

5. The Ryder Report, on which the revised (from their 2015 withdrawn application) plans are based is rushed, inaccurate and flawed.

This report contains multiple inaccuracies, incorrect citations, nomenclature and terminology. To give this application weight based on this flawed report would be wrong.

Comments: 23rd January 2017

All my previous comments still stand as objections to the development of this Area of Outstanding Natural Beauty. It is to be protected by law at the highest level and only in exceptional circumstances.

The developers obviously appreciated that their original plans were inappropriate developments on two occasions and the changing of the design with minor adjustments does little to make the development of an ANOB more acceptable or exceptional. This is aside from all the previous separate refused planning applications and their reasoning.

Despite the objections to the development as a whole, the new plans fall just as short on the design front, they are not in keeping, they extend further into the field than before and are contrary to the Cheltenham Saved Policy CP7 (a) and (c): Design.

The Cheltenham Plan Part 1 (preferred options 2011-2031) identifies and proposes a 5 year plan that does not affect our AONB and does not identify this field as a development opportunity.

The Cotswold Conservation Board have also objected to the plans. It would make a mockery of the AONB designation to allow such a development to go ahead.

Comments: 22nd June 2017

I maintain all previous objections still as the multiple revisions have done nothing to address any of the concerns of the local residents. The design is completely out of keeping with the surroundings and will do nothing to enhance the beauty of the AONB and indeed will significantly detract from it as a large proportion of the Cotswold escarpment will be obscured.

I still object for the application to be for residential permission for the whole field too. If permission were to be granted, I strongly suspect that there will be further revisions which would encompass much more of the site than currently proposed.

The Old Barn
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6ND

Comments: 27th October 2016

An Area of Outstanding Natural Beauty (AONB) is an area of the countryside with high scenic value of national importance that has statutory protection to conserve and enhance the natural beauty of its landscape.

Building on this site does not conserve or enhance the landscape.

Comments: 19th January 2017

The revised plans make no change to my objection.

The development will not conserve and enhance the AONB, as Cheltenham Borough Council is required to do by Section 85 of the CROW Act 2000.

Comments: 6th February 2017

Why are revisions made after the final date for public comments? The developers are treating residents and the council with no respect, showing a devious and unprofessional approach, which should not be rewarded.

The revisions make no change to the fact they are wanting to build in the AONB.

The Cheltenham plan that went out for consultation today (6th Feb 2017) states for this site:

'SALA found site to not be deliverable or developable'.

These are the words of CBC - so why are we here constantly reviewing developments that ruin the area?

Comments: 10th June 2017

Looking at the revised application (4th? - lost count), it still does not address the fact that these buildings are being planned for the protected AONB.

The adjoining field recently had an application refused, so a precedent has been set. See planning reference 16/02104/OUT. All the reasons for refusal highlighted in this decision apply to this application.

Little Paddock
Ham Road
Charlton Kings Cheltenham
Gloucestershire
GL52 6NQ

Comments: 23rd October 2016

The land is ANOB and is therefore unsuitable for development.
If development is granted at this site it will be viewed as the 'thin end of the wedge' opening up other areas for development in the ANOB area.

8 Pembridge Close
Cheltenham
Gloucestershire
GL52 6XY

Comments: 6th November 2016

Objecting to this plan is not just because our AONB needs protecting to ensure green spaces for the next generation but more so because our local community is bursting at the seams. Our schools are at capacity and our roads cannot cope.

5 Stockton Close
Cheltenham
Gloucestershire
GL53 9JA

Comments: 7th November 2016

Building 4 houses that will absolutely not fall under the category of 'affordable housing' is not what Charlton Kings needs or wants and building on an AONB is disgraceful. Green belts and AONBs were put in place to preserve the green spaces and are part of what makes Charlton Kings and the Cotswolds so desirable. If we start accepting building developments like this, where is the line drawn?

9 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 31st October 2016

Letter attached.

41 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LG

Comments: 31st October 2016

Letter attached.

3 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 31st October 2016

Letter attached.

Comments: 23rd January 2017

Please regard this as two objections

We wish to object to the above planning application, as currently revised, on the following grounds:- Please note that this objection should be read in conjunction with all our earlier objections particularly with emphasis on encroachment into the AONB.

1

Further, the current plans take no account of the latest flood risk assessment. Once again, we make the point that even if planning is modified, there is no guarantee that these will not be amended to the detriment of potential the run-of into the river Chelt catchment. Even if the flood assessors recommendation is implemented in full, maintenance of the run-off basin is required, in perpetuity, if that is not provided for, or neglected, then we are back to a high flood risk along Hartlebury Way and the lower parts of Glenfall Way adjacent to the river Chelt.

2

This Application (16/01789/FUL) to build in the AONB can no longer be viewed as 'stand alone'. Another application 16/02104/OUT to build in the AONB has now been lodged. We appreciate that each application will stand alone during consideration, but the committee needs to have full knowledge that both are an encroachment into the AONB, giving full power to the argument that if this one application is given consent it will open the floodgates, with little to stop other applications proceeding unhindered by them being for developments in the AONB.

3

Surely the time has come for the CBC to REJECT OUTRIGHT WITH NO APPEAL any form of development in this part of the AONB. All the time and money spent by the Council, on these highly speculative and spurious applications, could be put to better use for the benefit of the citizen of Charlton Kings and Cheltenham.

Acorn Cottage
55 Chase Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YU

Comments: 3rd November 2016

With reference to the proposed development in the above planning application, I strongly OBJECT to the proposal to build homes on this site.

As an a area of outstanding natural beauty I feel that the development would be detrimental to the area. The application is not only contrary to Cheltenham Saved Policy CO 2 it is also on green belt land, which should not be priority for development.

11 Lyefield Road West
Charlton Kings
Cheltenham
Gloucestershire
GL53 8EZ

Comments: 3rd November 2016

Having lived in Charlton Kings for 30 years I am very disturbed to see the application for The Glenfall Way site.

Our children attended Glenfall school so this is an area that I know very well.

As well the obvious reasons why I oppose the development including,

- A. The Land is AONB
- B. The wording on the application being vague (particularly for long term intended use).
- C. The application is contrary to Cheltenham's Saved Policy CO2.

I also think this AONB benefits all Cheltenham residents and visitors to the town. As Cheltenham becomes more and more sprawling with housing developments this is one of the few remaining areas that people can easily access the countryside by foot from the town. An important countryside area for future generations to appreciate.

It is also a marvellous area for local schools to access as part of their studies, including projects on wildlife, and the local environment.

Please do not think that Cheltenham residents and visitors to the town take this beautiful area for granted.

7 Ham Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NP

Comments: 3rd November 2016

I am contacting you to voice my complete opposition to this planning application concerning 4 large houses on the south side of the field at the top of Glenfall Way. I have the following points to make: -

- The land is in the Cotswolds Area of Outstanding Natural Beauty. This must therefore preclude any housing development.
- There is no surety that the field itself would not be open to further exploitation if planning was granted.
- As the field is on the edge of the AONB any development, no matter how limited in scale will open the adjacent fields to similar exploitation.
- The application does not address housing shortages as they are few and of high value which leads any local resident to consider this as only of benefit to the Exeter based land owner and not the community at large. This field has not been allocated for any housing in Cheltenham's plans.
- Previous applications have all been judged as not a good enough reason to encroach on AONB land. Nothing has changed concerning this new application.

- The land is 'Greenfield' when 'Brownfield' should be central to policy (DCLG planning guidance)
- The application and houses themselves contravene Cheltenham's Saved Policy CO2: "Development which would harm the natural beauty of the landscape within the AONB will not be permitted".

Comments: 27th January 2017

I am contacting you to voice my complete opposition once again to this proposed development on Glenfall Way. This latest revision makes changes to the style and layout of the proposed properties but does not change the fundamental issues that should prevent this developments proceeding: -

- The land is in the Cotswolds Area of Outstanding Natural Beauty. This must therefore preclude any housing development.

- There is no surety that the field itself would not be open to further exploitation if planning was granted.

- As the field is on the edge of the AONB any development, no matter how limited in scale will open the adjacent fields to similar exploitation.

- The application does not address housing shortages as they are few and of high value which leads any local resident to consider this as only of benefit to the Exeter based land owner and not the community at large. This field has not been allocated for any housing in Cheltenham's plans.

- Previous applications have all been judged as not a good enough reason to encroach on AONB land. Nothing has changed concerning this new application.

- The land is 'Greenfield' when 'Brownfield' should be central to policy (DCLG planning guidance)

- The application and houses themselves contravene Cheltenham's Saved Policy CO2: "Development which would harm the natural beauty of the landscape within the AONB will not be permitted".

14 Pembridge Close
Charlton Kings
Cheltenham
GL52 6XY

Comments: 3rd November 2016

Letter attached.

Comments: 31st January 2017

We, the residents in this household, are opposed to the granting of planning permission for housing development on this site for the following reasons. (Please take into account any previous comments we have made.)

1. The new plans submitted for the building of 4 dwellings with gardens and an access road on land to the south side of Glenfall Way are in no way an improvement on the last application. The building materials include zinc cladding and steel rather than Cotswold stone. The roofs are flat rather than inclined and covered with traditional stone slabs. The houses are not of good design and would not enhance the AONB in anyway; rather they would harm it by not fitting in with the Genius Loci - the unique, cherished spirit of the place. It appears that the proposed gardens are now bigger, thus reducing the view into and out of the AONB.

2. The Cheltenham Plan Part 1, available soon for consultation, does not show the Glenfall Way field as having been selected for development. The five year plan for housing is suggesting appropriate sites which do not include the AONB at all, thus excluding the Glenfall Way field. The Ryder Report has not yet been ratified and therefore should not be used in support of this application.

3. The Cotswold landscape has developed its unique beauty over hundreds of years. It should not be spoiled for future generations by inappropriate development which the above mentioned proposal is and also its setting harms the countryside. Glenfall Way itself is a natural boundary for the AONB opening out and looking into into the AONB on the south side and visible from inside the AONB .Fifty years ago the Cotswolds was designated a protected landscape as it was made Britain's largest AONB. Just because the field in the proposal is the last one in the Cotswolds AONB, next to an urban area does not mean this is a reason for development .We were opposed to housing development on this site in 2007 when a development proposal was made to the Council for this very reason. There has been no change in the policy for the AONB so there is no reason for this proposal to be accepted, a similar proposal having been rejected in 2008, and the decision upheld by the High Court.

4. There is no justification for this development as it is a green field agricultural site in the Cotswold Area of Outstanding Natural Beauty. It may be in the jurisdiction of Cheltenham borough but it is part of a larger area to the east designated as a Cotswold AONB. As part of specially designated area of beautiful English countryside it needs to be actively preserved and protected, as stated in a number of statutory planning documents: the National Planning Policy Framework, the submission draft of the Joint Core Strategy Policy and the Saved Policy of the Cheltenham Local Plan. The site has not been allocated for housing in Cheltenham's plans, nor is there a validated report selecting it for development.

5. In the report by Davies Landscape Architects under the heading 'Aesthetic and Perceptual' page 13 para 3.2.14 it is stated 'The aesthetic and perceptual qualities of the site are notably influenced by adjoining suburban development of Charlton Kings to the north and west.' The applicant assumes that the field under consideration lies within the urban area of Cheltenham whereas it actually is in the protected landscape of the AONB. The photographs of local development further down Glenfall Way towards the London road should therefore not be taken into consideration. Instead the field is part of the ancient village of Ham. The housing in this village is mainly traditional and in the Cotswold style. There are two objections here, one is that the style of housing chosen in the plan is not in keeping with the Cotswold area using non-traditional materials; the second that no housing development should be permitted in this Cotswold green field in the protected area as there is no local reason to do so.

6. Developments in the AONB are to be allowed only for special reasons such as on Brownfield land or to provide buildings needed for work activities. Neither of these are the case; this is just an urban extension. JCS plan (paragraph 3.2.16) states 'land within the AONB is not an appropriate location for urban extensions.'

7. To build on this land would be just an extension of the urban fringe in which case it would no longer be an AONB site. This would be a cause of reducing the size of the AONB and further encroachment would be likely, creeping up into the picturesque ancient village of Ham.

8. The field is not an entity in itself but it is part of a greater whole which provides a country amenity of natural landscape visible to all who use the roads and paths for walking, horse riding, cycling and running. The area would lose part of its open, rural aspect which gives the area its character if this field were to be developed.

9. The fact that there is a need for housing in Cheltenham is not a reason for building on this particular piece of land. Charlton Kings village does not support any large industries requiring housing for its workers. In the present day, when it is desirable to provide housing nearer to

industry, to save fuel, this is not a logical choice. There are few amenities here and it is several miles away from the motorways for people already commuting. This would therefore not represent sustainable development.

10. The planning permission sought is for 4 homes. There is no assurance that only 4 homes would be built. The Council should bear in mind that once permission should be granted the land could be sold on to a builder who would then seek to alter the plans and seek permission for a larger number of houses. If permission for a small development was granted it would be harder to refuse such a request.

11. There are several environmental issues with the development of this field. The first one is that there are many underground streams the courses of which are probably unknown. If this land were to be built on the water would find another route away from the hill on which it stands. Further down the valley many homes and gardens were flooded in July 2007 causing a great deal of expense and inconvenience to many families, several of them just below the field on Hartlebury Way. More recently, in the winter of 2014, a huge sink hole appeared under the road in Pembridge Close, the sandy soil having been washed away by underground streams swollen by heavy rains. We were in danger of having our cars stranded in the Close by the size and depth of the hole. The houses at the end of Hartlebury Way, adjacent to the field, are in particular danger from underground water changing course as they are considerably lower than the field. At present they are protected by a culvert but it could easily be flooded if there was a built environment above it.

12. The road serving the proposed development would be emerging close to Glenfall Primary School on a corner which becomes congested with traffic at school times and would therefore create danger for children and parents using the school and pre-school. There are also implications for Ryeworth Road which is always one lane wide because of lack of parking for local residents and the junction at Sixways which so often has queues of traffic waiting to proceed.

13. Alongside the proposed site is a track leading to a waste disposal business frequented by heavy skip lorries all day. This represents a further traffic hazard and the effect of fumes from the lorries would not be healthy in the back gardens of any houses backing on to it. We do not know what the levels of pollution are from the site itself but the field affects a buffer of open land between this activity, the school and local residencies. These issues must be addressed in any environmental assessment for this site.

14. The proposed development would harm the natural beauty of the AONB as it could be seen from the footpaths in the AONB. All the planning policies require that any development in the AONB conserves and enhances the landscape and natural beauty which this proposal does not.

15. As the inspector said in 2008 ' I have no doubt that the current proposal would result in significant harm to the AONB through the change in character and appearance that would be the inevitable consequence of residential development on this site, however carefully designed and landscaped... I do not consider that the site can be considered suitable for housing.' The same still applies to the present proposal. The development would harm part of the AONB by its presence and would definitely not enhance its natural beauty.

For all these reasons we ask the council planning committee to reject the plan.

26 Lawrence Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NN

Comments: 7th November 2016

Strongly object on the grounds stated in all previous correspondence. this is an area of Outstanding Beauty. Do not destroy it.

White Cottage
Ham Lane
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 7th November 2016

I strongly object to these proposals on land which should be protected as it is part of AONB. Why would it have that classification if it wasn't for a reason? I do not believe that these particular properties would enhance the area in any way or that the area requires this type of housing in preference to protecting our dwindling green spaces. There are areas of brownfield sites that could and should be developed first before more of our precious countryside is eroded. Losing this green space to 'out of town' developers who have no concern for our local area would set dangerous precedents for other 'green' land to be built on, and once that happens we cannot get them back. Green spaces are the lungs of our neighbourhood and country, already our forestry is disappearing at an alarming rate, so we must do more to protect our local so called 'protected' green spaces, no matter our small, and push the developers to put their hands in their pockets to develop brownfield areas, not the 'quick win' beautiful green spaces.

31 Garden Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LJ

Comments: 6th November 2016

I strongly object to the proposal to build houses on this part of cheltenham. The land is an important Area of Outstanding Natural Beauty, if this is allowed to pass then where will the urban sprawl stop!

17 Briarbank Rise
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XR

Comments: 7th November 2016

I wish to register my objection to the latest application 16/01789/FUL by Strategic Land Partnerships.

A further application was expected by myself and many other residents following the Ryder "evidence based" landscape report, earlier this year, commissioned by the CBC Strategic Planners. In the opinion of myself and other local residents who have seen it, this controversially suggested some slightly reduced landscape value and increased potential for development in a (grey shaded) part of the north west of the Glenfall Way field. The exact reasons are not exactly clear to me or others, but it appears this may have been because it is located adjacent to a school, and is slightly more degraded and visually contained by surrounding vegetation. Although I do not agree with them, in my opinion these should be considered as weak subjective reasons rather than more objective evidence-based ones, as would be expected from such a report. There appears to have been no consideration or mention given to any aspect of the fields

location in the AONB, for example no consideration of the field's scenic beauty, which would be lost forever in case of development.

The developer however seems to have wasted little time in exploiting the controversial findings in this report and hence has no doubt been encouraged to submit this new application for this part of the field, even though the report findings have seemingly not been tested at examination in public.

As discussed in great detail many times before in the many objections for the three earlier applications, which were all thankfully refused, the overriding reason for refusing housing development is that the field is in the AONB. Nothing has changed in this regard. The field remains outside the principal urban area and a previous appeal was dismissed primarily as the development could harm the AONB, and the High Court backed the appeal judgement.

This latest application will do very little to improve the housing stock for Cheltenham and the four proposed dwellings with their metal cladding seem to resemble small warehouse sheds and in my mind could not be more inappropriate for this setting. The design and materials surely must be contrary to the Cotswolds Conservation Board Policy DTP1, which requires that development should be compatible with the distinctive character of the location and designed to respect local building styles and material.

Surely, Cheltenham also has a duty under the Countryside and Rights of Way Act to conserve and enhance the AONB and any development which could harm the natural beauty of the AONB should not be permitted.

It only takes one poor decision by the planners to grant development on one section of this valuable part of Cheltenham's Area of Outstanding Natural Beauty to render further incursions more likely. first by this developer on further parts of this field, and no doubt later by other greedy developers, onto the other parts of this supposedly protected Area of Outstanding Natural Beauty.

I object to this application and trust that the council should have no hesitation in refusing it.

Comments: 29th January 2017

I wish to again object most strongly about this application to develop on the supposedly protected AONB site at Glenfall Way.

The developer is trying any way they can to force this through, changing the plans yet again, no doubt hoping to eventually break the resistance of residents and other objectors by a process of attrition. But all the tweaking in the world does not justify this development on the AONB, and we, the local residents, remain absolutely and resolutely opposed.

The latest plans for these four dwellings are again completely out of character and in no way conserve or enhance the natural beauty of the AONB, and if approved will spoil the scenic beauty and views to and from this field, which then will be lost forever. As the council will be fully aware, development which can harm the natural beauty of the area should not be permitted in the AONB. This should surely be upheld as sacrosanct. So why do the residents (who appear to remain 100% opposed) and interested bodies like CPRE and the Cotswold Conservation Board, have to periodically object new applications or re-applications? Surely it would be more sensible if these unsuitable applications could be vetted and initially refused at source, on the principle that the AONB should not be built upon, full stop, thus saving time and resources, and precious council funds, which ironically are paid for by the main objectors, the residents, who after all are the very people who fund the council tax.

Once the first development is allowed in the beautiful and much valued AONB around Ham a precedent will have been set and other developers will scent blood and further vulnerable fields in the vicinity will no doubt be targeted with other applications for development. This increased

threat to the Ham AONB has in fact already begun with another recent application from another developer for another totally unsuitable speculative development on the adjacent field opposite Ham Close, again with irreplaceable views over the Cotswold escarpment. Both applications appear to be from developers who coincidentally and suspiciously are from, or very near to, the same city, which is located many miles away from Cheltenham and the Cotswolds.

The the developers knew this was protected AONB land when they purchased these fields previously used for agricultural purposes, and they care nothing about the loss of this beautiful land and delightful views, and the detrimental effects on the environment, the residents, and the local roads and infrastructure.

I once again appeal to the Council to please do the right thing and again refuse this application in our precious AONB.

Comments: 20th June 2017

Again, I register my strong objection to this development, following yet another hopeful "tweak" to the plans by the developer.

Everything I have said before in my earlier objections is still relevant and nothing has substantially changed.

The field is outside of the JCS, and within the Cotswold AONB and if allowed this development would harm the natural beauty of this part of the AONB, where any development should only be allowed in exceptional circumstances and only when the natural beauty is enhanced. These ugly large dwellings, and the materials proposed, are still in no way sympathetic with this part of the AONB and the existing dwellings, and would contrast as an ugly intrusion.

No doubt, if this latest application is again refused, as I expect it should be, the developer will be back again with a further hopeful alteration.

Please Cheltenham planners, help put a final end to this by refusing this development and protect the AONB for future generations.

27 Chase Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YU

Comments: 3rd November 2016

I have lived in Charlton Kings for most of my life and strongly oppose the planning application for the 4 houses which is proposed for the land on Glenfall Way 16/01789/FUL.

The land is in the Cotswolds Area of Outstanding Natural Beauty therefore should not be built on as this will destroy the habitat of wildlife already living there. The application ignores Cheltenham's Saved Policy CO2 which states "Development which would harm the natural beauty of the landscape within the AONB will not be permitted".

I feel that the design and build of the houses are not sympathetic to the area and do not complement the existing properties. It is also a concern that if planning is approved then this will serve as an opening for further development of this beautiful part of our countryside.

Comments: 14th June 2017

I still oppose this application as the field is still AONB and should not be destroyed.

The land is in the Cotswolds Area of Outstanding Natural Beauty therefore should not be built on as this will destroy the habitat of wildlife already living there. The application ignores Cheltenham's Saved Policy CO2 which states "Development which would harm the natural beauty of the landscape within the AONB will not be permitted".

I feel that the design and build of the houses are not sympathetic to the area and do not complement the existing properties. It is also a concern that if planning is approved then this will serve as an opening for further development of this beautiful part of our countryside.

10 Acomb Crescent
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YH

Comments: 3rd November 2016

This is an AONB and the proposed zinc clad dwellings are not in keeping with the building style with regard to building materials, detailing and overall aesthetics. The buildings would negatively impact on the beauty, wildlife and nature in the area.

It would be more appropriate to build on brownfield sites in the area and leave this area alone.

Comments: 10th June 2017

This proposal for 4 dwellings still fails to address the issue that this is an area of AONB so no development of this site is acceptable.

There is very little alteration to the revised plans and I do not support this at all.

54 King William Drive
Cheltenham
Gloucestershire
GL53 7RP

Comments: 4th November 2016

I wish to object to the above proposal on the grounds below.

SUMMARY

1. The development is in breach of policies protecting the AONB
2. The proposed houses do not conserve or enhance natural beauty
3. The site is not urban in character as stated by the developer
4. Degradation is not a reason for giving permission
5. The proposal is unplanned and speculative, relying on an untested landscape report
6. The boost to housing numbers is too small to warrant encroaching into the AONB
7. A Greenfield site in a designated area should be the last to be developed

1. THE DEVELOPMENT IS IN BREACH OF POLICIES PROTECTING THE AONB

I believe the development should be refused as it will cause harm to the natural beauty of this part of the Cotswolds Area of Outstanding Natural Beauty (AONB) in breach of the cascade of policies designed to protect it:

- o Countryside and Rights of Way Act 2000
- o National Planning Policy Framework (NPPF) Paragraphs 14 (Footnote 9) and 115
- o Emerging Joint Core Strategy (JCS) Policy SD8
- o Cheltenham Saved Policy CO2
- o Cotswolds AONB Management Plan 2013 - 2018 Policy DTP1 Bullets 1 - 3

2. THE PROPOSED HOUSES DO NOT CONSERVE OR ENHANCE NATURAL BEAUTY

The application should be refused on the grounds of the architectural design alone.

Ignoring the Cotswolds AONB Management Plan, also the consultation advice by the Case Officer, and instead apparently encouraged by the Gloucestershire Design Panel, the developers have chosen house designs both entirely inappropriate for this sensitive location and in themselves extremely unattractive in form and materials. (I was a bit concerned when I found out from the Panel's membership list that three of the developer's consultants - on planning, architecture and landscape - are members of the Panel.)

Relying on the developer's own selection of visualisations of the properties in section 4 of the Planning, Design and Access Statement (D&AS), particularly the view from Glenfall Way, the adverse impression is of commercial warehouse style business premises, urban in nature and in no way relating either to Glenfall Way and Ham or to the designated rural landscape.

For instance, the roofing and cladding material of choice is zinc, unattractive in such quantity, a fad at the moment (as that now peeling timber cladding was a few years ago) but not part of the characteristic local palette of materials, despite the developer's D&AS assertions that the development is designed "to integrate into the landscape" and "positively contribute to the key landscape features of the local character".

The total lack of understanding of both natural beauty and the locality is I believe exposed in Paragraph 4.35 of the D&AS:

"The roof is finished in the same zinc cladding as is used on the walls at first floor in order to establish a simple homogenous enclosure . . . The eccentric and angled ridge lines of each house ensure that the roof pitches and eaves/verge edges have an almost random appearance of angles, further emphasised by the differing orientation of each house within its plot. The overall impression is of an undulating but angular roof line which resonates with the backdrop escarpment with its rolling hills and angular field patterns seen at a distance."

Deliberately designing pretentious great grey contorted lumpen dwellings for our beautiful green AONB is unbelievable and unacceptable.

3. THE SITE IS NOT URBAN IN CHARACTER AS STATED BY THE DEVELOPER

Development should not be permitted for this specious reason.

Throughout the application the developers have tried to persuade us that the field is already really part of the urban fabric of Charlton Kings and so development will not be noticeable in that context and so it will be acceptable to develop outside Cheltenham's Principal Urban Area (PUA).

The Landscape and Visual Impact Assessment (L&VIA) for instance states in Paragraph 3.2.14:

"The aesthetic and and perceptual qualities of the site are notably influenced by the adjoining suburban development of Charlton Kings to the north and west."

It repeats this mistake in Paragraph 3.5.22 and it is found elsewhere in both documents.

But, as any resident knows, once you have passed the entrance to The Orchards, to your right it is AONB countryside, added by the Countryside Commission in 1990 for its special qualities, from there on to Ham. If you stop to stare over the field fence, you are truly unaware of suburbs pressing in on you and the only house visible is No 3 The Orchards.

Even L&VIS photographs show this, though presumably not intended for this purpose.

View RVP 01 over the fence to the site shows unspoilt green land unaffected by any visible urban development.

View RVP 07 looking back from Public Footpath 20 on the Cotswolds shows the true situation: The Orchards defines the boundary of suburban Charlton Kings and all land north-eastwards from there, southwest of Glenfall Way and north of the Colgate Brook*, and including the proposed site, is so far unspoilt countryside. (NOT the Ham Brook*.)

4. DEGRADATION IS NOT A REASON FOR ALLOWING PERMISSION

As in the developer's two previous applications, there is an underlying theme that the site is nearly derelict and that only allowing development will ensure that this situation is ameliorated. Not only is this not a proper planning reason for permission but when the 'dereliction' (mainly gappy hedges and poor fencing) is consequent upon the lack of landscape maintenance and management by the developers as owners of the site, this reason for development should definitely be dismissed and a Section 215 Notice awarded instead. (See also 'Ryder Report' below.)

5. THE PROPOSAL IS UNPLANNED AND SPECULATIVE RELYING ON AN UNTESTED LANDSCAPE REPORT

o The proposal should be refused as it is for unplanned speculative open market housing, not only an extension outside the urban boundary but in the edgelands of the AONB so vulnerable to effects of inappropriate development such as this.

o This development was not included in the old 2006 Local Plan nor in the 2014 Issues and Options consultation on the new plan. Indeed, in the latter the site was coded 'red' for not to be developed. As the emerging plan is delayed until the Joint Core Strategy has been adopted, this is still an unplanned site contrary to the NPPF's Core Principle that planning should be plan-led and allow local people to decide.

o As part of the 2014 consultation, the 'Ryder Report' (Landscape Character, Sensitivity and Capacity Assessment of Cotswolds AONB) was commissioned by CBC Strategic Planners who seem to have accepted the Report before it has been tested at the future Examination in Public. Consequent upon this is the Officers' decision to agree virtually to allocate the top half of the Glenfall Way field as having 'capacity' for development, largely based on Ryder's rather puny assessment:

"Landscape Value

The quality of the landscape elements are moderate, however degraded in places such as the post and rail fencing to the north of the area and the poorly managed hedgerow boundaries . . ."

"Landscape Capacity

The area to the north west of the character area comprises flat topography, is located adjacent to a school and is visually contained by surrounding vegetation. It is therefore considered that this location, as marked by the grey shading has a slightly reduced landscape value and therefore the assessed landscape capacity for residential, or other forms of development is slightly increased."

It is upon this untested and inadequate assessment that the developer is relying, as repeated several times in the documentation. Until such time as the Report is adopted into the adopted Local Plan I believe that any development like this one based on its findings is premature and should be refused to prevent unwarrantable and harmful early incursion into the AONB.

NOTE: FROM BASIC MEASUREMENT ONLY, I BELIEVE THERE IS A DISCREPANCY IN SIZE BETWEEN RYDER'S 'GREY AREA' AND THE LARGER AREA OF LAND THE DEVELOPER SEEMS TO SHOW AS DEVELOPABLE ON HIS PLANS. WHICH IS CORRECT?

6. THE BOOST TO HOUSING NUMBERS IS TOO SMALL TO WARRANT ENCROACHING INTO THE AONB

The development should be refused as the four houses proposed would be negligible in meeting the need for housing in Cheltenham and in any case the dwellings are of the wrong kind to satisfy the most urgent need for affordable properties. To open the floodgates to further applications in the AONB by allowing this quantitatively small proposal seems unwise in the extreme. (In any case, two Inspectors in the past ruled that the natural beauty of the AONB outweighed the shortfall in housing: I believe that NPPF 14 Paragraph 9 should lead to the same findings this time.)

7. A GREENFIELD SITE IN A DESIGNATED AREA SHOULD BE LAST TO BE DEVELOPED

Cheltenham's brownfield sites and land of lesser value within the PUA should surely be used before any development in the AONB is contemplated.

CONCLUSION

I consider that the proposal should be refused for all the above reasons. The developer has tried various persuasion techniques but has fallen down on the most important aspect - conserving and enhancing Cheltenham's part of the Cotswolds Area of Natural Beauty.

Comments: 17th November 2016

Letter available to view in Documents Tab

Comments: 4th January 2017

I should like to add to my previous objections for the new reasons below.

I note from the Cheltenham Plan Part 1: Preferred Options 2011 - 2031 that Land South of Glenfall Way (subject of current application 16/01789/FUL) has been EXCLUDED from Preferred Options for Development in the next plan.

(See Section 10 Appendix E of the Plan, Page 92.)

The reasons given are that SALA found the site not to be deliverable or developable, the critical constraints being the AONB and topography.

I would hope that this unplanned application in our precious AONB will now be refused as Cheltenham Borough itself is shown not to be approving the site for development. Decisions should be plan-led (see NPPF Paragraph 17 Bullet 1) and this new draft must be taking a material step forward to an adopted Local Plan once the JCS itself is adopted.

Comments: 23rd January 2017

I wish to object to the revised proposal above while maintaining the earlier objections in my letters of 3 and 17 November 2016 and 4 January 2017. Refer particularly to my letter of 17 November 2016 which deals specifically with the building design then proposed and its inappropriateness for its Charlton Kings AONB location.

As this is a FULL application I wish to comment further on the revised architectural proposals. From the Addendum to Flood Risk Assessment and the revised drawings, I note that the ground level for the dwellings has been lowered by 900mm. Also, characteristic pitched roofs have been removed in favour of flat roofs which are totally out of character in Charlton Kings.

This looks like an attempt to 'bury' the actual design by hiding it at a lower level to conceal just how unsympathetic the proposals are to our fragile AONB

There must be an adverse impact in achieving this - the stripping of about 1m of good agricultural topsoil over the whole housing area, final destination unknown - will it just be heaped on the meadow area of the proposal willy-nilly?

Will there be an adverse effect on The Orchards' septic tank, located somewhere amongst all these excavation works?

How will the existing levels be made to merge into the lowered levels? Or will each house technically be sitting in a sump below surrounding ground level?

My comment would be, "If it is so bad you have to bury it, it should not get planning permission."

LACK OF INFORMATION

The lack of detailed annotations to the revised plans has made commenting difficult. Explanatory notes on revisions to the drawings should have been provided to avoid uncertainty.

LACK OF QUALITY IN DESIGN WHILE ATTEMPTING TO SATISFY CRITICISM

The standard of design has deteriorated further, rather than improved, since the earlier attempt. With reduced stature to flat roofs - not a design feature in Charlton Kings - while still maintaining zinc is appropriate as a first floor siding material, with unnecessary added rusted steel panels, poor uncoordinated window arrangements and overlooking from house-to-house while denying the most important aspect of this site - its marvellous views to the AONB - this proposal cannot be said in any way to enhance or conserve the AONB and so should be refused.

FURTHER ENCROACHMENT ON LAND

The obedient enlargement of garden space to match house size in answer to the Architects' Panel comments has pushed the developers to break their commitment to 1.2 ha of land to be kept open to preserve views to the AONB escarpment beyond the site (D&AS 7.4): a further 10-12m strip of land has been taken north of the original gardens boundary.

SLP have also done nothing to remedy their over-extension beyond the Ryder 'grey area' at their property No 4 where the additional 'bulge' wrongly takes the property too closely into proximity with No 3 The Orchards.

UNTESTED AUTHORITY OF RYDER REPORT

I have learnt from communications in May 2016 that the Ryder report is not an adopted policy but is supposed to be up for consultation in the current Cheltenham Plan Part 1.

This suggests that its findings should not yet be considered 'material' to the current Glenfall Way application and that no permission should be based on this untested report.

PROPOSALS IN CONSULTATION DOCUMENT 'CHELTENHAM PLAN PART 1'

In my letter of 4 January 2017 I noted that the Glenfall Way site was not designated as a development site. In addition I have noted that there is no proposal to extend the Principal Urban Area to include this site, that the Borough backs policies protecting the AONB from harm to natural beauty and that the Borough has proposed sites to provide an adequate five year supply of housing land without encroaching on the AONB.

This suggests that no decision should be taken to approve this application until the site's status has been confirmed at Examination in Public.

CONCLUSION

As a Consultee, the Cotswolds Conservation Board has objected to the Glenfall Way application. Our Member of Parliament, local Ward Councillors not on the Planning Committee, Charlton Kings Parish Council and over a hundred local residents are also against the proposals.

I do hope that Cheltenham Borough Council will refuse this attempt to break into our precious part of the Cotswolds Area of Outstanding Natural Beauty.

Comments: 3rd February 2017

I wish to object to the landscape revisions to the above proposal while maintaining the earlier objections in my letters of 3 and 17 November 2016 and 4 and 21 January 2017.

REVISED? APPENDIX A: METHODOLOGY

My chief objection here is that this is not a revised document, being instead word for word the same as the original submission. Undertaking the comparison exercise was time consuming and unnecessary and I am extremely irritated by this. I hope the intention was not to enrage residents. Nevertheless, re-reading it has reminded me of the pitfalls (or sometimes bonus points for developers) of blindly applying the 'Assessment Criteria' script for all types of landscape and valuing them according to the criteria given.

(See 'Overall Value', Table 5, P.18 of Landscape and Visual Impact Assessment (L&VIA))

Examples pertinent to the Glenfall Way site:

- o Table 2: LANDSCAPE CONDITION CRITERIA: evaluating the beauty of a landscape by how well it is managed !

- o Table 3: LANDSCAPE QUALITY AND CONDITION: again dependent on management, not natural beauty. (Thus, Glenfall Way only scores 'Low/Moderate' mostly because of SLP neglect.)
- o Table 3: SCENIC VALUES: demoted to 'Moderate' rather than the 'High' it should have as part of a designated AONB landscape.
- o Table 3: TRANQUILLITY: not relevant to a landscape's beauty: to be given even weighting in an assessment is surely quite wrong. Table 3: CULTURAL OR HISTORIC ASSOCIATIONS: The Glenfall Way field does have a historic association with Ham Court, originally having formed part of its curtilage as part of the great field known as Ham Close.
- o Table 3: RECREATION: as above, surely not relevant to a landscape's beauty and to be downgraded in an assessment just because it's private land and people are not disporting themselves all over it again seems very wrong. PAGE 1/2
- o Table 4: LANDSCAPE SENSITIVITY: This I believe to have been deliberately downgraded in the L&VIA from the 'Very High' it deserves to High/Moderate because the consultants unjustifiably claim 'housing forms part of the character of the site' !to foster the idea that more houses on the site won't matter.

I object to the way these insensitive criteria have been used to judge the natural beauty of our part of the Cotswolds, as they were in the Ryder Report.

REVISED LANDSCAPE AND VISUAL IMPACT ASSESSMENT (L&VIA)

As above, this document is practically word for word the same as the original. Rather than obliging residents to read the whole lengthy document to find out what horrors might be concealed, as far as I can see all that was needed was to submit

- o revised page 13, showing Table 1, the revised Accommodation Schedule, and Figure 03, the Revised Illustrative Layout on which I commented in an earlier letter;
- o revised page 38, showing Figure 13, the revised Landscape Strategy.

As with APPENDIX A, looking through the L&VIA drew my attention to Page 37, Figure 12, Site Analysis, which clearly shows the belt of young trees along the top of the steep southerly slope down to the Colgate Brook - the slope descending from 98m - 90m at about 1 in 7 gradient.

The revised Illustrative Layout shows the revised attenuation pond located where a length of this belt has been cleared. To construct a pond to sit into the above gradient, obviously requires copious earthworks to excavate and embank the volume necessary to make it stay there - water doesn't seem to lie at an angle. The lower edge of the pond would give a long uncontrolled overflow possibility.

I object to the revised Landscape Strategy, being concerned that the site would be unable to be drained satisfactorily.

REVISED TREE PROTECTION

All very well, but it reveals just how jammed up House 1 is against Glenfall Way planting if ground has to be dug by hand not to harm a TPO tree, once again evidence of poor design and layout to which I have objected.

REVISED HARD LANDSCAPE PLAN

I object

- o to the quantum of hard impermeable landscape material (I believe more than in the original proposal and amounting to at least one third of the site area) which will add to run-off - no sign of a SUDS approach to drainage
- o to the actual choice of materials - more grey to go with the zinc? - plus an addition of some buff-grey resin bonded gravel too; and four different edging materials
- o when this is a rural setting, not a business park.

(I did note, on looking up the developer's landscape consultants, that they "operate across a broad range of sectors with an emphasis on education, housing, regeneration, OFFICE and waste management projects" - perhaps though not in sensitive rural AONB situations?)

REVISED SOFT LANDSCAPING PLAN

I object to the revised plan.

It reveals the adverse effect of extending the gardens northwards with planting likely to reduce yet further the promised view out to the AONB.

- o Tall beech hedges are proposed as north-south plot dividers - that is, across the view to the AONB, obviously able to grow well above eye-level.

- o Numerous native trees are proposed for the back gardens, including major trees like oak and Scots pine but also other quite large species such as wild cherry, rowan and alder - once again able to combine to limit the view still further as they mature.

- o A hedgebank is proposed, round the rear of the gardens, to be planted with hedging material once again capable of growing tall (up to 6m) - species such as hawthorn, hazel and blackthorn: this hedge too would be capable of cutting off public views to the Cotswolds.

CONCLUSION

I consider that the landscape revisions have in no way improved the revised scheme as a whole, I hope that you will take account of the points I have made above and that the revised and earlier applications will be refused, to avoid harm to Cheltenham's precious part of the Cotswolds Area of Outstanding Natural Beauty.

Comments: 22nd June 2017

I am not quite sure why we are still here but I wish to object to the above revisions as rendering the scheme yet worse than the flawed previous submissions on which I have commented. I trust that all the points of objection which I then raised will be taken into account without my having to repeat them all here.

Residents right from the start queried the October validation of the AONB application in Glenfall Way on a site subject to such a cascade of National and local policies designed to protect this type of precious landscape from unplanned open market speculative development.

Since October it has become clear that the emerging Cheltenham Plan as it progresses is not currently planning for development in the AONB. To quote from e-mail correspondence on 16 June with John Rowley, Senior Planning Policy Officer,

"We are not currently taking forward any sites within the AONB in the Cheltenham plan. So our position on the sites you mention hasn't changed"

- the sites in question including Land off Glenfall Way which SALA stated, back in the 2015 public consultation way before the October application, was not developable because of its location in the AONB.

To disregard SALA, to go against the emerging Cheltenham Plan, to recommend approval for the Glenfall application at this particular juncture, seems to me to be putting the whole of Cheltenham's AONB at risk. Surely at this stage, if you will not recommend refusal outright, it would be sensible at least to recommend suspending the application. until the Cheltenham Plan has been adopted - only by then will it have become clear whether development is acceptable on this site or not. I should like to feel that Development Control and Planning Policy were working together for Cheltenham's good.

I was surprised and anxious to find, when we met on 6 April, that you were intending to recommend approval. You seemed virtually to discount all the raft of AONB-protective policies, claiming that the development would not harm the AONB, and appearing to rely on an anonymous Architects' Panel's positive opinion of the development, even before seeing the current revisions.

Turning to these revisions, it is plain to see that they are in breach of the underlying threads of NPPF Section 7 Requiring Good Design, such as:

- responding to local character and surroundings

The dwellings have nothing in common with the locality and relate in no way to their AONB setting

- using locally appropriate materials

The developer's list - zinc roofing, grey bricks and pre-rusted steel panels - is emphatically not appropriate in this locality of largely traditional building materials and within the special landscape of an Area of Outstanding Natural Beauty.

- integrating the new development into the natural, built and historic environment

The revised design shows no sign of responding in any way to the natural beauty of its surroundings. What has been created is an artificial gated ghettoised community, fenced, walled and hedged off from the community, the disparate buildings avoiding any stylistic integration with, for instance, the two large historic houses, The Orchards and Ham Court, which might be said to frame the AONB strip of which the site is a part.

- the buildings looking visually attractive

Even the Architects' Panel surely must admit that the final effect of the revisions is no way attractive.

Apart from the unappealing bulk use of drab grey zinc, built forms have been contorted, presumably trying for effect, producing strange flanges, unnecessary cantilevered protrusions, windows dotted about haphazardly, odd asymmetrically-placed eaves, the new H-shaped twin bungalows packed together with their strange bedroom frontal extrusions and tower, the generally mean unwelcoming approaches to the front entrances . . .

It is more pick and mix than the exceptional architecture which its AONB location requires and deserves.

Not only is the built development of poor design. The possibilities of the site layout are also missed.

- The sunny south sides of the buildings, instead of inviting leisure and relaxation, are set aside for hard paving, cars parking and garaging
- Balconies face north rather than enjoying a sunny aspect
- The twin bungalows are placed unnecessarily y close together more like units in an Estate
- Worst of all, none of the houses, with one exception, is designed to have views to the AONB.

This surely must indicate just how inept and unacceptable this scheme is.

I believe that the development should be refused and that NPPF Paragraph 64 should apply:

"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

It should not just be refused on design grounds. We all understand that only development which enhances and/or conserves the natural beauty of an AONB should be acceptable.

From the above, it should be plain that this application does not meet these criteria in any way and it seems to me that it would be perverse, if not an abrogation of your responsibility to Cheltenham Borough Council, to continue to recommend approval - especially when the Cotswolds Conservation Board has expressed an objection.

I do hope that you will find it possible to revise your opinion.

85 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RG

Comments: 4th November 2016

This area is one which is home to many native mammals and other animals. To lose not only a beautiful natural space but further habitats for these creatures would be detestable.

7 Reaburn Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NL

Comments: 4th November 2016

I'm emailing you to object to the new set of plans proposed for Glenfall Way, which follow the ones rejected in 2008 and 2015 and the High Court case in 2008.

As before, my major objection is to development on any part of the AONB. In addition, this proposal looks particularly ugly with zinc-cladded houses which would clash badly with existing housing stock and in no way enhance the appearance of the AONB, which I understand is the only basis on which development can take place on an AONB. I believe that any development on the AONB would create a disastrous precedent and be a precursor to general development of the land around Ham. We are lucky to have the beautiful landscape of the Cotswolds which needs to be preserved for the enjoyment and health of future generations. There are brownfield sites which can be developed in Cheltenham and the general need appears to be more for affordable housing than for large and presumably very expensive houses.

Comments: 16th June 2017

I am starting to lose count of the number of times this application has been revisited. As ever, the AONB status of the land makes the application a non-starter, and, as ever, any development of the AONB puts all the rest of the AONB at risk because a precedent would have been set.

Additionally the house designs are still very ugly meaning that there is no possible argument that they enhance the landscape.

SAVE OUR AONB

Comments: 4th November 2016

Letter attached.

Comments: 23rd January 2017

We have taken time to go through the new drawings proposed for the field and have come up with many short fallings which are listed below. We are however completely confused as to why the land owners think that a few changes here and there will lessen the impact on the AONB, let alone enhance its natural beauty.

COMMENTS ON REVISED DRAWINGS 17 JANUARY 2017

Please see our previous representation of 3 November 2016 which remains the same apart from references to the above drawings.

LACK OF INFORMATION

The revised proposals lack detailed information on the changes and the reasoning behind them. A schedule of revisions and explanatory notes on the drawings should customarily have been provided. They should not have been accepted in their current guesswork form.

MISUSE OF SPACE

o House No 4 is still protruding beyond the Ryder grey-shaded area (see Consultee Comment 'Policy Considerations', and Status of Ryder Report below) and is therefore still impinging adversely on No 3 The Orchards.

o To achieve the bigger gardens required by the Architects' Panel SLP have kept the same number of houses but pushed out the proposed Cotswold 1m stone wall with its impractical hedge topping by 10 - 12 m, thus reducing the public's promised view of the AONB from Glenfall Way especially if trees are planted in these extended gardens. This is contrary to SLP's Planning Obligation Heads of Terms D&AS 7.4

Green Infrastructure: "SLP will provide and maintain an area of 1.2 ha to be kept open and preserve views to the AONB escarpment beyond the site"

CONTRARY TO CHELTENHAM'S SAVED POLICY CP7(c) : DESIGN

This policy states:

Development will only be permitted where it . . .

(a) is of a high standard of design

(b) N/A

(c) complements and respects neighbouring development and the character of the locality and/or landscaping."

No conformity with CP7 (c)

One of our main criticisms of the first proposal was of the misleading attempt by the developers to persuade us that the proposal would segue seamlessly into the local context in terms of materials, form and design, meeting the Cotswolds Conservation Board's requirements and being attractive enough to enhance our AONB.

We consider that the developers' new design has failed even more singularly to realise these requirements for the following reasons -

o The dwellings are now shown as FLAT ROOFED - absolutely not in the local palette for development where pitched roofs prevail.

o The flat-roofed appearance and zinc siding material even more suggest medium grade commercial or industrial offices not natural beauty.

o The inappropriate materials remain the same as in the original application, first floor walls still in grim grey zinc but with the addition of RUSTED STEEL as a front door feature - we do not believe Charlton Kings sports a single example of this, and it was turned down decisively when suggested for the Wilson Museum extension.

o As before, the developers' own visualisation of the revised proposals as seen from Glenfall Way re-emphasises the inappropriateness of this harmful scheme to our rural AONB.

CP7 (a): good design not achieved

As this is a Full application, it is important to assess design flaws in the properties themselves, likely to affect enjoyment by any buyer:

o House No 1 has a large balcony apparently uselessly partly focussing on The Orchards' driveway shrubs and partly on to Glenfall Way and school parking.

o House No 3 has small windows in its SE elevation overlooking the NW side of House 4 and benefiting in no way from any view to the AONB.

o The NW elevation of House No 4 extraordinarily shows copious fenestration and a balcony all overlooking House No 3, while its SE elevation shows much smaller windows looking out to the AONB. There are many more windows and a balcony on the SW side able to overlook No 3 The Orchards.

o Throughout, the fenestration looks restless and uncoordinated, particularly the

'seaside bungalowoid' circular windows imposed on the NE facades of Houses 2 & 3.

- o Access to the garage space for Houses Nos 2 & 3 remains too limited, requiring considerable manoeuvring before larger cars could 'line up' on the garage doors.
- o There is no sign that there is a change to the original specification of large areas of impermeable hard landscaping materials inappropriate in this rural location and not assisting SUDS.

For these reasons the revised application should be refused.

DEVELOPMENT STATUS OF LAND

Since our November representation, Cheltenham Plan Part 1 (Preferred Options 2011-2031) has been prepared for consultation. As in the 2014 consultation, the Glenfall Way site is shown as 'not for development'.

The draft Plan also confirms support for the AONB and does not propose extensions to the Principal Urban Area apart from very minor adjustments. A five-year supply of housing land without breaching the AONB has been put forward.

For these reasons, no decision to approve the application should be made until the Plan is Examined and adopted.

STATUS OF RYDER REPORT

We note that the Consultee Comments 'Policy Consideration' states that:

"This report and its findings are a material consideration" on the Glenfall Way application.

We had understood from earlier correspondence in May 2016, that the Report was not policy and that we would have an opportunity to make representations on it in the next stage of consultation ie, the current Part 1, these representations to be taken into account at the future Examination in Public.

We feel that, as it stands, the Ryder report is not established as tested 'evidence base' and that its findings should not be allowed at present to support development in this sensitive part of Cheltenham's AONB.

For this reason we consider that no decision to approve should be based on this report.

CONCLUSION

We hope very much that the Borough will refuse this application outright and that it will be the last attempt on this part of the AONB, confirmed by the Secretary of State in 1990 for its 'outstanding natural beauty'. We were very pleased that the Cotswolds Conservation Board has objected to both this application and the new application for the land opposite Ham Close.

Comments: 7th February 2017

We maintain our objections to both the original and the revised proposals above.

The revised landscape documents have in no way made an improvement to the revised application but have instead emphasised what we see as the developer's total lack of understanding of natural beauty.

NO CLEAR INFORMATION ON REVISIONS

As before, the developer has not provided a schedule of revisions as is normal professional practice but has instead expected us to locate any changes unaided. This has been particularly onerous in the case of scrutinising the long Appendix A Methodology document - which turned out not to have been changed - and the even longer Revised Landscape and Visual Impact Assessment (L&VIA) where only two pages (13 and 38) turned out to have been changed.

OBJECTIONS TO THE REVISED LANDSCAPE DOCUMENTS

(New comments not previously made in our letter of 23rd January relating to the earlier revisions)

- L&VIA Page 38 Revised Illustrative Layout shows the attenuation pond unsustainably relocated on a 1 in 7 slope.
- The Revised Tree Protection drawing shows House 1 to be sited very poorly, too close to major trees.
- The revised Hard Landscape Plan shows an increase in impermeable hard landscape pavings around all four houses which will contribute to run-off to the pond-on- the-slope rather than the surface water being allowed to percolate into the soil. The paving itself is inappropriate in this rural setting being much too urban in nature.
- The Revised Soft Landscaping Plan shows a variety of back garden planting in the extended gardens which will be likely to block still further the promised public views to the Cotswolds from Glenfall Way as follows:
 - a hedgebank planted with native shrubs capable of reaching considerable heights (hawthorn, hazel etc) is to run along the back of all the gardens.
 - large trees like oaks and Scots pines are shown planted fairly closely in the back gardens.
 - tall hedges of beech running north-south are to divide the garden plots, ie across the public's line of vision.
 - though native plants, the end effect of the planting will be suburban in nature.

CONCLUSION

We consider that neither the Revised Landscape Plan if implemented nor the Revised House Plans would enhance or conserve natural beauty.

For all the reasons Save Our AONB have put forward in our sequence of representations, we hope that Cheltenham Borough Council will refuse this application likely to harm the Cotswolds Area of Natural Beauty.

Comments: 22nd March 2017

Save our AONB have learnt that application 16/02104/OUT, Land Opposite Ham Close, in the very next AONB field to Land South of Glenfall Way, has been refused on harm to the landscape and scenic beauty.

Alongside the refusal is a consultee report 'Landscape and Visual Comments on Ham Road Application - 16/02104/OUT' - actually prepared by Stuart Ryder, Principal of the consultancy which produced the 'Ryder Report' to which we continue to object.

The contents of Mr Ryder's comments on what the Ryder Report labelled Landscape Character Area 6.2 are completely different in tone and conclusion from his firm's Report but are proper evidence this time of the qualities of this strip of land and how it would be harmed by development

As we have mentioned many times before, the Ryder Report has not noticed any natural beauty but seems instead to have concentrated on creating an impression of low-level degradation - particularly of fences and hedges - in an area supposedly surrounded by existing development - in a landscape apparently only moderately sensitive to further development. In other words, it might look to some as though this part of the report was designed to play down natural beauty and suggest that the land was ripe for development - such as had already been proposed on the Glenfall Way site. Hence our mistrust of the Report as 'opinion' rather than unbiased evidence.

Instead, the sometimes glowing terms used by Mr Ryder confirm the AONB qualities of the land - natural beauty worth conserving.

Though applied to Land Opposite Ham Close, surely Mr Ryder's descriptions and conclusions should equally be applied to the immediately adjacent Land South of Glenfall Way:

'valued landscape'

'overall its character is rural'

'not joined to any housing areas'

'the visual sensitivity of the site and across it to the Cotswold scarp is high'

'has intrinsic landscape value though not managed recently'

'houses here would tie Ham to suburbia and denude its separate identity'

'Development here of this type in this location would not be able to conserve the natural beauty of the AONB nor enhance it any foreseeable way'

'In conclusion:

- o The proposals as they stand would fundamentally change the character of this . . . rural field to one of residential settlement
- o The residential settlement given the nature of the architectural mass and styling as proposed would appear out of keeping within the landscape setting and the rural character of the site.
- o There is a foreseeable effect of perceptually linking Glenfall Way properties to the village of Ham.
- o The Landscape effect on a Valued Landscape would be significant and adverse given the site's designation as part of the Cotswolds AONB.'

Save Our AONB considers that the Principal's recommendations based on a thorough positive evaluation of the land in question and on policies designed to protect the AONB are so different from the Ryder Report that it undermines yet further our trust in the Report's findings that the land has landscape capacity for development.

As previously stated, we believe that the Report should be withdrawn and not counted as evidence for the Cheltenham Plan (Part 1). It certainly should not be acceptable as backing for approval of application 16/01789/FUL.

Comments: 20th June 2017

Save our AONB maintain all our earlier objections to the Glenfall Way proposals and object even more strongly to the May 8 revised proposals for the above application.

No development should be acceptable in the Cotswolds Area of Outstanding Natural Beauty unless -

- o it enhances and conserves this special landscape as the raft of AONB planning policies requires
- o OR there are exceptional circumstances.

We wholly believe that these plans do meet either of these requirements and are attempting to circumvent the raft of AONB policies out there designed to protect it.

The resultant scheme now presented by the developers should be refused as it neither conserves nor enhances. It obliterates natural beauty under suburban gardens, hard pavings and driveways all wrapped in closeboarded fencing surrounding the clumsy redesigned architecture.

The designs ignore all the most common requirements for good architecture as voiced for instance in the National Planning Policy Framework (NPPF) Section 7: Requiring good Design, and the Cotswolds Conservation Board's AONB Management Plan Policy DTP. There is no sign of:

- o Response to local character and surroundings
- o Use of locally appropriate materials
- o Integration of the new development into the natural, built and historic environment
- o The buildings actually being visually attractive.

The NPPF says "Permission should be refused for development of poor design."

This surely applies in this case. It must be poor design

- o to have a site within and overlooking beautiful AONB countryside but to deny views of it to 3 of the 4 houses;
- o to site balconies north on the shady side of two of the properties with views to Stevens waste handling company's lane rather than the AONB;
- o to have a large area to work in but to cram the two similar H-block 'bungalows' together exactly alongside like housing estate dwellings just 5m apart with head-high walls between;
- o to use the sunny side of all the buildings not for relaxation and enjoyment but for car parking, hard standing and garages.

These examples we think show a poor grasp of good layout, a lack of awareness of the adverse effects on the amenity of possible residents of these houses and a total disregard for the quality of the special natural landscape deserving so much better than the developer thinks to offer.

We consider the architecture is an even worse insult than the site layout to the natural landscape of our AONB. To us, once again, the developer's visualisations and long sections prove this. The detailed house designs externally are such a hodge podge of oddly-placed eaves, unwarranted cantilevered shelves, random fenestration, rusty feature panels and strange unnecessary zinc flanges, that the saying 'a camel is a horse designed by a committee' comes to mind.

For instance,

- o HOUSES 2 & 3, the latest additions: each of the two mirror image bungalow 'H Blocks' (dualism at its worst) have little and large pitched roofs, a peculiar flanged flat-roofed zinc bedroom tower and a strange bedroom pod along a sort of stem, embarrassingly alongside the narrow front path and obscuring the very mean little main house front door.
- o HOUSES 1 & 4 revamp their earlier designs. NOTE: Some of the compass orientations of the elevations have been carelessly mis-labelled.
- o For HOUSE 1, apart from exterior features like the cantilever, the unappealing end gable to Glenfall Way and the front with its meagre entrance and blank stairwall, the interior layout is abysmal - narrow cluttered hall with many doors off, passage to open plan living with unworkable kitchen; upstairs a Travelodge-like dormitory.
- o For House 4, every excess from the hodge podge list applies.

We are agitated that the last consultee response by an anonymous architects' panel (whose membership list has been denied to us) was that they would approve the proposals if the roofs were made more interesting. We hope that the current iteration has been too much even for them.

We know from our meeting with you on 6 April that you (as Case Officer since Chloe Smart left to join Hunter Page) were inclined to believe the architects' opinion and had been minded to recommend approval of the application even before the above revisions.

- o You stated that the 4 houses then proposed would not harm the AONB but there was no mention of their enhancing and conserving the AONB.
- o We discussed with you the fact that the red line for development was around the whole field rather than just the areas the houses were located, you said you would try and have this re-evaluated, it however remains the same in this revised application.
- o Though agreeing they existed, you were clearly disinclined to place little if any weight on any of the many valid planning considerations we and others had submitted since last October - the others including the Cotswolds Conservation Board, CPRE, Charlton Kings Parish Council and well-informed residents.

o You placed little importance on the progress so far of the Cheltenham Plan, especially the proposal not to take forward sites within the AONB for development, including the Glenfall Way site.

This policy we have learnt from John Rowley, Senior Planning Policy Officer, in his recent e-mail to us, has not changed as the Plan progresses. The SALA finding that the Glenfall Way site should not be developed because of its AONB status still stands, as it has since the earlier public consultation in 2015.

o We are concerned that in this case the two arms of planning, Policy and Development Control, appear not to be working together as they should.

In the light of this letter and other objections we hope you will now recommend refusal.

Old Ham House
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6ND

Comments: 4th November 2016

I am writing to object in the strongest terms to the proposed development of 4 houses in a designated area of outstanding natural beauty. This area is of great recreational validity to many residents of Charlton Kings and Cheltenham who enjoy walking, cycling and horse riding in the area. If this development is allowed it will set a precedent and allow the flood gates to open. The area will be altered permanently. The proposed houses are ugly and not in keeping with the area, and as such the development is contrary to Cheltenham's saved policy CO2.

1 Glenfall Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YQ

Comments: 3rd November 2016

The road near Glenfall School is already very busy with parents dropping off and collecting children and the increase in traffic from the proposed development will add to an already dangerous situation. In addition, the junction with Glenfall Way and the A40 will be even more congested. The AONB will inevitably be adversely affected and this has been the reason for previous applications being rejected, so why should this one be treated any different? I strongly disagree with this application.

Comments: 30th January 2017

My objections to this application are that additional traffic will only increase the congestion around Glenfall School, with added danger to parents, children and residents. Furthermore I thought planning was prohibited in this Area of Outstanding Natural Beauty.

Comments: 16th June 2017

My objections remains the same as previously. Traffic and parking near Glenfall School pose a significant risk to children and parents at critical times of the day and these additional houses will simply add to the risk. Additionally, access to the A40, Ryeworth Road and Mill Lane is made very difficult, particularly at at peak times of the day and the extra traffic from the proposed development making the situation worse. Furthermore, the proposed site is a protected area and should continue to be so. Finally, any successful planning application is likely to lead to additional building in this area, which would make matters so much worse and would be crazy!

11 Ham Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NP

Comments: 7th November 2016

I am writing to register my opposition to the proposed planning application for Glenfall Way.

I am not an habitual letter writer but the sustained pressure to acquire planning permission for this field has in this instance, persuaded me to submit my objection to the application.

From my perspective the field in question still resides in an AONB and has not change in status during any of the previous, rejected, application processes. In the simplest objective view the current application should again be rejected for this single important reason.

In this case there are, in my opinion, a number of other valid supporting reasons why the application should be rejected.

1. This application is to test the resolve of the planning procedure and how long before applications for the rest of the field are submitted if this phase is accepted? In the blink of an eye I suspect.
2. This application is at odds with all the local area development plans and strategies and has been identified as such in all previous applications for this location.
3. Finally the application is for what appears to be 4 light industrial units and certainly not "compatible with the distinctive character of the location and designed to respect local building styles and materials" as promoted by the Cotswold Conservation Board.

I urge you to once again reject the planning application for this field and strenuously resist what appears to me to be a developer resorting to a campaign of attrition to achieve its goals.

Comments: 19th June 2017

I vigorously object to these amended plans and my earlier objections still stand. How many times do these people need to be told? This is an AONB and therefore not to be built on. Altering the planning application, no matter how many times, does not alter the AONB status. There is no justification for the repeated submission of modified plans and I strongly urge CBC to resist this and all attempts to abuse the AONB status.

CBC - do not roll over on this matter and resist this drip, drip, drip approach to planning applications.

Developer - I will continue to object to these applications designed to undermine our priceless AONB's and your "light industrial estate" proposed for the south side of Glenfall Way should be treated with the disdain it deserves.

6 Pembridge Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XY

Comments: 25th October 2016

Email attached.

Comments: 30th January 2017

My objection stay the same. I do not want any buildings built on AONB land .

6 Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LW

Comments: 30th October 2016

What a ridiculous proposal to replace a AONB with and abhorrent design as these. I use this area daily and would hate to see it destroyed.

Whitefield House
Harp Hill
Charlton Kings Cheltenham
Gloucestershire
GL52 6PU

Comments: 4th November 2016

i don't want to see any more of our beautiful local countryside taken for development especially when it has been nominated as an aonb. In addition to this, the resulting building works will create a dangerous environment so near to a school in what is already a traffic busy area.

Comments: 13th June 2017

We totally object to this proposal. Building on a piece of land that has been deemed an AONB is a very worrying precedent to set.

In addition to this the proposal is very near a primary school, the site traffic while work is under construction poses a real risk to the very small children attending.

I sincerely hope this proposal is rejected once and for all.

17 Carisbrooke Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YA

Comments: 4th November 2016

I wish to register a strong protest at the proposed erection of four dwellings with landscaping and public open space land on the South Side Of Glenfall Way Charlton Kings.

This application is, I believe, against the spirit and principle of the "Cotswolds Conservation Board Position Statement" revised 2013, in respect of Housing and Development.

Paragraph 1 states that "Areas of Outstanding Natural Beauty (AONBs) are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced.

As this part of the Cotswolds has already been designated an AONB there is no way that this proposal can be said to conserve or enhance the area in which it is to be built. Its submission therefore is clearly seeking to overturn the whole purpose of the AONB designation which is to protect the special qualities of the finest landscapes in England and Wales.

Paragraph 13 states that "the Cotswolds is an environmental asset surrounded by development pressure; therefore, development needs to be carefully managed." I could not agree more. In recent years, there has been mounting pressure to build on this piece of land in blatant disregard of the fact that it is a priceless environmental asset.

In response to this, and in keeping with the statement in Paragraph 13, there is a greater need now to ensure that it is carefully managed to prevent unnecessary and unmerited exploitation, which could have a serious impact on other areas surrounding it if this application is allowed to go ahead.

Under the section marked "Planning Applications and Landscape Character Assessment and Guidelines" there is a condition that "Building style should respect the local tradition. Inappropriate, particularly suburban, styles and materials should be avoided."

Under this section of the "Cotswolds Conservation Board Position Statement" the design and materials of the proposed housing are inappropriate, introducing suburban style into essentially an edge of the countryside environment and cannot remotely be said to respect local tradition.

Finally, the notes that accompany the position statement stipulate that "the Cotswolds Conservation Board has the statutory duty to pursue the following two purposes:

- a) to conserve and enhance the natural beauty of the AONB; and
- b) to increase the understanding and enjoyment of the special qualities of the AONB."

If this application is allowed to proceed, then I believe that the CCB would be failing in its duties under points (a) and (b).

It cannot be emphasised too strongly that this area, as an AONB, is a priceless resource that once lost can never be replaced. The benefit that I, and all those who regularly walk this part of the neighbourhood, gain from watching the changing seasons of the year reflected in the Cotswold hills that can be seen with an uninterrupted view across the field, cannot be measured in terms of its benefit to mental and physical well-being. If this application is allowed to go-ahead then it will deny this incredible benefit, not only to those who enjoy it now, but who will come after us.

And it is for this reason, and for those outlined above, that I firmly believe this planning proposal should be refused

Comments: 15th June 2017

I wish to register a strong protest at the proposed erection of four dwellings with landscaping and public open space land on the South Side Of Glenfall Way Charlton Kings. This application is, I believe, against the spirit and principle of the "Cotswolds Conservation Board Position Statement" revised 2013, in respect of Housing and Development.

Paragraph 1 states that "Areas of Outstanding Natural Beauty (AONBs) are designated by the Government for the purpose of ensuring that the special qualities of the finest landscapes in England and Wales are conserved and enhanced

As this part of the Cotswolds has already been designated an AONB there is no way that this proposal can be said to conserve or enhance the area in which it is to be built. Its submission therefore is clearly seeking to overturn the whole purpose of the AONB designation which is to protect the special qualities of the finest landscapes in England and Wales.

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statement in Paragraph 13, there is a greater need now to ensure that it is carefully managed to prevent unnecessary and unmerited exploitation, which could have a serious impact on other areas surrounding it if this application is allowed to go ahead.

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b) to increase the understanding and enjoyment of the special qualities of the AONB."

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4 Pembridge Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XY

Comments: 4th November 2016

I wish to strongly object to this new planning application for four large houses on the field at Glenfall Way, and my objections are as follows:

- The land is in the Cotswolds Area of Outstanding Natural Beauty
- Previous applications have all been judged as not a good enough reason to encroach on AONB land. Nothing has changed concerning this new application.
- As the field is on the edge of the AONB any development, no matter how limited in scale, will open the neighbouring fields to similar exploitation
- Further planning applications could also be made for this field if permission for these four houses is given
- The plans do not address the borough's housing shortages and the field has not been allocated for any housing in Cheltenham's plans.
- The land is 'Greenfield' when 'Brownfield' should be central to policy (DCLG planning guidance)
- The loss of green space would be sorely felt

- The wildlife will be greatly disturbed and for example, we regularly see the family of deer and hear owls
- We also have concerns over drainage issues that any building could exacerbate. Since we've lived in Pembridge Close, we've had sink holes open up in the road outside our house
- Increased traffic is also a serious concern and the roads are already incredibly busy with school traffic right by the proposed site.

Comments: 31st January 2017

I'm stunned that a revised design has been submitted for this piece of land.

The field is in the AONB and no matter how many tweaks and changes the land owners make, it will not lessen this fact and unless there are exceptional circumstances - which there certainly aren't - it should not be built on. Surely a no from the high court should remain a no!

The designs are no better in terms of impact to the AONB. There are still four houses and now with bigger gardens compromising views of the AONB even more than the previous design.

The houses will be very close to our home in Pembridge Close, where we can see the beautiful field, and will bring additional traffic, noise and impact on the area which has already suffered from sinkholes in the past two years.

There is a septic tank in the field for houses in The Orchards who need access for maintenance and emptying which isn't mentioned.

There is also a badger set located in the field around where the houses are planned, this is also not mentioned, as well as the deer, woodpeckers and other myriad wildlife.

This field is the edge of the countryside and marks the start of Cheltenham's beautiful countryside and the hamlet of Ham.

We can see that many other land owners are watching the progress of this application with great interest to see whether it goes through, all hoping that they too can apply for planning on their AONB pieces of land. This is perfectly demonstrated by the land opposite Ham Close which has come up for planning in the last month too. Are you prepared to let this through, to then break the seal on building in the AONB.....Cheltenham would then change forever.

Is this really worth the risk seeing as Cheltenham already has a proposed five year housing supply which doesn't include this field.

In summary this field is AONB for a reason. We know the land owners don't look after it (in the hope that people will be fooled into thinking housing would be better than an untended field), but it should remain as it is (but actually be maintained by the land owner) as the developer is purely looking to reap his rewards and doesn't care about the local area, community or wildlife.

Please please throw this application out along with all others on the AONB.

2 The Orchards
Glenfall Way
Charlton Kings Cheltenham
Gloucestershire
GL52 6BJ

Comments: 4th November 2016

It with a heavy heart that I have to write to object once again to a planning application on this beautiful field. The past 3 applications have been turned down and nothing has changed so why should these developers be allowed to continue to apply? This piece of land is part of the Area of Natural Beauty and should therefore be left alone; it's a beautiful field loved by locals. The fact that it is on the fringe of the AONB makes it even more vulnerable, having 4 big houses built on it would certainly harm its natural beauty. This field is the start of the countryside with The Orchards (where I live) being the end of the urban sprawl from Charlton Kings. If this land is permitted for development Ham would quickly disappear.

The field is home to lots of wildlife including a badger set, deer varieties, owls and birds of prey. It also offers great views across the escarpment which would be lost even with this new housing design being in the South corner.

The application is also for the whole site not just the area the houses are on. This signals that if planning is permitted further development would be requested in the coming years on the rest of the field. This therefore giving the developers exactly what they originally wanted.

This site has no special circumstances giving it the okay for development so why give permission for 4 large mansions on the greenest of green field sites when many other brown field sites exist. If this gets the go ahead many other local land owners will apply for similar developments thus risking any AONB field in Gloucestershire, surely this is a risk not worth taking all for such a small development. This is very serious and would be a very sad story.

The houses, especially the one furthest from Glenfall Way would be very imposing on our neighbours and us. We also have a septic tank on the field that has not been mentioned. We therefore have a right of way through the field for maintenance which these houses would directly obstruct.

Please realise the importance of this piece of land, its decision is of much significance and you must do the right thing which is to leave it alone.

Comments: 27th January 2017

Why we are even entertaining a revised design on this piece of land is ridiculous, this land is AONB and no matter how many tweaks and changes the land owners make it will not lessen the fact that this field is within our AONB and therefore unless there is exceptional circumstances (which there certainly isn't) should not be built on. This is the 4th time we have had to fight for this field and I can't believe that we are having to come back to it time and time again. A no from the high court should remain a no.

The designs are no better in terms of impact to the AONB, there are still 4 houses and now with bigger gardens making the views of the AONB even more compromised than the previous design. The houses will be very close to our lane, The Orchards, with house 4 being overbearing onto no 3 the Orchards and our shared garage area down The Orchards. There are also more windows (house 4) overlooking this area in the new design.

We also have our septic tank located around 10-15 metres from the fourth property. We have right of way access through the field for maintenance and emptying, this is not mentioned nor is the septic tank. There is also a badger set located in the field around where the houses are planned, this is also not mentioned.

This field is the edge of the countryside and has been more many, many years. The field marks the start of Cheltenham's beautiful countryside and the hamlet of Ham. We can see that many other land owners are watching the progress of this application with great interest to see whether it goes through, all hoping that they too can apply for planning on their AONB pieces of land. This is perfectly demonstrated by the land opposite Ham Close which has come up for planning in the last month too. Are you prepared to let this through, to then break the seal on building in the

AONB.....Cheltenham would then change forever. Is this really worth the risk seeing as Cheltenham already has a proposed five year housing supply which doesn't include this field.

In summary this field is AONB for a reason, we know the land owners don't look after it (in the hope that people will be fooled into thinking housing would be better than an untended field), but it should remain as it is (but actually be maintained by the land owner) as the developer is purely looking to reap his rewards and doesn't care about the local area, community or wildlife.

Comments: 6th February 2017

The changes made to the landscape documents do not change the main issue with this planning application, which is the site in within our AONB. None of the changes make any difference to this point.

The changes made actually seem to cause more problems due to run off issues with water and more trees in gardens which will further block the views to and from the AONB's.

I am extremely cross that the council allowed the developer to make any further changes at this late stage in the consultation period. This is the third time I have had to OBJECT to this single application, expecting this level of attention from all 'Objectors' is asking way to much in todays extremely busy world. It makes me feel that the developers are just trying to wear people out with this/catch people out by making changes which are not clear and take time to understand.

Comments: 19th June 2017

Here we have to go again, objecting to a development that should not be allowed to be applied for due to the land being in our AONB. This is the fourth time we have had to comment (please see previous comments submitted) and object on these developers trying to ruin our local natural beauty - what don't they understand?!

We know from John Rowley that there are no currently sites within the AONB being taking forward in the Cheltenham Plan which is great news.....so why then is this planning application being strung along with small changes every few months? The Ryder Report which was full of inaccuracies should not be used as an excuse for allowing this application as the report was full of biased information lending a hand towards planning permission being granted.

The new designs are poorly executed and certainly do not enhance the natural beauty of the field - far from it! It obliterates natural beauty under suburban gardens, hard pavings and driveways all wrapped in closeboarded fencing surrounding the clumsy redesigned architecture.

The NFPP states that 'Permission should be refused for development of poor design'. There is no sign of -

- Response to local character and surroundings
- Use of locally appropriate materials
- Integration of the new development into the natural, built and historic environment
- The buildings actually being visually attractive.

Plot 4 also comes down further into the field at the East end, their garage ports are now much closer to The Orchards and will be overbearing. The outline for planning permission still covers the whole site which is a massive concern. Many say that if planning is given the go ahead for these 4 houses the site will be sold and then a new planner will attempt once again for more houses to maximise their profit.

Regardless of the designs being poor the issue here is that this is our AONB, and therefore should stay beautiful, and I strongly believe that any housing on this site will not enable the field to stay beautiful. Planning on an AONB should only be allowed in exceptional circumstances and this is certainly not this. If this goes through it will be the start of the end of our local AONB.

94 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 8th November 2016

Letter attached.

97 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 8th November 2016

I am writing to oppose any development in the field at the top of Glenfall Way, next to Glenfall school. The land is in the Cotswolds Area of Outstanding Natural Beauty, nationally designated with the highest level of protection from harm to natural beauty and therefore can not be considered for development. Also, we need our green spaces for our mental and physical wellbeing. There are plenty of brownfield sites that should be developed, preferably with affordable housing for our young people.

5 Pear Tree Close
Cheltenham
GL52 9TY

Comments: 1st November 2016

Surely the last place we should be building is on protected land.

The AONB is just that - protected.

This sets a dangerous precedent for building on the rest of our green spaces. It must be stopped at all costs.

These houses meet no local housing needs and will destroy the AONB.

Comments: 23rd January 2017

These 4 houses are still unacceptable. This land is AONB and should not be built upon apart from exceptional circumstance. I don't see how 4 luxury houses are exceptional.

1. The development extends beyond the Ryder report 'grey area' (a report published by external agents which colour coded pockets of land on the AONB where they felt development could be permitted, this was just in their opinion and seemed very convenient that most pockets of land identified had previous planning apps on them!).
2. The extended gardens reduces the promised 1.2 hectares the previous design pledged to be kept open and will further impact the view in and out of the AONB..
3. The designs are contrary to Cheltenham Saved Policy CP7 (a) and (c): Design.
4. The new designs are just as inappropriate and alien to surrounding area: flat roofs, zinc siding, new pre-rusted steel features at front door

5. Good design has not been achieved - errors of overlooking, poor window design, missed chances to celebrate AONB.
6. The Cheltenham Plan Part 1 (preferred options 2011- 2031), out soon for consultation, shows the Glenfall Way field as NOT designated for development.
7. The above plan proposes a five year supply of housing land without breaching the AONB including the Glenfall Way field!
8. The Ryder Report is still to be tested at the Examination in Public and so, until the Plan is adopted, it should not be used to support this application.
9. The Cotswold Conservation Board has rejected the principle of development on this site (and for that matter the field next to this one).

Comments: 20th June 2017

Do the developers think they can wear us down by coming back with small amendments every few months? Well they won't as we will all continue fighting to protect our precious green spaces.

My previous objections still stand. The houses are still hideous and are not suitable for this or any location.

I can see what the developers are trying to do. They are trying to get planning permission for 4 houses and then they are going to come back in with a revised planning application for the whole field.

They said that the rest of the field would be for the public. Well were have they written this. Are they going to assign the rest of the field to the local council or a local residents association? I doubt it.

Mark my words, that if planning permission is given you will see more than 4 houses on this field. Precedent will have been set and the rest of the AONB fields will be built upon.

I await having to comment (once again) in a few months.

46 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 5th November 2016

I strongly object to this development on the grounds that this area is designated land for AONB and has always been so. Developers repeatedly request planning permission and this has repeatedly been refused and I do not see why they are allowed to keep repeating the process. as residents in the area we regularly walk up on the hill as a family, as do many of our neighbours and visitors. i work in the NHS and am constantly recommending physical activity to all the patients I see. This area of green space is very well used by people of all ages to walk and be physically active and it would be a grave mistake to take this opportunity away from people.

We chose our house to give our children the opportunity to grow up with green space and nature around them. We would be bitterly disappointed and angry to see this taken away for the greed of developers who won't even be living here as part of the community.

We all know that if this small development is allowed to go through then it will be the first of many subsequent larger applications. This would have a huge impact on the demand for schools which

is already extremely high with decreasing boundary areas. it would also impact on demand for health services in the area. The recent Charlton Kings parish council survey addressed the issue of traffic again, and more houses will increase traffic again further.

I strongly ask the council to refuse this application yet again, as it has done every other time, on the same grounds that it is an AONB. Please do not change the category of land to enable this to go through at a later date. There will be many angry local residents who are currently committed members of the community.

15 Briarbank Rise
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XR

Comments: 6th November 2016

I am writing to object in the strongest terms to this application to build on the AONB.

It should be enough that this is land designated as in the Cotswolds AONB and that previous applications have been rejected and yet here we are again rehearsing the same impeccable arguments for rejection. It beggars belief.

An AONB enjoys the highest level of protection from harm and that should be the end of the story. Nibbling at an area 'only' on the edge will simply open the door to more and more houses on the land. We all know that this is how the system works. An AONB should be a strong red line, not a negotiable wavy one. This application is the thin end of a very large wedge.

Aside from being within an AONB, this is speculative, unplanned housing on a greenfield site when we know that brownfield land should be developed first.

There are no 'special circumstances' for allowing this development. Previous inspectors have judged on two occasions that a shortage of housing is not a valid reason for eating into the AONB.

Even if, by some chance, you get as far as considering the validity of the detail of the proposed development, it runs contrary to Cheltenham's Saved Policy CO2 ("Development which would harm the natural beauty of the landscape within the AONB will not be permitted") and the design and build materials are contrary to the Cotswold Conservation Board's Policy DTP1 (that development should be compatible with the distinctive character of the location and designed to respect local building styles and material). These are modern, characterless structures which would be seen from other parts of the AONB and introduce an ugly scar on the landscape.

I urge that the application not only be rejected but be rejected with the clearest signal that this should be an end to the matter and not the start of a further round of attempts to exploit our most protected countryside for the sake of naked financial greed.

Comments: 30th January 2017

Whether this application is for 4, 40 or 400 dwellings the fact remains that it is on land within an AONB which should bestow on it the highest level of protection from development. Short-term profit should not be allowed to win out over the everlasting damage which this proposal would visit on the environment and our heritage. Other land **MUST** be exhausted for development before we even contemplate encroaching on an AONB.

Comments: 19th June 2017

I object to the amended proposal. In the same way that you can't be a little bit pregnant, a little bit of intrusion into the Cotswold AONB is unacceptable. This land demands the highest level of

protection from development. Any foothold on the land would undoubtedly result in further, bigger proposals. We cannot allow that foothold.

26 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 8th November 2016
Letter attached.

2 Pembridge Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XY

Comments: 9th November 2016

We write in connection with the above planning application. We have examined the plans and know the site well. We wish to object strongly to the development of these houses in this location.

We feel that the houses will ruin the character of this Area of Outstanding Natural Beauty that we live in and that the development of this design of house will fail to improve the quality of the area.

Another reason for rejecting this scheme is that this will inevitably lead to an increase in traffic to the London Road, which is at present already inadequate.

95 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 7th November 2016
Building on this land should never be allowed.

This timeless landscape has been designated An Area Of Outstanding Natural Beauty and rightly so.

If these plans put forward by developers thinking only of their financial gains were to go ahead they would set a terrible precedent which would spell impending Doom for the surrounding countryside and is unnecessary. Build on Brownfield sites and save the wonderful landscapes of Ham and Ryeworth etc.

On a safety note, to build next to Glenfall School would increase traffic by heavy plant vehicles raising danger levels to children and adults walking to school as well as local residents who already have to suffer blocked roads due to width restrictions and where speeding regularly occurs.

I say NO to the desecration of our AONB.

4 Carisbrooke Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YA

Comments: 6th November 2016

This proposal has been made to develop land within an Area of Outstanding Natural Beauty. If permission is granted, development of other fields would quickly follow, as another is already up for sale as potential for development. We believe that other fields have also been purchased by people who are biding their time.

More than one application has already been rejected concerning this site. They started with a plan for some 45 houses, on the grounds that it would help to ease the housing shortage. We are now looking at a development of 4 luxury homes. Hardly the same ethical stance on the part of the developers, who appear to be desperate to build on this field, no matter what. Of course, coming from Exeter, what does it matter to them? They want their money and will then disappear.

The infrastructure will hardly support the increase in traffic which would be generated by future house building. I realise this appears hypothetical, but we firmly believe that where one planning application is allowed, others will follow.

Finally, this field borders an unpleasant landfill site. Hardly an appropriate location for luxury dwellings! I cannot imagine who would want to live there.

It is time this sorry saga was brought to a close. There are still opportunities for brownfield site building within Cheltenham, without ruining the precious countryside around. We can never get this land back. We will continue to oppose any further applications for this field, bought unwisely by a speculator who doesn't care about the local people.

Comments: 31st January 2017

I am writing to object strongly to the above proposed dwelling, complete with alterations. My objections are as follows:

Firstly, and most importantly, this site is part of the Cotswold Area of Outstanding Natural Beauty, and should not be built upon except in exceptional circumstances. This application clearly does not come into this category.

Previous applications to build on this field have been rejected. The type of housing is inappropriate as are the proposed materials, and these houses are not needed.

Building upon this field was not included within the Cheltenham Plan Part 1 for housing supply over the next five years.

We feel that this is a desperate attempt by a builder who foolishly and greedily bought up this land, without any consideration for the neighbourhood. Once one field is given planning permission, others will follow, destroying the unique landscape around Ham. The builder does not live anywhere near Cheltenham, and is only interested in making money.

The infrastructure around Charlton Kings (including schools, medical services) would not support prolonged building projects in this area.

We will continue to oppose these appalling applications, and seek wholeheartedly to protect our beautiful countryside, which has so much to offer to the residents of Cheltenham.

Comments: 21st June 2017

Once again I find myself having to write to object to a totally unsuitable planning application within our Area of Outstanding Natural Beauty, concerning the field adjacent to Glenfall School.

The developers have made further modifications, in the hope of getting this application approved.

My only consolation is that it must be costing them a lot of money, as I am sure it is also costing the Council a great amount to deal with this intrusion on our precious countryside.

My main objection remains that this field is part of the AONB, and should not be built on at any cost. Planning application to build on the field opposite Ham Close was ultimately rejected for this reason, and the Glenfall field should be subject to the same decision. Added to that, from what I can see in the plans online, these dwellings look like industrial units, and seem to overlook Stevens Skips landfill site. Of concern also is that a large area of the field has not been earmarked for building, which suggests that another batch of housing might be proposed if permission is granted, and the precedent would be set for housing development right along Ham Road.

These builders are not local, as we have said before. They are speculators who run the risk of losing money on the field they have bought. They care nothing for the residents of Charlton Kings. Please make an example of them and refuse this building application once and for all!

Stonecrop
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NG

Comments: 26th October 2016

Letter attached.

Comments: 21st June 2017

Letter attached.

1 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 27th October 2016

The proposed development is in the AONB on the edge of Cheltenham and I object on the basis that it would cause significant harm to the character and appearance to the AONB. Approval of this application would only encourage applications on other sites at the edge of the AONB and erode our precious green spaces. I note from the site layout plan the the access road is aligned to possibly give access to the next field in the AONB.

Comments: 19th January 2017

The revised plans will result in significant harm to the character and appearance of the AONB and approval would only encourage applications for other sites on the edge of the AONB. There are a number of brown field sites which should be developed as a first priority rather than harming the AONB.

Comments: 12th June 2017

I wish to object to the revised application as it does nothing to change the fact that if agreed the building would cause significant harm to the character and appearance of the AONB. There are a number of brown field sites in the area which should be developed as a priority. This proposed development does not conserve or enhance the natural beauty of the area, but would destroy it for the future. Approval would only encourage applications for other sites on the edge of the AONB.

2A Gladstone Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JG

Comments: 6th November 2016

I object to this proposed development on almost every level. It would destroy the views around this beautiful area, serve no helpful purpose in terms of much needed affordable housing, set a dangerous precedent in encroaching into the green belt, is not in keeping with the local area and runs entirely contrary to the planning policy for the area. Please focus on brown field regeneration as per the policy and turn down this application based purely on profit at the expense of the natural environment.

4 Carisbrooke Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YA

Comments: 6th November 2016

My reasons for objecting to this plan to build 4 houses in the field by Glenfall Way are the same as on previous occasions, principally:

1. The land in question is within an AONB, the unique character and benefits of which would be lost forever if houses were built here.
2. To allow this application to go ahead would open the floodgates to similar schemes in this area sought after by the builders who own the small fields/paddocks in this area.

I do not believe that the revised proposal to build only 4 houses makes any difference at all. Having achieved that, more and more applications to infill the remaining land would be very likely to come. Four houses only implies four substantial buildings in the luxury market, hardly fulfilling Cheltenham's need for essential, affordable housing. This application is from a builder miles away in Exeter who has no interest in the wellbeing of Charlton Kings, but who is frustrated at not being able to see any return on a field unwisely purchased some years ago. The issue has dragged on for far too long now, and this builder should be shown the door once and for all.

Comments: 31st January 2017

Having objected to the proposals for this area within an AONB on previous occasions, my objections remain and are not altered by this revised plan. My principal reason is the fact that the proposed development is on an AONB that is precious to this area and the current proposals would impact on more land than just the 'grey areas' identified by the Ryder report. Plans for larger garden areas in this revised scheme would take away even more of the threatened land than was previously stated. The current Cheltenham Plan Part 1, while identifying areas of Cheltenham suitable for development over the next five years, does not include this area of Glenfall as suitable for development, neither does the Cotswold Conservation Board support its development for housing.

The revised house designs, containing modernist features such as flat roofs and metallic finishes are out of keeping with the area and would be an inappropriate eyesore. The Ham/Glenfall area is a delightful semi-rural location on the very edge of Cheltenham, characterised by a moderate number of highly individual and mainly older houses of various sizes. As well as ruining the views of open countryside, the proposed new dwellings would introduce an ugly and ill thought out element that is totally out of keeping in this area. Also, very significantly, it would open the flood gates for other similar developments on the various pockets of land, and this beautiful area of Cheltenham would rapidly lose its rural character and become just another faceless suburb of the town.

Comments: 21st June 2017

As in all my previous objections to these plans, my view remains that to build in this AONB in Charlton Kings is completely unacceptable. Most importantly, allowing one such scheme to go ahead would undoubtedly open the flood gates to several other schemes in nearby fields, thereby destroying for ever the unique semi-rural character of this part of Cheltenham. The latest revision of plans with new designs for 4 houses does nothing to pacify me. In fact the new designs are very ugly and completely out of character with existing properties in this area. It is well known that the Ham area of Charlton Kings contains a number of fields and paddocks that are owned by frustrated builders, but my view is that either they must live with that situation, or they should cut their losses and sell the fields to someone who is prepared to return them to agricultural use.

A1A Bunchrew Caravan Park
Inverness
IV3 8TD

Comments: 10th November 2016

I object to building on an AONB site. This is designated for a good reason and this will be negated if this development goes ahead.

140 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LY

Comments: 2nd November 2016

Letter attached.

Comments: 23rd January 2017

Thank you for the letter of 17 January 2017 from Director of Planning, Tracey Crewe, in which I understand that revised plans have been lodged, yet again, for this proposed development . I also understand from a phone call to the Planning Department that those who lodged letters of objection to the previous plan do not need to resubmit.

However, I have decided to write again to register my strongest possible objection to this revised application for planning permission to construct four large houses on the field on the south side of Glenfall Way in Charlton Kings, adjacent to Glenfall Primary School. I feel it important to send another letter to you firstly to state that, after carefully looking at all the documentation provided on the revisions, the important objections I raised in my letter dated 29 October 2016 still stand (despite the proposed revisions, we would still have four large, partially zinc-clad houses that are out of keeping with the local area and would be built on protected AONB land).

I confess I was disappointed that the time scale between us being informed of the revision and the date to submit any further comments/objections is so short - precisely a fortnight, which gives

anyone with busy working and family lives so little time to digest the revisions and write to you. I suspect that submitting the revisions in such a last-minute way may have been a deliberate move on the part of the developers to ensure less time for further letters/restatement of objections - forgive my cynicism, but a similar tactic was used on the proposal that was previously rejected.

Further, the fact that the developers have once again revised their proposal suggests very strongly what many of us residents have believed all along, i.e. that it was ill-conceived and that their revisions are knee-jerk changes made to try to make the scheme more palatable to realise profit before anything else. This may be what developers are in business to do, you may argue, but let's not forget that this is AONB land which should never have been considered for development, and the repeated tweaks to all their proposals show a desperation to get the scheme through at any cost.

The revised plan still features houses that in my view do not fit in sensitively with the landscape, still will in some way obstruct the view to the hills (one of the reasons for previous rejections) and still (being 4 and 5 bedroomed) will not actually meet the shortfall that we understand needs to be met in the town i.e. for affordable and starter homes. For four (still) large houses, this would create a precedent that will, I'm sure, see other edges of the AONB nibbled away.

Not only that; I firmly believe that, should permission be granted for these four houses, the developers will not stop there and will aim to put more on that field, so we are actually considering only the 'thin end of the wedge'. In my previous letters to you on all the schemes these developers have submitted, the earlier of which were thankfully rejected, I have documented well their 'manoeuvres', their token consultations with residents and their thinly disguised underlying motivations, all of which add up to the fact they will not take 'no' for an answer and will relentlessly pursue their goal, spoil this corner for ever, then move on. Unlike them, long term and newer residents love this area and want to remain here. Others who visit this area regularly and value it do not want this to happen to the field, as it is strategically placed at the start of an area with wonderful amenity value.

No matter how well considered and how professional the plans may seem in presentation, the string of revisions since the developers bought the land and the earliest proposals, clearly shows a desperation and erratic attempt to get round the protection of a much needed part of the 'green lung'. This 'changing tack' approach also reflects the little thought and understanding SLP has for such precious spaces, which we lose at our peril.

In my view, the revised proposal is still wholly inappropriate in nature and scale to the area. The building of those four houses would herald a very unwelcome precedent and prospect for this and other protected areas. This is the latest move (and a characteristically late one) from the developers and they will not stop trying to get something through at all costs, until they get what they want. They may not take 'no' for an answer, but they will continue to get that response from significant numbers of people in and around this area, and I do hope that will be your answer too.

I also hope that you will take these points on board, in conjunction with the content of my earlier letter of 29 October in response to the previous proposal before revision - which still applies, and I urge you most strongly to turn down this latest 'Glenfall Way' revision and planning application.

Comments: 14th June 2017

Thank you for the letter of 8 June 2017 from Director of Planning, Tracey Crewe, in which I understand that revised plans have been lodged, yet one more time, for this proposed development. I rang the Department to check to whom I should address this letter and was told to send it to you.

I am writing once more to register my strongest possible objection to this application for planning permission to construct four large houses on the field on the south side of Glenfall Way in Charlton Kings, adjacent to Glenfall Primary School.

It is important to send another letter to you firstly to state that, after carefully looking at all the documentation provided on the revisions, the important objections I raised in my letter dated 29 October 2016 still stand (despite the proposed revisions, we would still have four large, partially zinc-clad houses that are out of keeping with the local area and would be built on protected AONB land).

The time scale between us being informed of the revision and the date to submit any further comments/objections is once again short - which gives anyone with busy working and family lives little time to digest the revisions and write to you. It would also have been appreciated and helpful of the developers if they had submitted a short covering letter or at least some brief narrative to direct those who are not well versed in architects' drawings/terminology straight to the revisions (again there are many drawings and it is time consuming to check each to try to identify what exactly has changed in each particular revision).

I understood from you when I rang today that the nub of this current revision is that that the developers have replaced the flat roofs with pitched roofs, while also ensuring that they do not increase the height of the dwellings. While this does not fundamentally change the basis of the objections raised in my previous letters, I feel that sending a further letter is essential, despite this continuing and somewhat exhausting process, to ensure that planning officers do not think the objections have gone away - especially as, given the short time frame to reply, others may simply not have had the time to respond as they would have wanted to due to other commitments.

Moreover, the fact that the developers have for the umpteenth time revised their proposal suggests very strongly what many of us residents have believed all along, i.e. that it was ill-conceived and that their revisions are knee-jerk changes made to try to make the scheme more palatable to realise profit before anything else. This may be what developers are in business to do, you may argue, but let's not forget that this is AONB land which should never have been considered for development, and the repeated tweaks to all their proposals show a desperation to get the scheme through at any cost.

The revised plan still features houses that in scale, materials and location fail to fit in sensitively with the landscape, still will partially obstruct the view to the hills (one of the key reasons for previous planning application rejections), and still will not actually meet the shortfall that we understand needs to be met in the town, i.e. for affordable and starter homes. Four (still) large houses where proposed would without doubt create a precedent that will, I'm sure, see other edges of the AONB nibbled away.

Not only that; I firmly believe that, should permission be granted for these four houses, the developers will not stop there and will aim to put more on that field, so we are actually considering only the 'thin end of the wedge'. In my previous letters to you on all the schemes these developers have submitted, the earlier of which were thankfully rejected, I have documented well their 'manoeuvres', their token consultations with residents and their thinly disguised underlying motivations, all of which add up to the fact they will not take 'no' for an answer and will relentlessly pursue their goal, spoil this corner for ever, then move on. Unlike them, long term and newer residents love this area and want to remain here. Many others who visit this area regularly and value it do not want this to happen to the field, as it is strategically placed at the start of an area with wonderful amenity value.

No matter how well considered and how professional the plans may seem in presentation, the string of revisions since the developers bought the land and the earliest proposals, clearly shows a desperation and erratic attempt to get round the protection of a much needed part of the 'green lung'. This 'changing tack' approach also reflects the little thought and understanding SLP has for such precious spaces, which we thought were - and certainly should be - protected for all of us, and which we lose at our peril.

The revisions this time have not in any way changed my view and the proposal remains wholly inappropriate in nature and scale to the area. The building of those four houses would herald a

very unwelcome precedent and prospect for this and other protected areas. This is the latest move (and a characteristically late one) from the developers and they will not stop trying to get something through at all costs, until they get what they want. They may not take 'no' for an answer, but they will continue to get that response from significant numbers of people in and around this area, including local political representatives across the spectrum, who continue to campaign against the proposal.

I hope very much that you will take these points on board, in conjunction with the content of my earlier letters, in particular my main letter of 29 October in response to the original proposal before revisions, many of the points in which still apply, but which for practicality I will not repeat here. I urge you most strongly to turn down this latest 'Glenfall Way' revision and planning application.

1 Briarbank Rise
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XR

Comments: 2nd November 2016
Letter attached.

Comments: 30th June 2017
Letter attached.

8 Briarbank Rise
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XR

Comments: 2nd November 2016
Letter attached.

6 Sandhurst Place
London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YN

Comments: 25th October 2016
Letter attached.

Comments: 23rd January 2017

In reply to your letter 17th January, we have considered the revisions and remain seriously concerned that the proposed development:

1. despite the revisions, the site remains in an area of land that has been specifically accepted as an area that should be preserved from intrusion by development, being within the Cotswold Area of Outstanding Natural Beauty.

The purpose and intent of such designation, after consultation, being to preserve the area from development.

2. The revised montages, drawings and plans of the proposed buildings, still indicate prominent dwellings out of sympathy with the protected location.

3. The revised current application does not appear to be for meeting a housing need, as it is for four large dwellings, out of sympathy to the location, at the expense of significant and obvious intrusion into the Cotswold Area of Outstanding Natural Beauty.

The Willows
Ham Square
Cheltenham
Gloucestershire
GL52 6NF

Comments: 6th November 2016

We strongly object to this application as the field is in Cheltenham's small area of AONB which has a high level of protection from harm to natural beauty. Allowing development here will encourage further development in this precious rural area & it will be lost forever, all for the sake of developers trying to make a quick profit.

We urge you to reject this application.

Comments: 31st January 2017

This is in addition to our previous comments for the last application. The field is in the AONB & therefore should not be built on as this rural area needs to be protected. If allowed, it opens the floodgates for other developers, already there is an application for houses in the next field & a developer has recently purchased a paddock further up Ham Road.

Please do not allow this destruction of our precious AONB.

17 Ham Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NP

Comments: 6th November 2016

The proposal is long on assertion and short on evidence. Namely, there is no evidence that the development of four 5&6 bedroom houses will make any contribution to reducing the current shortfall of "affordable" (used in its commonly accepted meaning of accommodation need) houses in the Cheltenham area. Similarly there is no evidence that the development is "essential to meet local community needs". In the absence of such evidence there is no justification to encroach on the AONB and to create a precedent for the area.

I can find no evidence that the proposal from the developer/landowner to set aside and maintain adjacent land for public access is backed by a legally binding commitment. In the absence of this commitment the "offer" to support the community is valueless as it can be rescinded at any time. As such, no consideration should be given to this "offer" in the consideration of the application. A simple test to assess the value of the developer/landowner's commitment is to request that ownership of the land be passed into public hands.

I note the tone and wording of the email ref 15/00025/OUT - Glenfall Way to the developer's agent from a Council officer where it is reported "officers consider the scheme is moving in the right direction". This comes close to suggesting that Cheltenham Borough Council is working with the developer/landowner to create a proposal that will find approval by its planning committee. Is this acceptable behaviour for developments on land that has a "protected" status?

134 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LY

Comments: 6th November 2016

I am disappointed to see another application for planning permission on this site. Nothing has changed. This area is still an AONB and any building on this should not be granted. The AONB needs to be protected and building here would likely lead to further loss of similar areas which would be unacceptable. Many of us living in the area feel strongly about the beauty, wildlife and views here and any building would be of huge detriment to the area.

I also see that the plans are not at all in keeping with this local area and would be seen from a number of places around the field, having a significant negative affect on the natural beauty of the area.

I am concerned that agreement for this project would only lead to further applications for building on other areas of this field and I believe a stand needs to be taken now and no planning should be given for any building on this site, regardless of how many houses at initially planned.

There are no special circumstances or reasons to justify giving planning permission for this.

Comments: 31st January 2017

In consideration of the new plans for buildings on this field I wish for my previous objections to stand. There is nothing in this new application that lessens my concerns. The area remains and AONB and as such should remain untouched. We need to protect such areas from any building. The plans are not in keeping with the area, the resources used are not fitting and the space used will have a significant impact on the beauty of the area. Access to the area is already difficult, this is not an area that can sustain more development. The new plans are not improved, take up more ground space and should not be considered at all as standing concerns have not changed.

Penvounder
Ham Square
Cheltenham
Gloucestershire
GL52 6NF

Comments: 4th November 2016

It is disappointing to see yet another planning application for this site. The arguments in favour of preserving the natural beauty of the AONB have not changed since 2008. In this case, four zinc-clad mansions of stunning ugliness are proposed, which are in no way compatible with the local environment, and would be unacceptable in our opinion even outside the AONB.

We fear that if this application goes through, it will open the flood gates to further development.

Comments: 31st January 2017

We can only reiterate our previous objections to this application. There is no significant improvement, in our view, in the revised designs which remain inappropriate to the surrounding area. The impact on the AONB remains unchanged, as does the threat which the acceptance of this scheme would represent.

6 Bournside Drive
Cheltenham
Gloucestershire
GL51 3AP

Comments: 7th November 2016

This unsympathetic development in the Cotswold Area of Outstanding Natural Beauty is in close proximity to many people wishing to enjoy the countryside of the AONB. The point of AONBs is to conserve natural beauty and enable the community to enjoy it at their leisure. For myself, and others, who regularly walk and run in this area, this development would ruin such activity. Cheltenham is surrounded by beautiful countryside precisely because of the AONB and any approved development, especially one so ugly, would surely set a dangerous precedent for other privately owned pieces of land within the AONB. I firmly object.

4 Warwick Crescent
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YZ

Comments: 7th November 2016

I wish to object to the building proposals. The area is a designated AONB. The construction of these houses (or any houses as per the previous failed application) will be contrary to this and no doubt be a catalyst towards further development. There are no special circumstances to allow development on this AONB.

Comments: 31st January 2017

I wish to object to the building proposals. The area is a designated AONB. The construction of these houses (or any houses as per the previous failed application) will be contrary to this and no doubt be a catalyst towards further development. There are no special circumstances to allow development on this AONB.

Comments: 15th June 2017

I wish to object to the building proposals. The area is a designated AONB. The construction of these houses (or any houses as per the previous failed applications) will be contrary to this and no doubt be a catalyst towards further development. There are no special circumstances to allow development on this AONB.

70 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 7th November 2016

We strongly apprise the application. To build on this land would harm wildlife and strip the area of its individuality and charm. We cannot go on squeezing homes into spaces like this. please consider more than lining your pockets when making your decision. We are already dealing with extra houses being squeezed onto Ryeworth Road on the site of the pub. Please don't squeeze resources further and save wildlife and beauty.

7 Ashley Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LF

Comments: 7th November 2016

I strongly OBJECT to the proposed development on Glenfall Way for the following reasons:

1. It is AONB - as previously mentioned, why have the AONB if we don't protect it against development, especially around it's fringes. It has the HIGHEST LEVEL of protection, to the same degree as NATIONAL PARKS.
2. The proposal is for four very large, executive houses that do not in anyway fit in with the surroundings, let alone enhance the beauty of the AONB.
3. 4 very expensive houses DOES NOTHING to address the housing shortage for those most in need.
4. The application is for the WHOLE FIELD, not just the four houses in the design statement.
5. A crucial point is that if the development were to go ahead it would set a dangerous precedent for future development, giving the greenlight to other property development companies to justify their applications. This would cause irreversible damage to our greenspace that in theory has the HIGHEST LEVEL OF PROTECTION and be a travesty for the many many people who enjoy the beautiful green spaces of Charlton Kings.

This is now the 4th application to develop the site. With High Court rulings against any form of development being suitable on this site, how many more times will this process take place, the court's decisions be undermined and disrespected, and how much more of our public money and of the Council's time will be wasted?

Please support us in rejecting this application once again and protecting the AONB for FUTURE GENERATIONS to enjoy.

Ham Green Cottages
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6ND

Comments: 7th November 2016

Whilst I feel that the design, size and materials proposed for these properties is out of character with the surrounding area, I object to planning being granted.

Most importantly I object on the grounds that the site of the proposed development is a Green Field Site within the Cotswolds ANOB.

To allow this development to proceed will be nibbling away at our precious landscape which once gone is gone for ever and that must not be allowed to happen.

Court Barn
Ham Road
Charlton Kings Cheltenham
Gloucestershire
GL52 6ND

Comments: 31st January 2017

Here we go yet again. It makes no difference how many changes the developers make to their design proposals. The key fact will never change. The proposed development is on an Area of Outstanding Natural Beauty. The AONB has the greatest level of protection other than National Parks. This has not and will not change.

Why is it that the Council continually forces the many residents who want to protect the AONB from having to comment on modified design proposals. It is obvious to everyone that the developers hope to finally win approval by a wearing down dissent. Do the Council not understand these obvious tactics ? Why is it that objections to previous design plans cannot stand if all that has happened is the proposed development has been modified. The proposed development is still in the AONB. All of my previous objections to development on this site remain.

I do not have to time to examine the new design proposals in full but her are some specific flaws in the developer's new plan:

- 1.The new designs are just as inappropriate and alien to surrounding area including flat roofs, zinc siding and new pre-rusted steel features at front door. There is NO improvement ! Good design has not been achieved.
- 2.The development extends beyond the Ryder report 'grey area' (a report published by external agents which colour coded pockets of land on the AONB where they felt development could be permitted.
- 3.The extended gardens reduces the promised 1.2 hectares the previous design pledged to be kept open and will further impact the view in and out of the AONB.
- 4.The designs are contrary to Cheltenham Saved Policy CP7 (a) and (c): Design.
5. The Glenfall Way field has not been designated for development.
- 6.The Cotswold Conservation Board has rejected to the principle of development on this site.

Comments: 20th June 2017

Do we really have to go through yet another planning application for this land in Glenfall Way. The proposed dwellings look like holiday lodges and are completely out of character for the area. They block the view of a stunning landscape. What is it that the developers do not understand about Areas of Outstanding Natural Beauty having the highest level of protection against such misconceived schemes such as this application ? This application should clearly be rejected along with all the other applications for this piece of land.

If the developers think they can wear down local opposition by constantly modifying and resubmitting planning applications then they can think again.

25 Eldon Road
Cheltenham
Gloucestershire
GL52 6TX

Comments: 19th April 2017

This is AONB for a reason, we should not think it acceptable to lose this land to an alternative use.

96 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 28th January 2017

This is the first time I have commented to object about development on this land.

Firstly this is an AONB and no development should be allowed. The developers are not listening to the concerns of residents and have no respect for the area that they are trying to develop.

Secondly, I have major concerns about the level of traffic on the roads around Charlton Kings and Ham. The lanes are becoming like rat runs for people to avoid the traffic on main roads. They are not designed to handle this volume of traffic and any additional development in Charlton Kings will worsen this situation.

As a local resident who enjoys living in Charlton Kings for its rural position, I am very concerned that this development would pave the way for future developments in the area. I am strongly against this development.

27 Ham Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NP

Comments: 28th January 2017

I refer to the revised planning application for 4 houses on land on Glenfall Way, Charlton Kings. I am not impressed with the revised designs as these are not in keeping with the area: in particular I note the change of design to flat roofs and extensions to the gardens. As I have previously stated in my objections to planning applications on this site, the land is not designated for housing in the proposed Cheltenham Plan 1 (2011-2031) and the Cotswold Conservation Board has objected to any development on this site.

However, I feel most frustrated that yet again we are forced to object to plans for building on this land which is designated AONB and therefore is statutorily entitled to the highest degree of protection by its custodians from speculative developers. The sheer beauty of the views in the AONB would be significantly compromised by any development on this land: this must not be allowed to happen and the AONB should be preserved for future generations.

I therefore urge Cheltenham Borough Council to reject this application outright.

Comments: 16th June 2017

I have reviewed the revised application above and conclude that there are categorically no reasons why this should alter the previous refusals of planning permission. The proposed houses

are poorly designed, suburban in character and wholly inappropriate for the location. However, the design of the houses is completely immaterial as the development is in the AONB and should be refused outright. All my previous comments of 28th January 2017 therefore stand and I would reiterate that the AONB is statutorily entitled to the highest degree of protection and no further planning applications (new or revised) should be entertained.

8 Hetton Gardens
Charlton Kings
Cheltenham
GL53 8HU

Comments: 16th December 2016

I wish to protest, in the strongest possible terms, against the development of four new houses on a green field site in the Cotswolds Area of Outstanding Natural Beauty (AONB) in Charlton Kings, Cheltenham.

I live in Charlton Kings and cherish the fact that I live within a 5 minute walk of the beautiful Gloucestershire countryside. My wife and I run most days and our running route takes us past the field in question. I never fail to take a moment to enjoy the view and in particular to note the changes that take place throughout the seasons. I often see Deer and Red Kites.

It is my real great fear that if this proposed development goes ahead it will set a precedent and open the way for further development. Indeed, it is believed locally (some say it is fact) that the owners of land along Mill Lane and Greenway Lane are waiting to make their move.

There are many residents of Charlton Kings who use and enjoy the surrounding countryside on a regular basis please do not place its very future in jeopardy.

Comments: 28th January 2017

I have objected previously but want to confirm that my opposition to the proposed development still stands for the same reasons.

8 Hetton Gardens
Charlton Kings
Cheltenham
GL53 8HU

Comments: 16th December 2016

I wish to protest, in the strongest possible terms, against the development of four new houses on a green field site in the Cotswolds Area of Outstanding Natural Beauty (AONB) in Charlton Kings, Cheltenham.

I live in Charlton Kings and cherish the fact that I live within a 5 minute walk of the beautiful Gloucestershire countryside. My husband and I run most days and our running route takes us past the field in question. I never fail to take a moment to enjoy the view and in particular to note the changes that take place throughout the seasons. I often see Deer and Red Kites.

It is my real great fear that if this proposed development goes ahead it will set a precedent and open the way for further development. Indeed, it is believed locally (some say it is fact) that the owners of land along Mill Lane and Greenway Lane are waiting to make their move.

There are many residents of Charlton Kings who use and enjoy the surrounding countryside on a regular basis please do not place its very future in jeopardy.

5 Beeches Road
Charlton Kings
Cheltenham
GL53 8NG

Comments: 9th December 2016

We are writing to express our concern about the proposed development of a greenfield site in the Cotswolds Area of Outstanding Natural Beauty. This is the area near the Glenfall School. We object to ANY development taking place on this site, as it would affect the wildlife and also mar the landscape. We frequently go for walks in this lovely area and do not want to see it ruined.

87 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 18th January 2017

This is irreparable damage to the AONB.

78 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 22nd January 2017

Nothing has changed since the previous version of the application - this is still in an area of outstanding natural beauty.

I object to this proposal. The land is not urban, it is rural.

The proposed development is in an Area of Outstanding Natural Beauty and I feel it would detract from this and would almost certainly be in breach of the many laws designed to protect AONB.

The previous 3 (very similar) planning applications have already been turned down and as far as I am aware nothing has changed in either local or national planning policy to suggest that the previous decisions were wrong. I think the previous decisions should also apply to this application.

There is a very big danger that granting this application would set a precedent for the neighbouring fields to be similarly developed in the future, gradually eroding the area of natural beauty and turning it from open fields into urban sprawl. This contradicts the statutory duties of the Cotswolds Conservation Board which include:

- a) to conserve and enhance the natural beauty of the AONB; and
- b) to increase the understanding and enjoyment of the special qualities of the AONB

A development on the land would not conserve it and building on AONB land will not enhance its natural beauty.

The varied wild life that currently enjoys use of this land would be disturbed and displaced. The development would destroy the habitat of the various creatures that currently live there.

37 Chase Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YU

Comments: 1st February 2017

No new houses should be built in this area as it is an AONB and too close to Glenfall school. There are already too many vehicles using this road with skip lorries, vehicles using Mill lane as a rat run to Hewlett road and all the parents cars for the school. Parking is also a huge problem now that would be made worse with any new houses nearby. With more roads and buildings it will affect water run-off and have a detrimental impact on houses nearby.

10 Pembridge Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XY

Comments: 31st January 2017

I can add little to what the other people have said who object to this other than to reiterate that this is a simple matter of principle - that this is AONB land and should not be built on. Apart from the threats to wildlife and the environment these four houses will spoil the view irrevocably. On a more practical level the disruption (including the need for access to the dwellings) that will be caused seems out of proportion to the benefits gained from erecting only four houses.

Further, in the context of my previous correspondence with the Planning Policy Team, that certain sections of AONB have been designated as possible "small areas of development", it is hard to believe that this would turn out to be the case in the longer term - and that there is every likelihood that further building will take place on this site and elsewhere in the Glenfall/Ham area.

24 Ham Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NP

Comments: 31st January 2017

I am again writing to object to this revised planning application to build 4 large houses on land on the south side of Glenfall Way, Charlton Kings.

This land is in the Cotswolds Area of Outstanding Natural Beauty, nationally designated with the highest level of protection from harm to natural beauty. The application is contrary to Cheltenham's Saved Policy CO2 "Development which would harm the natural beauty of the landscape within the AONB will not be permitted". Once permission is given for building on the AONB then the flood gates would be opened for building on other supposedly protected areas.

My objection is in relation to new plans submitted by the developers. The new designs are just as inappropriate and alien to the surrounding area: flat roofs, zinc siding, new pre-rusted steel features at front door. The extended gardens reduces the promised 1.2 hectares the previous design pledged to be kept open and will further impact the view in and out of the AONB. Therefore, more of the field is being used and materials are still not in keeping with the rest of the area. No number of changes to the design will lessen the impact on the AONB.

The Cheltenham Plan Part 1 (preferred options 2011 - 2031), out soon for consultation, shows the Glenfall Way field as not designated for development . This plan proposes a five year supply of housing land without breaching the AONB, including the Glenfall Way field. The Cotswold Conservation Board has rejected the principle of development on this site.

Flooding is a serious environmental issue with the development of this field. There are many underground streams. If this land were to be built on, the water would find another route away from the hill on which it stands. At the bottom of Glenfall Way many homes and gardens were flooded in 2007, causing expense and upset to many families, several of them just below the field on Hartlebury Way. In the winter of 2014, a huge sink hole appeared under the road in Pembridge Close, the sandy soil washed away by underground streams swollen by heavy rains. With the heavy rainfall we have these days then these houses will again be very vulnerable.

I reiterate what I have said before with previous planning applications on this field that the traffic around the area is a nightmare, made particularly bad by parents dropping their children off for school. It is extremely difficult now to get onto the London Road from Glenfall Way. We have quite a few schools in the area including Balcarras which makes the traffic very bad. There are also the Stevens' skips travelling up and down Glenfall Way to enter the Waste site which is next to the proposed development. These large lorries piled high with heavy rubbish in my opinion drive too fast. When the school traffic is in full flow with lots of children milling around and parents parking everywhere, it makes a very dangerous situation. I sometimes worry it is an accident waiting to happen. I have had a near miss myself when one of these huge lorries came thundering by. The small lanes around Ham already have a lot of traffic on them with people cutting through from Battledown to avoid the congestion in the village and the A40. These small lanes were not built to cope with a lot of traffic. I do not understand why they can build houses next to a landfill site where a lot of toxic rubbish is buried and burned. The field is a buffer of open land between the Waste Site, the school and local residencies.

Again there is more development in Ryeworth Road with three more houses presently being built on the site of the Ryeworth Inn. This will add to extra traffic.

I live in Ham Close which is close to the AONB area. The designated field is a haven for wildlife. I have lived in Charlton Kings for most of my life and have seen many of the green fields disappear. We have to protect what is left for future generations. These AONB areas are precious. If permission is granted on this field then again the floodgates will then be open to developing on any AONB land, causing us to lose the beautiful green spaces that are left in and around Ham and Charlton Kings.

Comments: 1st February 2017

I am again writing to object to this revised planning application to build 4 large houses on land on the south side of Glenfall Way, Charlton Kings.

This land is in the Cotswolds Area of Outstanding Natural Beauty, nationally designated with the highest level of protection from harm to natural beauty. The application is contrary to Cheltenham's Saved Policy CO2 "Development which would harm the natural beauty of the landscape within the AONB will not be permitted". Once permission is given for building on the AONB then the flood gates would be opened for building on other supposedly protected areas.

My objection is in relation to new plans submitted by the developers. The new designs are just as inappropriate and alien to the surrounding area: flat roofs, zinc siding, new pre-rusted steel features at front door. The extended gardens reduces the promised 1.2 hectares the previous design pledged to be kept open and will further impact the view in and out of the AONB. Therefore, more of the field is being used and materials are still not in keeping with the rest of the area. No number of changes to the design will lessen the impact on the AONB.

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I reiterate what I have said before with previous planning applications on this field that the traffic around the area is a nightmare, made particularly bad by parents dropping their children off for school. It is extremely difficult now to get onto the London Road from Glenfall Way. We have quite a few schools in the area including Balcarras which makes the traffic very bad. There are also the Stevens' skips travelling up and down Glenfall Way to enter the Waste site which is next to the proposed development. These large lorries piled high with heavy rubbish in my opinion drive too fast. When the school traffic is in full flow with lots of children milling around and parents parking everywhere, it makes a very dangerous situation. I sometimes worry it is an accident waiting to happen. I have had a near miss myself when one of these huge lorries came thundering by. The small lanes around Ham already have a lot of traffic on them with people cutting through from Battledown to avoid the congestion in the village and the A40. These small lanes were not built to cope with a lot of traffic. I do not understand why they can build houses next to a landfill site where a lot of toxic rubbish is buried and burned. The field is a buffer of open land between the Waste Site, the school and local residencies.

Again there is more development in Ryeworth Road with three more houses presently being built on the site of the Ryeworth Inn. This will add to extra traffic.

I live in Ham Close which is close to the AONB area. The designated field is a haven for wildlife. I have lived in Charlton Kings for most of my life and have seen many of the green fields disappear. We have to protect what is left for future generations. These AONB areas are precious. If permission is granted on this field then again the floodgates will then be open to developing on any AONB land, causing us to lose the beautiful green spaces that are left in and around Ham and Charlton Kings.

Comments: 23rd June 2017

I am writing again to object to this revised planning application to build 4 large houses on the above land.

The revised designs are just as inappropriate and alien to the surrounding area.

This land is in the Cotswolds Area of Outstanding Natural Beauty, nationally designated with the highest level of protection from harm to natural beauty. The application is contrary to Cheltenham's Saved Policy CO2 "Development which would harm the natural beauty of the landscape within the AONB will not be permitted". Once permission is given for building on the AONB then the flood gates would be opened for building on other supposedly protected areas.

There is already too much development in the Ryeworth Road area and these proposed houses will add to extra traffic. Traffic around the area is a nightmare, made particularly bad by parents dropping their children off for school. It is extremely difficult now to get onto the London Road from Glenfall Way. We have quite a few schools in the area including Balcarras, which makes the traffic very heavy. There are also the Steven's skips travelling up and down Glenfall Way to enter the Waste site which is next to the proposed development. The small lanes around Ham already have a lot of traffic on them with people cutting through from Battledown to avoid congestion in the village and the A40. These small lanes were not built to cope with a lot of traffic. I still do not understand why they are proposing to build houses next to a landfill site

where a lot of toxic rubbish is buried and burned. The field is a buffer of open land between the Waste Site, the school and local residencies.

I live in Ham Close which is close to the AONB area. The smell and the noise from the Waste Site on some days is very bad. The designated field is a haven for wildlife. I have lived in Charlton Kings for most of my life and have seen many of the green fields disappear. We have to protect what is left for future generations. These AONB areas are very precious. It will be devastating to lose the beautiful green spaces that are left in and around Ham and Charlton Kings.

11 Warwick Crescent
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YZ

Comments: 23rd January 2017

As a resident living off Glenfall Way, I object for the reasons already raised by the local community:

1. The development extends beyond the Ryder report 'grey area'.
2. The extended gardens reduces the promised 1.2 hectares the previous design pledged to be kept open and will further impact the view in and out of the AONB.
3. The designs are contrary to Cheltenham Saved Policy CP7 (a) and (c): Design.
4. The new designs are just as inappropriate and alien to surrounding area: flat roofs, zinc siding, new pre-rusted steel features at front door.
5. The above plan proposes a five year supply of housing land without breaching the AONB including the Glenfall Way field. How?
6. The Cotswold Conservation Board has rejected to the principle of development on this site.

Comments: 21st February 2017

This proposal hardly changes the previous submission and certainly not enough to merit permission to build in this AONB. I strongly object.

Comments: 19th June 2017

I object because this is a poorly designed proposal which will encroach into an AONB. The designs also do not fit in with the area as they are a horrible mix of modern ideas.

There are some good examples of 'brown site' develop within Cheltenham and this is where the developers should be focusing their efforts, not on an AONB.

3 Riverside Close
Charlton Kings
GL52 6NW

Comments: 20th January 2017

When will it end? They knew when they purchased the site that it was AONB. I told them this when they first applied for 44 houses. They still kept coming - was it 28, then 11, now 4. At the first application I suggested that before they apply to build first get the land down graded from AONB to Green belt and then downwards when they had done that then submit your application.

Four houses and a public space. How much better had the Parish Council bid have been? All we wanted was a Public space.

Whilst the consultation rumbles on could it be possible to request that the land is properly managed? I do know that developers try to make the site as ugly as possible but we have to see just how much they are damaging the AONB for pure GREED

10 Grovelands Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8BS

Comments: 27th January 2017

I have a very simple comment to make which is that this land is designated AONB and should not be built on...period...regardless of revised plans with slightly different designs. It is designated AONB for a reason so no building should take place otherwise it makes a mockery of the whole system.

82B Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 17th February 2017

I object to the proposed development of the AONB for the following reasons, in line with other commenters (I would like to thank previous commenters for their ability to put things so eloquently, and I hope it is OK that I have used some of their phraseology and comments in my response):

Negative impact on AONB

It beggars belief that this revised proposal is being attempted - this area should remain protected, pure and simple, as an acknowledged Area of Outstanding Natural Beauty, with stunning views over the escarpment, and area for flora and fauna to thrive.

No impact on housing issues

Given these houses are very large, affordable to wealthy people only, they are not really any kind of solution to Cheltenham's housing issues, and it's pretty offensive if this development is being considered as such.

Impact on road use

I do not believe the area has sufficient capacity for further housing, as the local Ryeworth Road already has copious amounts of traffic and parking issues, which would be worsened by any new development in the locality.

Impact on safety

Given the proximity to the school, which already has parking and access issues in the road at school opening and closing times, I fear that additional traffic flowing into the roads would present an unnecessary and excessive risk to the safety of our schoolchildren.

Lack of detail

The revised proposals lack detailed information on the changes and the reasoning behind them. I am confused as to how the council accepted the updated plans in their current form.

MISUSE OF SPACE

- House No 4 is still protruding beyond the Ryder grey-shaded area (see Consultee Comment 'Policy Considerations', and Status of Ryder Report below) and is therefore still impinging adversely on No 3 The Orchards.
- To achieve the bigger gardens required by the Architects' Panel SLP have kept the same number of houses but pushed out the proposed Cotswold 1m stone wall with its impractical hedge topping by 10 - 12 m, thus reducing the public's promised view of the AONB from Glenfall Way especially if trees are planted in these extended gardens. This is contrary to SLP's Planning Obligation Heads of Terms D&AS 7.4

Green Infrastructure: "SLP will provide and maintain an area of 1.2 ha to be kept open and preserve views to the AONB escarpment beyond the site"

CONTRARY TO CHELTENHAM'S SAVED POLICY CP7(c) : DESIGN

This policy states:

Development will only be permitted where it . . .

(a) is of a high standard of design

(b) N/A

(c) complements and respects neighbouring development and the character of the locality and/or landscaping."

No conformity with CP7 (c)

The proposed changes do not segue seamlessly into the local context in terms of materials, form and design, thus don't meet the Cotswolds Conservation Board's requirements of being attractive enough to enhance our AONB.

I consider that the developers' new design has failed to realise these requirements for the following reasons -

- The dwellings are now shown as flat roofed - which is completely out of keeping with the local area in which pitched roofs prevail.
- The flat-roofed appearance plus zinc siding material suggest medium grade commercial or industrial offices not natural beauty.
- The inappropriate materials remain the same as in the original application, first floor walls still in out-of-keeping grey zinc but with the addition of out-of-keeping rusted steel as a front door feature - I do not believe Charlton Kings sports a single example of this, and it was turned down decisively when suggested for the Wilson Museum extension.
- As before, the developers' own visualisation of the revised proposals as seen from Glenfall Way re-emphasises the inappropriateness of this harmful scheme to our rural AONB.

CP7 (a): good design not achieved

As this is a Full application, it is important to assess design flaws in the properties themselves, likely to affect enjoyment by any buyer:

- House No 1 has a large balcony apparently uselessly partly focussing on The Orchards' driveway shrubs and partly on to Glenfall Way and school parking.
- House No 3 has small windows in its SE elevation overlooking the NW side of House 4 and benefiting in no way from any view to the AONB.
- The NW elevation of House No 4 extraordinarily shows copious fenestration and a balcony all overlooking House No 3, while its SE elevation shows much smaller windows looking out to the AONB. There are many more windows and a balcony on the SW side able to overlook No 3 The Orchards.
- Throughout, the fenestration looks restless and uncoordinated, particularly the 'seaside bungalow' circular windows imposed on the NE facades of Houses 2 & 3.

- Access to the garage space for Houses Nos 2 & 3 remains too limited, requiring considerable manoeuvring before larger cars could 'line up' on the garage doors.
- There is no sign that there is a change to the original specification of large areas of impermeable hard landscaping materials inappropriate in this rural location and not assisting SUDS.

For these reasons the revised application should be refused.

DEVELOPMENT STATUS OF LAND

I note that Cheltenham Plan Part 1 (Preferred Options 2011-2031) has been prepared for consultation. As in the 2014 consultation, the Glenfall Way site is shown as 'not for development'.

The draft Plan also confirms support for the AONB and does not propose extensions to the Principal Urban Area apart from very minor adjustments. A five-year supply of housing land without breaching the AONB has been put forward.

For these reasons, no decision to approve the application should be made until the Plan is Examined and adopted.

STATUS OF RYDER REPORT

I note that the Consultee Comments 'Policy Consideration' states that:

"This report and its findings are a material consideration" on the Glenfall Way application.

I understand that the Report was not policy and that I would have an opportunity to make representations on it in the next stage of consultation ie, the current Part 1, these representations to be taken into account at the future Examination in Public.

I feel that, as it stands, the Ryder report is not established as tested 'evidence base' and that its findings should not be allowed at present to support development in this sensitive part of Cheltenham's AONB.

For this reason I consider that no decision to approve should be based on this report.

CONCLUSION

For the above reasons I object the this latest attempt on this part of the AONB, confirmed by the Secretary of State in 1990 for its 'outstanding natural beauty'

Comments: 16th June 2017

Funnily enough, I still object to this proposal, even though it has been revised. This is because the primary reason for my previous objection on 17th February 2017 was that no building should take place in an AONB. As the revised proposals haven't magically been able to address this primary concern, seeing as no amount of alteration to building/land design will change the fact that the land remains an AONB, they do not improve the situation.

Therefore, unless the developers find a way to create an underground housing development that does not disrupt the AONB in any way (it's a reach, I know), then I find it ridiculously unlikely that my mind will be changed on this matter, no matter how many future revisions, and no matter how many times I must return here to object again.

FWIW, I like walking or running or cycling or driving out of the end of Ryeworth Road towards and past the peaceful AONB, and I'd like it to stay that way.

Will we be playing this game again in another four months? I hope not.

10 Ham Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NP

Comments: 31st January 2017

We strongly object to the above planning application.

The application site lies in the Area of Outstanding Natural Beauty. This proposal will destroy yet more of the AONB and open the floodgates for other equally inappropriate development. Permission for these four large houses here will not resolve Cheltenham Borough Council's housing shortfall.

In addition, the proposed house designs are industrial and not at all sympathetic to the area. There is also a risk that once these properties are built, further development will follow. This is a special area and we need to protect it. The only people who will benefit from this are the landowners. Local people will only be affected negatively.

If this planning application is given permission many other applications will follow in its wake. We need to make a stand. This area has been designated AONB for a reason and we need to protect this.

148 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LY

Comments: 31st January 2017

To whom it may concern, I would like to take this opportunity to formally express my views and oppose the proposed housing development on the Area Of Outstanding Natural Beauty off Glenfield Way, Charlton Kings - reference number 15/00025/OUT.

My wife and I moved into 148 Ryeworth Road, directly opposite the field in question, during the summer of 2014. Besides the beauty of the property itself we were attracted to the area given its proximity to the field and the beautiful uninterrupted views of the Cotswold escarpment and AONB. I have attached a photo of those beautiful views across the field and AONB from our bedroom window. As I'm sure you will agree from the photo attached, the field / AONB personifies what is truly unique about the Cotswolds.

I would strongly urge you to reject the proposed development given the detrimental impact it will have in the short and long term firstly to the ecology and secondly to the economy;

1 - Detrimental Impact to the Ecology Development of the field and AONB and would have a significant detrimental impact to the flora and fauna and in clearing the land for development would destroy the natural habitat and ecology.

2 - Detrimental Impact to the Economy If this beautiful AONB was to be developed on it would also simply set the precedence for further future development of land that is currently registered as AONB throughout the Cotswolds. As a result I believe this would have a long term detrimental impact to the economy of the Cotswolds.

By developing on this field we would simply be destroying the Cotswolds' unique selling point. The beautiful flora and fauna, rich Cotswold stone and dramatic views that Areas of Outstanding

Natural Beauty offer, are all fundamental reason why people are attracted to and why they visit the Cotswolds year on year. Furthermore attracting tourism is crucial in order to create a sustainable economy, particularly for some of the smaller villages throughout the Cotswolds.

The Cotswolds are like any other organisation with a profit and loss account and a balance sheet. Areas of Outstanding Natural Beauty like the land off Glenfield Way are assets that differentiate the Cotswolds. I would urge anyone to protect and preserve this beautiful asset and not sell it off to simply make a short term financial gain, 15 houses. On a final note, very poignantly, if the Area of Outstanding Natural Beauty was to be developed on, the consequences to the flora and fauna are IRREVERSIBLE! As a result I would urge you to REJECT the proposed housing development on the AONB on the land off Glenfield Way.

22 Maple Drive
Cheltenham
GL53 8PD

Comments: 8th December 2016

I strongly object to this proposal. It is in a AONB, which recognises that this area is of significant value as is and should not be built on.

322 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YJ

Comments: 30th January 2017

The Inspectors judgment of 2008 should still stand .Since this date there is even less justification for housing as the parish of Charlton Kings has had plenty of development of brownfield sites.

The existing designated use for agriculture should continue as this land could provide market gardening , orchard or grazing use thus creating some employment in keeping with the AONB and improving the management of the neglected site which would benefit flora and fauna. Retaining agricultural use would also be the proven way of draining this land and not creating problems for the River Chelt catchment. Retaining its agricultural status also minimises traffic in the area near the school and already congested roads.

Fieldway
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NG

Comments: 20th June 2017

The area to which this planning application refers, is in the designated Area Of Outstanding Beauty. Simply put, It has been given this status, because it is considered to be outstanding in it's natural beauty and as such, protected.

The development of this land will surely destroy this protection. A precedent will have been set and further encroachment by developers will surely follow. There is no point having areas of outstanding natural beauty, if they are going to be disregarded by local authorities and developers alike.

I therefore strongly recommend refusal of the application.

322 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YJ

Comments: 23rd June 2017

I have seen the revised plans and again would object to this development in the AONB. As well as being unsuitable in design there is no reason to change the designated use of this land. The land has established agricultural use and is suitable for an orchard, market gardening, grazing or other cultivation. This would provide much need employment in this sector which is not being provided in this part of Cheltenham Borough .The potential for providing sustainable produce from this land also fits with unfulfilled local Council Plans for land use.

In summary, no change of use is justified for this land .

42 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LH

Comments: 23rd June 2017

This is land that is designated AONB, and therefore if property was developed on this site it would set a precedent for further developments to be built on AONB in the area. The Glenfall Way is already congested particularly in the morning and this would only add to the congestion.

6 Pembridge Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XY

Comments: 13th June 2017

I do not agree to have dwellings built on AONB land.

We have had sink holes recently in Pembridge close ,reasons being water discharge from hill, this problem will be bigger and people at risk.

5 Ham Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NP

Comments: 19th June 2017

This is STILL AONB and if this planning application goes ahead it will be one law for the rich (4 big houses) and another for the poor.

Hamfield House
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NG

Comments: 19th June 2017

Letter attached.

5 Coronation Flats
Oak Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JF

Comments: 16th June 2017

This area is an AONB. I have walked around here since I was a child and many people from nearby Ewens Farm use this area as a quick and easy escape to a quiet natural area. Many do not have a car and value this nearby natural and peaceful environment. Just look at the wild flower meadow in the photo attached to the application. So I strongly object to further housing encroaching on this area and making the countryside more and more unreachable to people with limited access and mobility.

Furthermore the proposed housing is totally alien to the surroundings.

There have also been similar attempts to destroy part of the protected area at nearby Oakhurst Rise.

Developers seem intent on nibbling away at these green sites around the Battledown and Ryeworth areas.

118 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LY

Comments: 20th June 2017

This is an area of outstanding natural beauty and therefore I object to it being developed as housing.

19 Coln Gardens
Andoversford
Cheltenham
GL54 4NB

Comments: 16th June 2017

I am writing to register my strong objection to the proposed planning application to develop the site opposite Glenfall Way. The site is an area of outstanding natural beauty and as such has been protected by law, this proposed change in use will pave the way for further unnecessary

development of the site and will undoubtedly spoil the land that has supposedly been earmarked for protection

What is the purpose of earmarking areas of natural beauty for protection and carrying out costly assessment of potential development land if the findings are to be disregarded?

19 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 19th June 2017

I strongly object to the proposed dwellings as I do not feel that there is supporting infrastructure to accommodate any new dwellings!

It is unbelievable to see that the local community is being put through this process again and again. This is a complete waste of planning resources.

3, Natton Cottages,
Charlton Kings,
Cheltenham.
Gloucestershire.
GL52 6NJ

16th June 2017

Cheltenham Borough Council,
PO Box 12,
Municipal Offices,
The Promenade,
Cheltenham,
GL50 1PP
Attn:- Mr M. Chandler – Planning Officer.

Dear Mr Chandler,

Re:- Planning Ref:- 16/01789/FUL – Land off Glenfall Road - Revised Plans @ 08/06/17 - OBJECTION.

I refer to the yet another revised proposal for this site and yet again confirm our complete opposition to any development of this site which is clearly in the AONB. (Letter Ref:- 5th November 2016; 05 January 2017; 28th January 2017)

There is very little new in the plans and the only substantial point is made in the attached ‘photograph’ that the development is totally unsuitable for the area in all respects. The picture reconfirms that if the plans were approved the area **will** look like an industrial site (definitely *not cutting edge*) and they definitely demonstrate a complete lack of vision and sympathy by the architects for even proposing such a design or any design for the AONB area.

The current existing actual view of a natural field habitat, being very much the best outcome, and in keeping with the AONB that we should be passing on to future generations. Mr Gove the Environmental Minister was very clear in his recent interview that environments like the AONB have to be protected for the future.

Further to our comments in our previous letter – the constant revision of plans for an AONB site is pointless as no amount of ‘trying it another way’ will suit this area which has to be left as is.

The field itself does host a whole range of wild life even though it is not of the rare variety but the none the less important more common species. In fact, the longer it has been left has only improved this aspect of the area. It is not as has been argued a **minor** part of the AONB which can just be taken away. The area should either be left as it is or lightly farmed to preserve its natural open and untouched aspect.

In conclusion, nothing has changed which saw previous applications refused. The legal framework for the area confirming the ANOB – excellently reviewed in many previous letters, is still the same and as strong as ever. The area is outside the JCS as highlighted in several letters and planners have to totally reject the application and ensure that a point is made that NO future applications will be entertained for the area.

It is definitely time to take measures to prevent this time-wasting re- occurrence of trying to build unnecessary and unsuitable developments in the AONB especially those which would go on and spoil adjacent areas as this would.

Yours sincerely,



BUILT
REC 21 NOV 2016
ENVIRONMENT

14 Lawrence Close
Charlton Kings
Cheltenham, Glos.
GL52 6NN

Dear Sirs.

The application for the building of 4 large houses off Ctenfall Way should not be permitted just because there is enough space. This is not a reason to build there.

The greed of these people just amazes me. I hope, and many more, hope he is not allowed to spoil our countryside.

Yours



**Hamfield House
Ham Road
Charlton Kings
Cheltenham, GL52 6NG**

19 June 2017

Mr Martin Chandler
Planning Officer, Built Environment
Cheltenham Borough Council
PO Box 12, Municipal Offices
The Promenade
Cheltenham GL50 1PP

Dear Mr Chandler

**Planning Application 16/01789/FUL
Proposed erection of four dwellings with landscaping and public open space
Land on the South side of Glenfall Way, Charlton Kings, Cheltenham**

This letter is a further addendum to my letters of objection dated 7 November 2016 and 29 January 2017, the contents of which remain valid. It takes account of the revised proposals submitted by the applicant and placed on the Council website on or after 6 June 2017.

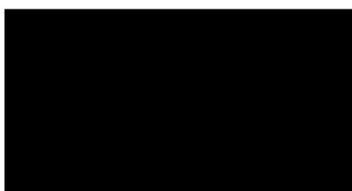
The changes proposed in no way overcome the objections made in my earlier letters. The latest designs of the four dwellings make no attempt to fit this sensitive rural environment. They remain totally alien to this highly sensitive AONB location and to existing buildings in the vicinity. The designs and materials proposed are totally unsuitable and would only exacerbate the damage that would be caused by any residential development at this site.

There remains no supportable case for this development proposal which would represent a highly damaging and intrusive extension of the urban area into sensitive and nationally protected countryside and be contrary to the National Planning Policy Framework and to the policies in both past and emerging local plans. It would therefore be unsustainable.

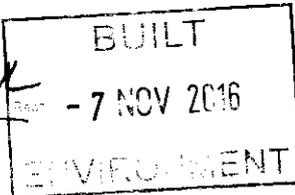
I again urge the Planning Authority to refuse the application.

Please advise me of the Council's decision.

Yours sincerely



16/01789/FX

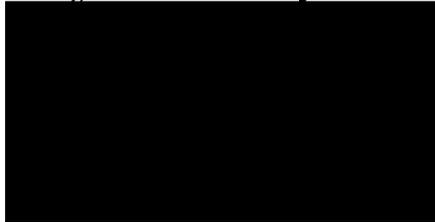


63, Ryeworth Road,
C/Kings,
GL52 6LS.

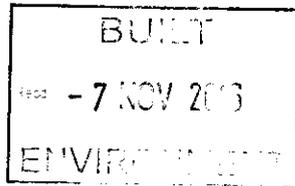
Dear Sir/Madam,

I wish to object to the 4 houses to be built on land next to The Orchards off Glenfall Way. First of all that is an AONB, and should not be built on. Secondly the houses are not of a very pleasing design. I also think that this is just the start of a much bigger site. Once there are 4 houses the developer will ask for a few more, and a few more, until the field is full. I was one of the originals against building on this site, and still am. We are being surrounded by houses, and most are too expensive for the ordinary person to afford. I hope you will reject this application.

Yours Sincerely,



your ref. 16/01789/FUL



WADLEYS FARM,
HAM LANE,
CHARLTON KINGS
CHELTENHAM,
GL 52 6NS

27-10-16

Dear Miss Smart,

Proposed erection of 4 houses on south side of Glenfall Way.

I object strongly to this latest application to build on the field known locally as the 'strawberry field'. In November 2007 an application for 44 houses on this field was rejected at Appeal in October 2008 and again at the High Court of Justice. The Inspector said at this appeal (Para 59) that 'the precedent granted by a permission would encourage many other local peripheral fields in the AONB to be put forward for development'.

In February 2015 an application for 15 houses (15/00025/OUT) on the same field was again rejected by the Council.

Now we have an application for 4 houses, hopefully this is a final thing!

The nub of the matter is that this field is on the edge of the Cotswold AONB, and any slackening of the building stronghold in the AONB will open the floodgates to other prospective developers who own fields in the Ham area.

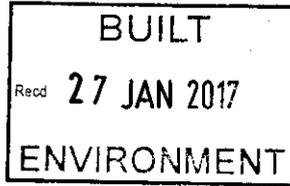
The proposed houses are HORRIBLE and look like industrial sheds, totally out of character around here. The idea of the applicant is obvious, that if permission is granted, a principle will have been established, and he can then put in an application for something bigger and more complex. I think this application is just a 'come-on' and must not be allowed to happen. I assume this application is so important that it will go before the Planning Committee and I urge them to reject it out of hand.

Yours faithfully,



WADLEYS FARM,
HAM LANE,
CHARLTON KINGS,
GL526NJ.
24-1-17

16/01789/FUL



Dear Miss Smart,

I have not seen the plans for the plot above application, but it does not matter as the same objections which applied last time still apply, i.e. that the site is within the boundary of the Cotswold A.O.N.B. and therefore no building should be allowed.

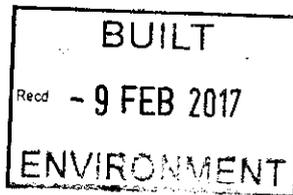
Please refuse this application.

yours faithfully,



WADLEY'S FARM

HAM LANE,
CHARLTON KINGS,
CHELTONHAM,
GL52 6NJ
7-2-17



16/01789/FUL

Dear Miss Smart,

I write concerning the latest application for the Glenfield site, again I have not seen the paperwork, but it can only be fiddling around with the details.

The important thing is, again, this site is in the A.O.N.B. and there should be no contemplation whatsoever in permitting building on it.

The Housing Minister was speaking on the radio this morning about having to take some of the Green Belt for housing, but there was not, and never has been, any talk of impinging on the AONB or National Parks.

You, and Cheltenham Borough, MUST refuse this application.

Yours faithfully,



you ref. 16/01789/FUL.



WADLEY FARM,
HAM LANE,
CHARLTON KINGS,
CHELTONHAM,
GL526NJ.
13-1-17

Dear Mr. Chandler,

I am writing concerning the latest application to build houses on the field adjacent to Glynfall Primary School. This is the latest (hopefully) of a long string of applications stretching back to 1980, all of which have been rejected by the Borough Council, several of which have gone to Public Appeal, and one of which has gone to the High Court.

The latest proposed plan shows 4 houses, two of which are multi-story and the other two are single story. They are all of a very modern squarish design, they have zinc sheeting roofs and some cladding, and all are built of materials which are totally alien to any other building in the neighbourhood. It is almost beyond belief that these so called 'modern & exciting' buildings could be considered to be built in such a pleasant field in the Cotswold AONB.

All the previous judgements on the foregoing appeals laid great emphasis on the views which would be seen of Charlton Hill and Timbercombe Hill. These would be destroyed forever by allowing buildings in this field. The AONB was founded originally to preserve as much as possible for future generations to enjoy, and allowing this field to be desecrated would not be in the spirit. It would be giving a short term commercial gain to a developer to destroy a field which has given pleasure to past generations and hopefully to generations to come.

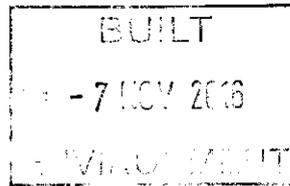
I urge you to dismiss this application,

yours sincerely,

[Redacted signature]

PLANNING POLICY
C.B.C.

MUNICIPAL OFFICE
CHELTENHAM



9, GLENFALL WAY
CHARLTON KINGS
GL52 6YQ

2 NOV 2016

REF 16/01/789/FUL

DEAR SIRS,

I AM OBJECTING TO THE POTENTIAL DEVELOPMENT OF THE
LAND ADJOINING GLENFALL WAY, CHARLTON KINGS.

SOME OF MY CONCERNS :-

1. THE TRAFFIC CONGESTION OUTSIDE, AND IN THE VICINITY OF
GLENFALL SCHOOL, CAN BE CHRONIC, THE SERVICE 'BUS', SKIP
LORRIES AND HORSE BOXES ADD TO THE MIXTURE. CARS ARE PARKED
IN EVER INCREASING NUMBERS SEVERAL HUNDRED YARDS EITHER
SIDE OF SCHOOL. POLICE OFTEN HAVE TO ADVISE "ENTHUSIASTIC" PARENTS.
ADDITIONAL DEVELOPMENTS NEAR TO HARP HILL HAVE INTRODUCED MORE,
FASTER 'CUT THROUGH' TRAFFIC, FURTHER PUTTING A DANGER TO
CHILDREN MAKING THEIR WAY TO AND FROM THE SCHOOL. ANY MORE
TRAFFIC FEEDING INTO THAT LOCATION WOULD BE DANGEROUS.
2. THE PROPOSED DEVELOPMENT SITE IS WITHIN THE "AONB",
THERE ARE NUMEROUS OTHER "FIELDS" WITHIN THAT DESIGNATION,
AND THEREFORE IF PLANNING IS GAINED, THEN AN AVALANCHE
OF PLANNING APPLICATIONS WILL FOLLOW. THERE WILL NO DEFENCE.
THE PLANNERS WILL BE AWARE THAT ONCE GRANTED THE
PERMISSION WOULD BE 'MANIPULATED' TO INCREASE DENSITY.
3. WHY DESIGNATE AN AREA 'AONB' IF IT IS NOT TO BE DEFENDED!

AS IN ALL THE OTHER, PROPOSALS AND REVIEWS, I URGE THE
PLANNING COMMITTEE TO BE ROBUST IN THE REFUSAL OF ANY
DEVELOPMENT OF THE FIELD.

THANK YOU

YOURS FAITHFULLY



PLANNING POLICY
CBC
MUNICIPAL OFFICES
CHELTONHAM

BUILT
19 JUN 2017
ENVIRONMENT

9 GLENFALL WAY
CHARLTON KINGS
GL52 6YQ

16/01789/FUL

17 JUNE 2017

DEAR SIRS,

I AM OBJECTING TO THE POTENTIAL DEVELOPMENT OF THE LAND ADJOINING GLENFALL WAY, CHARLTON KINGS.

- 1/ THE TRAFFIC CONGESTION OUTSIDE, AND IN THE VICINITY OF GLENFALL SCHOOL CAN BE CHRONIC, THE SERVICE 'BUS, SKIP LORRIES AND HORSE BOXES ADD TO THE MIXTURE. CARS ARE PARKED IN EVER INCREASING NUMBERS SEVERAL HUNDRED YARDS IN ALL DIRECTIONS FROM THE SCHOOL. ADDITIONAL DEVELOPMENTS NEAR TO MARPHILL HAVE INTRODUCED MORE, FASTER "CUTTHROUGH" TRAFFIC. ANY MORE VEHICLES FEEDING INTO THAT LOCATION WOULD BE A DISASTER.
 - 2/ THE PROPOSED DEVELOPMENT SITE IS WITHIN THE "AONB" THERE ARE VARIOUS OTHER "FIELDS" WITH THAT DESIGNATION LOCALLY. THE HISTORY OF THE AREA, IS THAT THE MAJORITY OF THE LAND FORMING THE HARTLEBURY WAY AND GLENFALL ESTATES WAS SOLD TO THE BUILDERS BY A LOCAL FAMILY. THE GLENFALL FIELD IN QUESTION HAD PERMISSION FOR DEVELOPMENT REFUSED (PROBABLY 1980'S) SEVERAL FURTHER ATTEMPTS TO SECURE DEVELOPMENT WERE ALSO REFUSED, THE SURVIVING FAMILY MEMBER SOLD THE SITE, TO THE PROBABLE CURRENT OWNERS, WITH THE FULL DISCLOSURE THAT PERMISSION HAD BEEN REFUSED MORE THAN ONCE. DURING THE 1960'S AND 1970'S HOUSEBUILDER 'BOVIS' BUILT UP A SUBSTANTIAL LANDBANK AROUND RYEWORTH AND MAM, CONSISTING OF MANY BUCKETS OF INDIVIDUAL FIELDS, THEY SOUGHT PLANNING, BUT, REALISED THAT THE LOCAL PLANNING COMMITTEES WOULD NEVER GRANT PLANNING. SO THE CURRENT OWNERS OF THE GLENFALL SITE HOPED TO SET A PRECEDENT, AFTER ACQUIRING A BARBAIN PURCHASE. THE FIELDS SOLD BY "BOVIS" HAVE BEEN ACQUIRED AT 'INFLATED PRICES' BY WOULD BE DEVELOPERS AWAITING THE OUTCOME OF THE GLENFALL PLANNING APPLICATION. IF GRANTED THERE WILL BE AN AVALANCHE OF PLANNING APPLICATIONS ON THESE SITES.
 - 3/ WHY DESIGNATE AN AREA 'AONB' IF ITS NOT TO BE DEFENDED!
- AS IN ALL THE OTHER PROPOSALS I URGE THE PLANNING COMMITTEE TO BE ROBUST IN THE REFUSAL OF ANY DEVELOPMENT OF THE FIELD.

THANK YOU

YOURS FAITHFULLY

BUILT
- 7 NOV 2016
ENVIRONMENT

Wadleys Farm,
Ham Lane,
Charlton Kings.
GL52 6NT
6th Nov. '16.

Dear Madam,

I would urge you to recommend that the development proposed at Glenfield, Ham Road, be REFUSED.

There are National, Regional and local Policies in place to PROTECT the AONB. and there are positively no extenuating circumstances why these should not be adhered to, in the case of Glenfield or any other proposed development in the future. Once the AONB around Cheltenham has been penetrated by even ONE DEVELOPER for 4 houses, there would be no way other prospective developers could be refused.

We want to keep the AONB for future generations to enjoy, as walkers, cyclists and horse-riders do today without the hazard of any additional traffic.

Ryeworth Road and Glenfall Way are already at saturation point in terms of traffic.

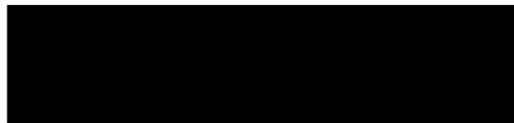
Twice a day during term-time there are more than 50 cars parked adjacent to the Glenfield proposed building site.

There have been 3 other proposed / applications for development in Ham - Glenfield (two) & one by Boire Homes in 1982. All have been refused by Cheltenham Borough Council and subsequently refused on Appeal.

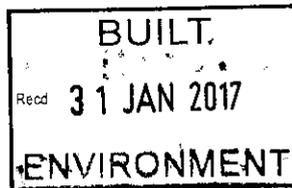
I do hope C.B.C. will be consistent in protecting the AONB and refuse this latest application.

Thank you once again for giving me the opportunity to 'air' my views.

Yours faithfully,



Ref: 16/01789/FUL



Wadley Farm,
Ham Lane
Charlton Kings.
30th Jan. 17

PLEASE SAVE THE AONB.

Dear Madam,

Once again I write in opposition to the 4 houses proposed on Glenfield, Glenfall Way, Charlton Kings.

There are boundaries of the AONBs and National Parks beyond which development cannot take place except in exceptional circumstances. The boundary of The Cotswolds AONB in this area is GLENFIELD and as such there is NO REASON why development of this site should take place - whether for 4 or 40 houses. It is WITHIN the AONB and is sacrosanct.

No local plans which I know of have indicated that Glenfield, and other fields in the AONB in this area could be subject to development. Indeed, Cheltenham Borough Council

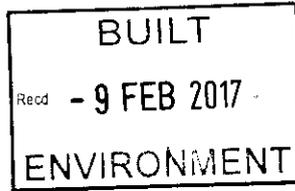
have protected the AONS here on a number of occasions from developers, who persist in trying to infiltrate it.

I sincerely hope this application will be REFUSED once again, and thank you for the opportunity to "have my say".

Yours faithfully,

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

Ref. 16/01789/EUL.



Wadleys Farm,
Ham Lane,
Charlton Kings,
GL52 6NJ.
7th Feb. 17.

Dear Madam,

We will not give up trying to prevent developers penetrating the AONB.

Glenfield is within the AONB. and if ANY houses at all are permitted on this site, the floodgates will be open and the whole area around Charlton Kings will be lost under tarmac and development for ever.

So many of the fields between Greenway Lane and Ham Road are owned by developers, and once it is seen that the AONB is not sacrosanct by permitting these 4 houses at Glenfield, the Planning Dept. will be inundated by potential developers who have no regard for the AONB and its value to the neighbourhood. I hope you will continue to protect the AONB

on the outskirts of Cheltenham as you have
done many times in the past, by refusing
this latest application.

Yours faithfully

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

Ref: 16/01789/FOL



Wadleys Farm,
Ham Lane,
Chaulton Kings.
GL52 6NT
13th June, '17.

Dear Sir,

I would like to oppose the Planning Application for four dwellings etc. at land on the South Side of Glenfall Way.

The proposed houses are totally alien to the architecture in the surrounding area and would fail to enhance the beauty of the environment, which is a criterion for development in any AONB.

The view from Glenfall Way to the hills, across and beyond this field, should not in any way

be destroyed by any development, especially the one proposed, with its building materials and structure totally out of character in the locality.

An application to build in this field has been rejected time after time, including when developers have taken the application to Appeal and even to the High Court. I don't think anything has changed!

No local plans which I know of, have indicated that development could take place in the AONB except in exceptional circumstances. Indeed in all the Government Planning Documents no mention has been made of potential development in National Parks or AONBs, even in these times of housing shortages.

Please don't create a precedent here by allowing this application on Glenfall way and I hope you will refuse it. Yours faithfully,



Ref number 16/01789 / AuBUILT
Glenfall way.

Recd - 4 NOV 2016

ENVIRONMENT

Dear Sir's

Once again developers want to encroach into the AonB, just the thin edge of wedge again. AonB is supposed to safeguard the beauty of the countryside this includes the Cotswolds. not allow people to put up the most ugly houses, they look like warehouses not even in keeping with the area.

Why can't they plant a wild flower meadow with trees so the children can learn about nature even a garden so they learn how to grow things, not add ~~the~~ ~~the~~ more pollution to the area, plus more cars & at least this is already a rat run, so this will make it

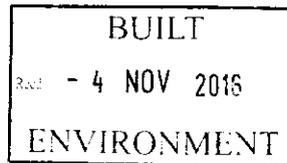
even harder to get in & out up here.

Why should someone from Exeter spoil a beautiful part of Cheltenham?

This land is not part of the JCS Plan, and has already been turned down because of Aonb which ministers have said no "Special circumstances" exist for permitting this development.


resident of Ham Road.

Cheltenham Borough Council
Built Environment
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP



3 November 2016

For Miss Chloe Smart, Case Officer

Dear Miss Smart

CBC Application Reference 16/01789/FUL, Land on the South Side of Glenfall Way

1. I am writing to object to the proposal described in CBC reference 16/01789/FUL to build four dwellings and ancillary infrastructure on land on the south side of Glenfall Way. I think that the proposal is wholly inappropriate for this land, which is located in the Cotswold AONB.
2. The current application, referenced 16/01789/FUL in CBC letter dated 17 October 2016, is the fourth of which I am aware, the three previous applications having been considered in 1980, 2008, and 2015. All of the previous applications were rejected on the grounds that the proposed developments were inappropriate on AONB landscape grounds. The 2008 Planning Inspector stated that the then-proposed development would “result in significant harm to the AONB through the change of character and appearance that would be the inevitable consequence of residential development of the site, however carefully designed and landscaped. I (i.e. the Inspector) do not consider that the site can be considered suitable for housing”.
3. To the best of my knowledge, nothing has changed since 2008 to alter the Inspector’s considered opinion. It is true that, since 2014, the owner of the land has left it untended to give it a derelict appearance, presumably in the hope that this would promote his cause. However, the land has been remarkably attractive in its untrimmed state: there are lots of wild flowers in the field, and there is wildlife – both flora and fauna have flourished while the field has been locked-off. The lovely view looking across the field from Glenfall Way towards the tree-lined Cotswold ridge has remained intact (it is an amazing sight on a clear, winter dawn, with the sun rising behind the distant trees on the ridge). The view was the main point identified by the Planning Inspector in his 2008 decision, so it was no surprise, soon after, when the owner of the field planted a line of trees at the bottom of the field, presumably with the intention of the trees growing to a height which would partly or wholly obscure the view of the Cotswold ridge – such is the relentless pursuit of profit. These trees are growing quite quickly, and the owner will probably achieve that objective in a few years time. Leaving the land untended and planting the line of trees indicate to me that the owner has no interest in the land other than for profit from speculative building.
4. Character, appearance and view are all-important to AONB status. The proposal to build houses on the field would do nothing but harm to the character and appearance of the field, and to the view looking from Glenfall Way towards the Cotswold ridge – nor would it do anything but harm to the view into the land from surrounding viewpoints (not to mention that the appearances of the houses now being proposed are decidedly weird, totally out of keeping with the surrounding area – ref Cotswolds Conservation Board Policy DTP1 on compatibility). And it is obvious that the current proposal, like the previous proposal, is a long-term strategy, starting with a few houses, then more (an initial batch, then a pause, then the next batch ...), using precedent to argue for more and more – with the eventual result that there will be a dense development of housing on the site. And if this proposed development in the AONB were allowed, it would set a precedent which would be leapt upon quickly by the owners of adjacent and nearby land in the AONB – a domino effect which would spoil completely the AONB status of the Glenfall/Ham area – and, in time to come, be used as reason to allow development beyond Ham into the hills.

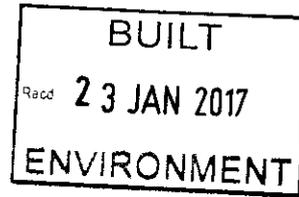
5. I remain convinced that we need to look to the basic principal that this land is part of the AONB and, as such, is protected from inappropriate, undesirable, speculative development. CBC's Saved Policy CO2 states that "development which would harm the natural beauty of the landscape within the AONB will not be permitted". As I understand it, this AONB Greenfield land on the south side of Glenfall Way is outside CBC's Principal Urban Area, and that it has not been allocated for housing in CBC's Local Plans, and nor has it been allocated for housing in the Joint Core Strategy (JCS). Further, I believe that the JCS states that the AONB is inappropriate for urban extensions. Where is the logic in building in prime AONB territory when there are more appropriate sites elsewhere? We need to draw a line, and keep to it - let's protect the AONB for what it is, to the best of our ability, rejecting unnecessary, speculative, for-profit development. The Cotswold AONB is a precious, national treasure and, once it's spoiled, it's spoiled for ever - our ancestors won't thank or compliment us for that.

6. Thank you for providing the opportunity to comment. I trust that CBC Officers, Councillors, and the Planning Committee will take my comments and observations into account in making their decision. I object to the proposal in reference 16/01789/FUL as entirely inappropriate, for the reasons given above.

Yours sincerely



Cheltenham Borough Council
Built Environment
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP



20 January 2017

For Miss Chloe Smart, Case Officer

Dear Miss Smart

CBC Application Reference 16/01789/FUL, Land on the South Side of Glenfall Way

1. I am writing to object to the proposal which is the subject of CBC reference 16/01789/FUL dated 17 January 2017 to build four dwellings and ancillary infrastructure on land on the south side of Glenfall Way. I think that the proposal is wholly inappropriate for this land, which is located in the Cotswold AONB.

2. The current application, which is described in reference 16/01789/FUL dated 17 October 2016 and its revision 16/01789/FUL dated 17 January 2017, is the fourth of which I am aware, the three previous applications having been considered in 1980, 2008, and 2015. All of the previous applications were rejected on the grounds that the proposed developments were inappropriate on AONB landscape grounds. The 2008 Planning Inspector stated that the then-proposed development would “result in significant harm to the AONB through the change of character and appearance that would be the inevitable consequence of residential development of the site, however carefully designed and landscaped. I (i.e. the Inspector) do not consider that the site can be considered suitable for housing”.

3. To the best of my knowledge, nothing has changed since 2008 to alter the Inspector’s judgment. It is true that, since 2014, the owner of the land has left it untended to give it a derelict appearance, presumably in the hope that this would promote his cause. However, the land has been remarkably attractive in its untrimmed state: there are lots of wild flowers in the field, and there is wildlife – both flora and fauna have flourished while the field has been locked-off. The lovely view looking across the field from Glenfall Way towards the tree-lined Cotswold ridge has remained intact (it is an amazing sight on a clear, winter dawn, with the sun rising behind the distant trees on the ridge). The view was the main point identified by the Planning Inspector in his 2008 decision, so it was no surprise, soon after, when the owner of the field planted a line of trees at the bottom of the field, presumably with the intention of the trees growing to a height which would partly or wholly obscure the view of the Cotswold ridge – such is the relentless pursuit of profit. These trees are growing quite quickly, and the owner will probably achieve that objective in a few years time. Leaving the land untended and planting the line of trees indicate to me that the owner has no interest in the land other than for profit from speculative building.

4. Character, appearance and view are all-important to AONB status. The proposal to build houses on the field, together with all the paraphernalia that they would attract, would do nothing but harm to the character and appearance of the field, and to the view looking from Glenfall Way towards the Cotswold ridge – nor would it do anything but harm to the view into the land from surrounding viewpoints. And it is obvious that the current proposal, like the previous proposal, is a long-term strategy, starting with a few houses, then more (an initial tranche, then a pause, then the next tranche ...) using precedent to argue for more and more – with the eventual result that there will be a dense development of housing on the site. And if this proposed development in the AONB were allowed, it would set a precedent which would be leapt upon quickly by the owners of adjacent and nearby land in the AONB – a domino effect which would spoil completely the AONB status of the Glenfall/Ham area – and, in time to come, be used as reason to allow development beyond Ham into the hills.

5. I remain convinced that we need to look to the basic principal that this land is part of the AONB and, as such, is protected from inappropriate, undesirable, speculative development. CBC’s Saved Policy CO2

states that “development which would harm the natural beauty of the landscape within the AONB will not be permitted”. As I understand it, this AONB Greenfield land on the south side of Glenfall Way is outside CBC’s Principal Urban Area, and that it has not been allocated for housing in CBC’s Local Plans, and nor has it been allocated for housing in the Joint Core Strategy (JCS). Further, I believe that the JCS states that the AONB is inappropriate for urban extensions. Where is the logic in building in prime AONB territory when there are more appropriate sites elsewhere? We need to draw a line, and keep to it - let’s protect the AONB for what it is, to the best of our ability, rejecting unnecessary, speculative, for-profit development. The Cotswold AONB is a precious, national treasure and, once it’s spoiled, it’s spoiled for ever – our ancestors won’t thank or compliment us for that.

6. Revision of the development proposals does not alter the basic principles at stake here. I return to the judgment made by the 2008 Planning Inspector that the then-proposed development would “result in significant harm to the AONB through the change of character and appearance that would be the inevitable consequence of residential development of the site, however carefully designed and landscaped. I (i.e. the Inspector) do not consider that the site can be considered suitable for housing”. That statement is as valid now as it was in 2008.

7. Thank you for providing the opportunity to comment. I trust that CBC Officers, Councillors, and the Planning Committee will take my comments and observations into account in making their decision. I object to the proposal in reference 16/01789/FUL dated 17 October 2016 and its revision dated 17 January 2017 as entirely inappropriate, for the reasons given above.

Yours sincerely

[Redacted signature]

[Redacted contact information]

Cheltenham Borough Council
Planning: Environmental & Regulatory Services
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP



14 June 2017

For Mr Martin Chandler, Planning Officer

Dear Mr Chandler

CBC Application Reference 16/01789/FUL, Land on the South Side of Glenfall Way

1. I am writing to object to the proposal which is the subject of CBC reference 16/01789/FUL dated 8 June 2017 to build four dwellings and ancillary infrastructure on land on the south side of Glenfall Way. I think that the proposal is wholly inappropriate for this land, which is located in the Cotswold AONB.
2. The current application dated 8 June 2017, which is the latest update to reference 16/01789/FUL dated 17 October 2016 and its revision 16/01789/FUL dated 17 January 2017, is the fourth in a long series of applications of which I am aware, the three earlier applications having been considered in 1980, 2008, and 2015. All of the earlier applications were rejected on the grounds that the proposed developments were inappropriate on AONB landscape grounds. The 2008 Planning Inspector stated that the then-proposed development would “result in significant harm to the AONB through the change of character and appearance that would be the inevitable consequence of residential development of the site, however carefully designed and landscaped. I (i.e. the Inspector) do not consider that the site can be considered suitable for housing”.
3. To the best of my knowledge, nothing has changed since 2008 to alter the Inspector’s judgment. It is true that, since 2014, the owner of the land has left it untended to give it a derelict appearance, presumably in the hope that this would promote his cause. However, the land has been remarkably attractive in its untrimmed state: there are lots of wild flowers in the field, and there is wildlife – both flora and fauna have flourished while the field has been locked-off. The lovely view looking to the south-east across the field from Glenfall Way towards the tree-lined Cotswold ridge has remained intact (it is an amazing sight on a clear, winter dawn, with the sun rising behind the distant trees on the ridge, but it is great at any time of day and year). The view was the main point identified by the Planning Inspector in his 2008 decision, so it was no surprise, soon after, when the owner of the field planted a line of trees at the bottom of the field, presumably with the intention of the trees growing to a height which would partly or wholly obscure the view of the Cotswold ridge – such is the relentless pursuit of profit. These trees are growing quite quickly, and the owner will probably achieve that objective in a few years time. Leaving the land untended and planting the line of trees indicate to me that the owner has no interest in the land other than for profit from speculative building.
4. Character, appearance and view are all-important to AONB status. The proposal to build houses on the field, together with all the paraphernalia that they would attract, would do nothing but harm to the character and appearance of the field, and to the view looking from Glenfall Way towards the Cotswold ridge – nor would it do anything but harm to the view into the land from surrounding viewpoints. And it is obvious that the current proposal, like the previous proposal, is part of a long-term strategy, starting with a few houses, then more (an initial tranche, then a pause, then the next tranche ...) using precedent to argue for more and more – with the eventual result that there will be a dense development of housing on the site. And if this proposed development in the AONB were allowed, it would set a precedent which would be leapt upon quickly by the owners of adjacent and nearby land in the AONB – a domino effect which would spoil completely the AONB status of the Glenfall/Ham area – and, in time to come, be used as reason to allow development beyond Ham into the hills.

5. I remain convinced that we need to look to the basic principal that this land is part of the AONB and, as such, is protected from inappropriate, undesirable, speculative development. CBC's Saved Policy CO2 states that "development which would harm the natural beauty of the landscape within the AONB will not be permitted". As I understand it, this AONB Greenfield Land on the south side of Glenfall Way is outside CBC's Principal Urban Area, and that it has not been allocated for housing in CBC's Local Plans, and nor has it been allocated for housing in the Joint Core Strategy (JCS). Further, I believe that the JCS states that the AONB is inappropriate for urban extensions. Where is the logic in building in prime AONB territory when there are more appropriate sites elsewhere? We need to draw a line, and keep to it - let's protect the AONB for what it is, to the best of our ability, rejecting unnecessary, speculative, for-profit development. The Cotswold AONB is a precious, national treasure and, once it's spoiled, it's spoiled for ever – our ancestors won't thank or compliment us for that.

6. Successive revisions of the development proposals do not alter the basic principles at stake here. I return to the judgment made by the 2008 Planning Inspector that the then-proposed development would "result in significant harm to the AONB through the change of character and appearance that would be the inevitable consequence of residential development of the site, however carefully designed and landscaped. I (i.e. the Inspector) do not consider that the site can be considered suitable for housing". That statement is as valid now as it was in 2008. We should not allow the AONB to be chipped away, bit by bit.

7. Thank you for providing the opportunity to comment. I trust that CBC Officers, Councillors, and the Planning Committee will take my comments and observations into account in making their decision. I object to the proposal in reference 16/01789/FUL dated 8 June 2017 and its earlier versions as entirely inappropriate, for the reasons given above.

Yours sincerely

1 Ham Close
Charlton Kings
CHELTENHAM
Glos. GL52 6NP
Tel. 

Ms C. Smart,
Case Officer. Built Environment.
PO Box 12 Municipal Offices
The Promenade
CHELTENHAM
GL50 1PP

28th October 2016

Dear Ms Smart

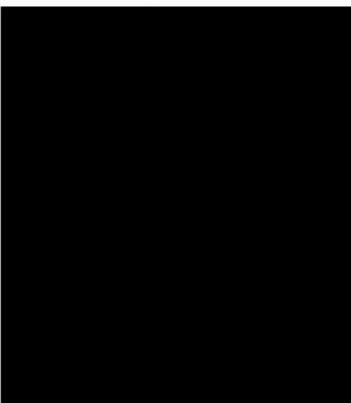
Re: Planning application 16/01789/FUL

I write to object to the above planning application being granted for the "Erection of 4 dwellings" for the following reasons.

In their wisdom the powers that be, decided that the Cotswolds should be given special status. At a **lot of time and energy, not to mention cost**, the Cotswold Area of Outstanding Natural Beauty was created. **The above application is in the Cotswold AONB** and also represents a **Departure from the Cheltenham local plan policy CO2** which states that "**Development which would harm the natural beauty of the landscape within the Cotswold AONB will not be permitted**". They stipulate cladded buildings, giving the appearance of an Industrial landscape, when the Orchards, Ryeworth Rd and Ham Close are all brick built. It is Greenfield agricultural land outside the designated urban area. The Cotswolds in general attract many visitors, The Ham area is no exception with many walkers using it for access to and from the Cotswold Way.

Some people think that rules and regulations are there to be broken. I hope those who make the decision on this application will see it for what it is, and see their way clear to **refusing** the application and thereby maintain the heritage of the Ham area on the lower slopes of the Cotswold escarpment and bolster the work done by the **Cotswold AONB** and the other organisations. **Applications have been made before to build on this site and have been refused, nothing material has changed to alter the situation.** The outcome could undoubtedly have far reaching effects for the area.

Yours sincerely



From: [REDACTED]
Sent: 26 October 2016 11:49
To: Internet - Built Environment
Subject: 16/01789/FUL - Glenfall Way

Dear Sir/Madam,

This land is in the Cotswolds AONB and should be treated as such. I understood that AONB's were granted the same level of protection as National Parks. These areas by their very nature should be protected and not be taken over with urban sprawl.

It seems highly likely that if development is undertaken on the top half of the field, the developers will then wish to press on with the development of the bottom half of the field. The ultimate goal being to push through to Chase Avenue and Detmore Close in one direction and into Ham in the other. There is no doubt in my mind that Strategic Land Partnerships will put in a further planning application for the bottom half of the field as soon as they have planning approval for the top.

These fields also house a vast array of wildlife. There are always Roe & Muntjac deer, foxes, pheasants, owls and perhaps most importantly a family of badgers. What will happen to the badgers if houses are built?

The residents of Charlton Kings wholeheartedly object to this development on protected land.

What is the point of classifying an area AONB if you then allow property development?

Regards

[REDACTED]
3 The Orchards
Glenfall Way
Charlton Kings
Cheltenham
GL52 6BJ

SAVE OUR AONB
3rd November 2016

Chair: Lucy Claridge
2 The Orchards
Glenfall Way
Charlton Kings
Cheltenham
GL52 6BJ

FAO ALL MEMBERS OF THE PLANNING COMMITTEE
CHARLTON KINGS PARISH COUNCIL
CHURCH PIECE
CHARLTON KINGS

Dear Chloe

Proposed erection of four dwellings with landscaping and public open access, at Land On
The South Side of Glenfall Way, Charlton Kings **Ref 16/01789/FUL**

Save Our AONB as a campaign group opposes yet another proposal for residential development on this small area of Cheltenham's precious part of the Cotswolds Area of Outstanding Natural Beauty.

As in 2015, many local residents have indicated that they too are against the development.

We object to the above proposals for the following reasons.

1. THE LAND IS IN THE COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

AONB land is nationally designated and has the highest level of protection from harm to natural beauty. Worse, the Glenfall field lies on the fringe of the AONB which is regarded by the Cotswolds Conservation Board as the type of area most vulnerable to adverse change. The NPPF, the emerging Joint Core Strategy and Cheltenham's Saved Policy CO2 all unite in requiring that proposals for development should conserve and enhance this natural beauty (see below). We contend that Strategic Land Partnerships is in breach of this requirement. (See comment on Design later.)

2. PREVIOUS APPLICATIONS WITHDRAWN OR DISMISSED AT APPEAL ON HARM TO THE AONB

We are slightly at a loss to understand why Strategic Land Partnerships (SLP) believe this application to differ significantly, apart from the number, from their 2015 application 15/00025/OUT for 15 houses (withdrawn just before being recommended for refusal) and their 2008 application for 33/44 houses which was dismissed at Appeal, this dismissal being confirmed in the High Court. (Appeal APP/B/A/08/2067428; Adams v Secretary of State for Communities and Local Government.)

Though SLP say this "previous appeal decision carries very little weight" (D&AS Para. 3.13),

significant to the current application (and, we would have thought, pretty compelling) comments from the 2008 Inspector's decision are as follows:

Paragraph 58: *"I have no doubt that the current proposal would result in significant harm to the AONB through the change in character and appearance that would be the inevitable consequence of residential development of the site, however carefully designed and landscaped . . . In these circumstances I do not consider that the site can be considered suitable for housing. I conclude that the shortfall in housing land supply and the community benefits that would be provided in association with the scheme are of insufficient weight to overcome the significant harm to the character and appearance of the AONB which would flow from the development."*

This statement echoes an Inspector's decision on an earlier similar planning application (T/APF/5223/A/80/O6772/G9) in 1980 even before the 1990 incorporation of the land into the AONB (which also SLP also try to call into question (D&AS Para 3.8)).

SLP contend that planning has changed since 2008, that there is now a presumption in favour of sustainable development, that this is in any case a smaller development (4 as opposed to 15 or 44 / 33 dwellings), that Cheltenham has still got a housing land shortage and so the decision should be approved.

However, on the topic of 'presumption in favour', the National Planning Policy Framework (NPPF) Paragraph 14 limits this automatic approval which SLP expects where *"specific policies in the Framework indicate development should be restricted"* - explanatory Footnote 9 including as an example policies protecting AONBs.

3. AONB POLICIES PROTECTING NATURAL BEAUTY

Reviewing these policies, we note that, though differently-labelled or numbered since 2008 in some cases, AONBs are still the subject of the highest level of protection from harm to their landscape and natural beauty, this confirmed in DCLG Planning Guidance in October 2014.

Indeed, the Countryside and Rights of Way 2000 Act still stands with its requirement under paragraphs 84 and 85 that local authorities should *"have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty"* included in their area – as performed to date in an exemplary fashion by Cheltenham Borough Council and Charlton Kings Parish Council.

The National Planning Policy Framework (NPPF) (replacing most PPS policies) still protects AONBs at the highest level:

NPPF Paragraph 115: *"Great weight should be given to conserving landscape and scenic beauty in . . . Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas . . ."*

Planning for the next 15 years, the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) Submission Version (November 2014) echoes the NPPF with JCS Policy SD8: *The Cotswolds Area of Outstanding Natural Beauty(AONB)*

All development proposals in or adjacent to the Cotswolds will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will require to be consistent with the policies set out in the Cotswolds AONB Management Plan.

Also, significantly, stated in JCS Paragraph 3.2.16: *“It is considered that land within the AONB is not an appropriate location for urban extensions and it is has therefore been excluded from this site selection process.”*

Cheltenham’s latest Local Plan is in preparation, so far only at the Issues and Options consultation stage (to be completed upon the adoption of the JCS). The Glenfall site was listed as CPO29 and was shown with a red coding – ‘not for development’. This coding was supported by a large number of residents who responded to the 2014 consultation.

Saved policies from the earlier 2006 Local Plan, not contrary to the NPPF, are still extant, most importantly Policy CO2 - **“Development which would harm the natural beauty of the landscape within the AONB will not be permitted.”**

So then, it appears that the changes in planning since 2008 should not have in any way reduced the protection which should be accorded to the AONB against landscape harm.

4. **UNCONSULTED AND UNTESTED LANDSCAPE CHARACTER, SENSITIVITY AND CAPACITY ASSESSMENT OF COTSWOLDS AONB WITHIN THE CHELTENHAM BOROUGH ADMINISTRATIVE AREA (RYDER REPORT)**

However, alongside the Issues document, the above landscape report was published, an ‘evidence base’ report which identified parts of Cheltenham’s AONB as having ‘capacity’ for development. The report was commissioned by the Strategic Planners, so far without public consultation or Members’ input as far as we can ascertain. We find it very odd that planners should have accepted its flawed findings (particularly vis a vis Glenfall Way) and then, before it had been tested at Examination in Public, based on their opinion alone, should ostensibly have encouraged development, especially as it had been the subject of two previous Appeals dismissed on harm to natural beauty. We are apprehensive that the report may nevertheless be considered ‘material’ to this planning application. Certainly Strategic Land Partnerships appear to be placing great reliance upon it.

(NOTE: THE LANDSCAPE AND VISUAL IMPACT ASSESSMENT USES THE UNREVISED PRE-APRIL 2016 VERSION OF THE RYDER REPORT)

5. **HARM TO NATURAL BEAUTY**

Whether to permit or not should be simply a matter of establishing whether on balance the proposal will indeed harm the scenic beauty of the AONB, or whether fewer dwellings and a slightly larger strip of retained view (the only substantial changes since the application withdrawn in 2015) will mitigate the harm identified in 2008.

We believe that SLP’s own documentation will show that it does not. We ask you to refer to these three images online in the following application documents -

Harm to natural beauty continued...

From Landscape and Visual Impact Assessment:

4.2 Views from the North: RVP 01 View towards site from Glenfall Way and Ryeworth Road Junction

This shows the so far unspoilt attractive green land stretching to the Cotswolds scarp. The Landscape Report photograph, possibly intentionally, is not the most evocative of pictures. Save Our AONB have pictures recording much better the full natural beauty of this landscape as residents see it from Glenfall Way. On the rural nature of the site, there has been a concerted effort by SLP to convince the reader that the site is urban and that housing to southeast and northwest dominate the character so that additional housing will not be noticed, in fact will be forming a new boundary to the town. For instance, the Landscape Report 3.5.22 states that the site *“is heavily influenced by the residential suburban edge of Charlton Kings”*.

- Note from the image (and from actuality), when looking out over the fence towards the Cotswolds, that there is no sign of this urban character which the developers insist will validate building on this site.

4.4 Views from the South: RVP 07 View towards site from mid-section of FP 20

Looking back to the site from FP 20, if this image were less blurred, it would be plain to see that Cheltenham’s Principal Urban Area is neatly ‘end-stopped’ by The Orchards and that the Glenfall Way field is not part of the town but is instead part of the undeveloped sweep of green land extending north eastwards to Ham.

From Design and Access Statement:

Image at top of Section 4

With the development shown, view RVP 01 out to the Cotswolds is now largely blotted out by four massive warehouse-like structures made even more industrial in appearance by their zinc roofs and cladding and not relating either to the neighbourhood nor to their rural setting.

From Landscape and Visual Impact Assessment: Potential Impact on various views

An assessment of the visual impact of the development from different public viewpoints on for instance the Cotswolds slopes is mostly accurate but tries to play down the effects, downgrading the sensitivity of existing properties to change.

In the case of The Orchards, the properties most likely to be visually affected by the development, for whatever reason no actual viewpoint has been shown nor its effects analysed. We consider this a serious omission. Some information has been bundled into 4.5.9 Table 6 but under RVP 03 Cheltenham Circular Walk. There is an acknowledgement that Nos 1, 2 & 3 The Orchards will be visually affected by the development, No 3 in particular.

We also object to objective assessments being watered down in the developer’s favour, for instance, by trying to persuade us as follows for view RVP 01 from Glenfall Way (see above).

Harm to natural beauty continued...

“Magnitude of Change – Major adverse however not out of character or context with experiences along the road . . . The proposed housing will form a new element . . . but will not be out of character or expectation of the casual observer . . .” It obviously will.

Though mentioning the fact that trees will form better screens in summer when fully in leaf, the report does not mention the fact that trees may be bare for up to six months of the year and the potential for views into the site will be increased.

6. PROPOSED HOUSES NOT APPROPRIATE IN AONB SETTING AND WILL NOT ENHANCE NATURAL BEAUTY

The four sets of application drawings A-P-200- 01 to 04 (Proposed Houses) reveal exactly how little SLP seems to have understood or cared about the sensitivity of AONB locations. They pay lip service to requirements but do not achieve them in practice:

For instance, from the D&AS:

3.17: *“The development is designed to integrate into the landscape”* – Four large prominent buildings clad in Zinc?

4.7 : *“The district contains a rich mix of housing styles and tenures; the proposals here are intended to complement and add to the variety”* – Nothing complementary in designs so at variance with the neighbourhood.

4.13: *“ Furthermore, the actual amount of development is deceptive as it is only a single house presents itself on the main road, the other 3 houses stretch away behind it and so impact less on the public perception”* – This only works if you stand in one position with the properties already in line.

4.26: *“ Whilst the proposals will form a new feature within the view, they will not appear out of character or expectation of the surrounding suburban area”* – Sort of zinc-clad warehouses will surely be an unexpected and uncharacteristic addition to Glenfall Way.

4.30: *“Overall, the proposals have been designed to create a high quality development that respects and positively contributes to the key landscape features of the local character”* – This is nonsense.

See also 4.32, 4.35, 4.38 for more along the same lines.

From ‘Landscape and Visual Assessment’

3.2.13: *“There is no overriding architectural style within the area and materials are typically brick, render and some cladding”* – So that means you use zinc cladding?

3.3.15: *“The small-scale intimate character of the Landscape Character Areas is considered potentially sensitive to any new development. Maintaining the distinctive settlement pattern is considered a key aspect”* – So create a sausage-shaped plot with four large ware-house-like properties not quite in a straight line?

7. DEVELOPMENT CONTRARY TO COTSWOLDS AONB MANAGEMENT PLAN 2013-2018

Whatever their claims, above, SLP appear to have ignored Policy DTP1 Bullets 1 – 3 which state that development should:

- be compatible with the distinctive character of the location as described by the relevant landscape character assessment, strategy and guidelines;
- incorporate designs and landscaping consistent with the above, respecting the local settlement pattern and building style;
- be designed to respect local building styles and materials

Case Officer advice echoing DTP1

The D&AS records two pre-application consultations with planners. The Case Officer twice made the same points:

“A contemporary approach is welcomed on this site, but given the sensitive context this would need to be of a high quality and also pay regard to the local vernacular to ensure any proposal complements the surroundings” and *“A suitably designed scheme in the north west corner would not unacceptably compromise the landscape and scenic beauty . . . a contemporary architectural approach would be welcomed, but given the sensitive context, this would need to be of an appropriate mass and scale and also of high quality and pay regard to the local vernacular to ensure any proposal complements the surroundings.”*

8. RESULT OF PRESENTATION TO GLOUCESTERSHIRE DESIGN PANEL

Save Our AONB finds it perverse then that the advice above was ignored in favour of the Gloucestershire Design Panel’s approval for the designs as submitted:

“ Overall well-conceived, the proposed material palette created an exciting and vibrant design”

“ Aesthetics: good potential to achieve the highest standards in modern architectural design” –

but not for a rural AONB setting.

(We were a little disturbed to find that three of the developers’ consultants - Hunter Page, Luxton Architects and Davies Landscapes - are represented on this panel.)

9. FUTURE OF WHOLE SITE IF PERMISSION IS GIVEN

The ‘red line’ development boundary includes the whole site. The drafting of D&AS ‘Planning Obligation 7.4 ‘Green Infrastructure’ seems imprecise: though committing to keep 1.2ha of land open it does not say for how long.

It would seem eminently possible that, should permission for residential development for the 4 houses be given, the whole site would benefit from the residential qualification. It would be a mere step to apply to develop the whole area later and very difficult to refuse it once even limited residential use had been established.

10. PRECEDENT SHOULD PERMISSION BE GIVEN

Permission for this one site would create an unstoppable precedent for other development in the AONB on the edge of Cheltenham. The inspector in 2008 in Paragraph 59 of his decision also warned of this:

“I do not consider the appeal site and its relationship with the AONB to be unique on the periphery of Cheltenham. While precedent is not a reason for refusal in its own right,

allowing this appeal could only encourage applications on other peripheral site in the AONB and create a great deal of uncertainty as to the value of the AONB designation at the edge of a principal urban area.”

Even in Ham we have mapped numerous sites just waiting for the floodgates to open.

We consider this to be further reason for refusing the application, to protect Cheltenham’s special green setting from urban creep in accordance with Cheltenham Saved Policy CP3 a) and b).

OTHER REASONS FOR REFUSING THIS APPLICATION

1. Unplanned Speculative Open Market Housing

Bullet Point 1 of the NPPF (CORE PLANNING PRINCIPLES) states that planning should ‘be genuinely plan-led, empowering local people to shape their surroundings’, which this application does not.

2. The site is outside Cheltenham’s Principal Urban Area

The site is outside Cheltenham’s Principal Urban Area and so any development would in effect be an unplanned urban extension.

3. A Greenfield site in an AONB designated area should be last to be developed

The land is also the greenest of greenfield sites as witnessed by the total absence of any archaeological evidence. Brownfield sites are once again preferred and encouraged (DCLG Planning Guidance and NPPF Paragraph 111). Cheltenham has opportunities in this respect and all Local Authorities are to prepare a schedule of such land. Otherwise use of lesser quality land is preferred for development (NPPF Paragraph 17) – not development on a designated green field in the AONB.

4. No special circumstances exist

No ‘special circumstances’ exist for permitting this development: a shortfall of housing which SLP rely on to pursue their case is not a reason to encroach on the natural beauty of the AONB, as DCLG Ministers have stated and two Inspectors judged.

In any case, the contribution of just 4 properties to any housing shortfall must be an entirely unacceptable reason for breaching the integrity of Cheltenham’s green fringe.

Nor is there national strategic need for these houses.

Nor does any of the houses qualify for the old PPS7 Paragraph 11 permission for development : they are not isolated as there are four of them, they are not of extraordinary architectural merit and they certainly do not provide ‘significant enhancement’ of their setting nor are they are ‘sensitive to the defining character of the local area’.

5. Amenity of future residents compromised

Recognising that the SLP housing is only proposed for the south west of the site, nevertheless attention should be drawn to the ongoing waste transfer and topsoil business at Stevens Yard at Ham Villa Farm (not mentioned by SLP) meaning a constant

and noisy heavy volume of skips and wagons using the track up to the Yard along the north eastern edge of the site.

We consider that these 'disamenities' run counter to DESIGN REQUIREMENTS , JCS Policy SD5 III, Amenity and Space, requiring avoidance or mitigation of potential disturbances, including visual intrusion, **noise, smell and pollution.**

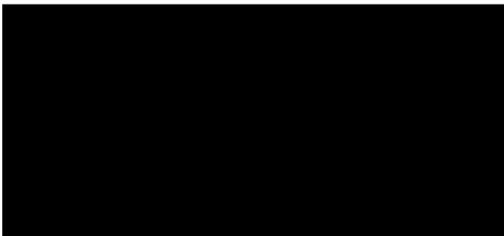
We also would suggest that discerning buyers able to afford large and expensive homes, such as are proposed here, will not voluntarily choose to buy into a site adversely affected by a neighbouring business if another choice is available.

CONCLUSION

For all the reasons given above, we believe that this small part of our AONB should not be sacrificed for the sake of a mere 4 inappropriately-designed unplanned speculative open market houses, an insignificant contribution to Cheltenham's housing need but if implemented leading to an irreparable loss to the Cotswolds AONB's integrity and to Cheltenham's green setting.

We hope that you agree with us and that Cheltenham Borough Council will object to the proposals.

Have we all not got a duty to protect these precious places from speculative development?



From: [REDACTED]
Sent: 28 October 2016 10:19
To: Internet - Built Environment
Subject:

Reference 16/01789/FUL

I strongly OBJECT to this development. This land is the start of THE COTSWOLD AONB and should therefore be protected from development. This development would also bring too many vehicles into this area and certainly would destroy the beautiful area it now is. So definitely NO development please.

Sincerely,

[REDACTED]

9 Hartlebury Way
Charlton Kings
GL52 6YB

-----Original Message-----

From: [REDACTED]

Sent: 28 October 2016 19:27

To: Internet - Built Environment

Subject: Glenfall Way (ref 16/01789/FUL)

Dear Madam/Sir.

I am writing to object to the planning application for four houses on the field off Glenfall Way in Charlton Kings. There are several reasons why I am objecting, but the most important one is that this development is to be built on the Cotswold Area of Outstanding Natural Beauty. To allow the building of these four houses would surely set a precedent and result in this whole field (and then many, many others) being developed.

There is already a high density of housing in the Ryeworth area, with several new houses being built at the moment, and there is simply no need for any more of this size to be built. The local schools are bursting at the seams and any further houses will add to the difficulty in local parents finding school places for their children.

I find it extraordinary that we are once again in the position of having to fight to maintain the natural beauty of Charlton Kings. Any housing built on those fields will certainly spoil a stunning part of our countryside, and for no other reason than the greed of the developer. I urge you to refuse this planning application and any future ones, as I have no doubt that I will receive more letters informing me of plans for further housing on this site.

I have no doubt that the planning department will make the right decision and uphold the sanctity of the AONB.

Yours sincerely,

[REDACTED]
41 Ryeworth Rd
Charlton Kings
[REDACTED]

Sent from my iPad

From: [REDACTED]
Sent: 30 October 2016 10:15
To: Internet - Built Environment
Subject: Planning Reference 16/01789/FUL

Re: Cheltenham Borough Council Planning Application Reference 16/01789/FUL

Please consider this as two persons objecting.

Objection

We wish to object to the above planning application on the following grounds:-

1. This development is proposed to be sited on the Cotswolds Area of Outstanding Natural Beauty (AONB), which should be protected from exploitation by developers. Further, an earlier application all-be-it for a higher number of houses has already been refused, appealed and dismissed on grounds that "...however carefully designed and landscaped ...We do not consider that the site can be considered suitable for housing". (Inspector 2008.) This judgement applies for any houses whether it is 42, 14 or 4 houses, this being the case, how can this application be considered for approval?
2. Permitting this application will inevitably open the floodgates to further ingresses into the AONB by this developer or any persons desirous to develop areas further along Glenfall Way. We fear this only "the first bite of the cherry" and will lead to a domino effect.
3. Although this application is in Full form, once passed, we fear it will be readily amended in any number of ways. It being the nature of developers to revise plans to maximise benefits for their own purposes. An example of this practice exists in a development on the other side of Glenfall Way.
4. Again, we raise concerns over water run-off from non-permeable surfaces that any development will create. Such run-off will inevitably surge into tributaries of the river Chelt adding to the volume of water flowing alongside Hartlebury Way and the lower section of Glenfall Way. Some areas along these roads were subjected to flooding in July 2007, we fear even this small development will make matters worse if such an event were repeated.
5. There are numerous technical/administrative reasons for rejecting this application, which have been made by others more competent in planning matters than us. We endorse their objections.
6. This planning application should be rejected and we would hope that the CBC will make it clear to the developers, once and for all, that CBC will not countenance any further applications to build on this land. This type of persistence is costing the Council money that could be put to better use for citizens of Charlton Kings and Cheltenham.

Yours faithfully

[REDACTED]

3 Hartlebury Way,
Charlton Kings
Cheltenham
GL52 6YB

14 Pembridge Close, Charlton Kings, Cheltenham, GL52 6XY

2 November 2016

Ms Chloe Smart
Planning Officer, Built Environment
Cheltenham Borough Council
PO Box 12, Municipal Offices
The Promenade
Cheltenham
GL50 9SA

Planning Application: 16/01789/FUL

Construction of up to 4 dwellings, on land to the South side of Glenfall Way, Charlton Kings, Cheltenham.

Dear Ms Smart,

We, the residents in this household, are opposed to the granting of outline planning permission for housing development on this site for the following reasons:

1. 50 years ago the Cotswolds was designated a protected landscape as it was made Britain's largest AONB. It is one of the country's finest landscapes and a place to be looked after for future generations. Just because the field in the proposal is the last one in the Cotswolds AONB, next to an urban area does not mean this is a reason for development. We were opposed to housing development on this site in 2007 when a development proposal was made to the Council for this very reason. There has been no change in the policy for the AONB so there is no reason for this proposal to be accepted, a similar proposal having been rejected in 2008, and the decision upheld by the High Court.
2. There is **no** justification for this development as it is a green field agricultural site in the Cotswold Area of Outstanding Natural Beauty. It may be in the jurisdiction of Cheltenham borough but it is part of a larger area to the east designated as a Cotswold AONB. As part of specially designated area of beautiful English countryside it needs to be actively preserved and protected, as stated in a number of statutory planning documents: the National Planning Policy Framework, the submission draft of the Joint Core Strategy Policy and the Saved Policy of the Cheltenham Local Plan. The site has not been allocated for housing in Cheltenham's plans, nor is there a validated report selecting it for development.
3. In the report by Davies Landscape Architects under the heading 'Aesthetic and Perceptual' page 13 para 3.2.14 it is stated 'The aesthetic and perceptual qualities of the site are notably influenced by adjoining suburban development of Charlton Kings to the north and west.' **The applicant assumes that the field under consideration lies within the urban area of Cheltenham whereas it actually is in the protected landscape of the AONB. The photographs of local development further down Glenfall Way towards the London road should therefore not be taken into consideration. Instead the field is part of the ancient village of Ham. The housing in this village is mainly traditional and in the Cotswold style. There are two objections here, one**

is that the style of housing chosen in the plan is not in keeping with the Cotswold area using non-traditional materials ; the second that no housing development should be permitted in this Cotswold green field in the protected area as there is no local reason to do so.

4. Developments in the AONB are to be allowed only for special reasons such as on Brownfield land or to provide buildings needed for work activities. Neither of these are the case; this is just an urban extension. JCS plan (paragraph 3.2.16) states 'land within the AONB is not an appropriate location for urban extensions.'
5. To build on this land would be just an extension of the urban fringe in which case it would no longer be an AONB site. This would be a cause of reducing the size of the AONB and further encroachment would be likely, creeping up into the picturesque ancient village of Ham.
6. The field is not an entity in itself but it is part of a greater whole which provides a country amenity of natural landscape visible to all who use the roads and paths for walking, horse riding, cycling and running. The area would lose part of its open, rural aspect which gives the area its character if this field were to be developed.
7. The fact that there is a need for housing in Cheltenham is **not** a reason for building on this particular piece of land. Charlton Kings village does not support any large industries requiring housing for its workers. In the present day, when it is desirable to provide housing nearer to industry, to save fuel, this is not a logical choice. There are few amenities here and it is several miles away from the motorways for people already commuting. This would therefore not represent sustainable development.
8. **The outline planning permission sought is for 4 homes, large houses to attract wealthy buyers from outside the area, not to serve the local community. This is expensive land owned by a speculator seeking to make returns by building high value properties.** There is no assurance that only 4 homes would be built. The Council should bear in mind that once outline permission should be granted the land could be sold on to a builder who would then seek to alter the plans and seek permission for a larger number of houses. If permission for a small development was granted it would be harder to refuse such a request.
9. There are several environmental issues with the development of this field. The first one is that there are many underground streams the courses of which are probably unknown. If this land were to be built on the water would find another route away from the hill on which it stands. Further down the valley many homes and gardens were flooded in July 2007 causing a great deal of expense and inconvenience to many families, several of them just below the field on Hartlebury Way. More recently, in the winter of 2014, a huge sink hole appeared under the road in Pembridge Close, the sandy soil having been washed away by underground streams swollen by heavy rains. We were in danger of having our cars stranded in the Close by the size and depth of the hole. The houses at the end of Hartlebury Way, adjacent to the field, are in particular danger from underground water changing course as they are considerably lower than the field. At present they are protected by a culvert but it could easily be flooded if there was a built environment above it.
10. The road serving the proposed development would be emerging close to Glenfall Primary School on a corner which becomes congested with traffic at school times and would therefore create danger for children and parents using the school and pre-school. There are also implications for Ryeworth Road which is always one lane wide because of lack of parking for local residents and the junction at Sixways which so often has queues of traffic waiting to proceed.

11. Alongside the proposed site is a track leading to a waste disposal business frequented by heavy skip lorries all day. This represents a further traffic hazard and the effect of fumes from the lorries would not be healthy in the back gardens of any houses backing on to it. We do not know what the levels of pollution are from the site itself but the field affects a buffer of open land between this activity, the school and local residencies. These issues must be addressed in any environmental assessment for this site.
12. **The style of the houses shown on the planning proposal do not fit into the Cotswold style of the AONB. The building materials suggested are not local stone and traditional.** Just look at the next village, Whittington, and see how local Cotswold yellow stone has been used for the recent developments which have taken place on Brownfield sites, or merely extensions to houses. This is what the Cotswold Authority insist on. I hope Cheltenham Borough Council have the same standards.
13. The proposed development would harm the natural beauty of the AONB as it could be seen from the footpaths in the AONB. All the planning policies require that any development in the AONB conserves and enhances the landscape and natural beauty which this proposal does not.
14. As the inspector said in 2008 *'I have no doubt that the current proposal would result in significant harm to the AONB through the change in character and appearance that would be the inevitable consequence of residential development on this site, however carefully designed and landscaped... I do not consider that the site can be considered suitable for housing.'* The same still applies to the present proposal. The development would harm part of the AONB by its presence and would definitely not enhance its natural beauty.

For all these reasons we ask the council to reject the plan.



SAVE OUR AONB
3rd November 2016


2 The Orchards
Glenfall Way
Charlton Kings
Cheltenham
GL52 6BJ


FAO CHLOE SMART
PLANNING
CHELTENHAM BOROUGH COUNCIL
PO BOX 12
MUNICIPAL OFFICES
PROMENADE
CHELTENHAM
GLOS, GL50 1PP

Dear Chloe

**Proposed erection of four dwellings with landscaping and public open access, at Land On
The South Side of Glenfall Way, Charlton Kings** **Ref 16/01789/FUL**

Save Our AONB as a campaign group opposes yet another proposal for residential development on this small area of Cheltenham's precious part of the Cotswolds Area of Outstanding Natural Beauty.

As in 2015, many local residents have indicated that they too are against the development.

We object to the above proposals for the following reasons.

1. THE LAND IS IN THE COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

AONB land is nationally designated and has the highest level of protection from harm to natural beauty. Worse, the Glenfall field lies on the fringe of the AONB which is regarded by the Cotswolds Conservation Board as the type of area most vulnerable to adverse change. The NPPF, the emerging Joint Core Strategy and Cheltenham's Saved Policy CO2 all unite in requiring that proposals for development should conserve and enhance this natural beauty (see below). We contend that Strategic Land Partnerships is in breach of this requirement. (See comment on Design later.)

2. PREVIOUS APPLICATIONS WITHDRAWN OR DISMISSED AT APPEAL ON HARM TO THE AONB

We are slightly at a loss to understand why Strategic Land Partnerships (SLP) believe this application to differ significantly, apart from the number, from their 2015 application 15/00025/OUT for 15 houses (withdrawn just before being recommended for refusal) and their 2008 application for 33/44 houses which was dismissed at Appeal, this dismissal being confirmed in the High Court. (Appeal APP/B/A/08/2067428; Adams v Secretary of State for Communities and Local Government.)

Though SLP say this “previous appeal decision carries very little weight’ (D&AS Para. 3.13),

significant to the current application (and, we would have thought, pretty compelling) comments from the 2008 Inspector’s decision are as follows:

Paragraph 58: *“I have no doubt that the current proposal would result in significant harm to the AONB through the change in character and appearance that would be the inevitable consequence of residential development of the site, however carefully designed and landscaped . . . In these circumstances I do not consider that the site can be considered suitable for housing. I conclude that the shortfall in housing land supply and the community benefits that would be provided in association with the scheme are of insufficient weight to overcome the significant harm to the character and appearance of the AONB which would flow from the development.”*

This statement echoes an Inspector’s decision on an earlier similar planning application (T/APF/5223/A/80/O6772/G9) in 1980 even before the 1990 incorporation of the land into the AONB (which also SLP also try to call into question (D&AS Para 3.8)).

SLP contend that planning has changed since 2008, that there is now a presumption in favour of sustainable development, that this is in any case a smaller development (4 as opposed to 15 or 44 / 33 dwellings), that Cheltenham has still got a housing land shortage and so the decision should be approved.

However, on the topic of ‘presumption in favour’, the National Planning Policy Framework (NPPF) Paragraph 14 limits this automatic approval which SLP expects where *“specific policies in the Framework indicate development should be restricted”* - explanatory Footnote 9 including as an example policies protecting AONBs.

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Reviewing these policies, we note that, though differently-labelled or numbered since 2008 in some cases, AONBs are still the subject of the highest level of protection from harm to their landscape and natural beauty, this confirmed in DCLG Planning Guidance in October 2014.

Indeed, the Countryside and Rights of Way 2000 Act still stands with its requirement under paragraphs 84 and 85 that local authorities should *“have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty”* included in their area – as performed to date in an exemplary fashion by Cheltenham Borough Council and Charlton Kings Parish Council.

The National Planning Policy Framework (NPPF) (replacing most PPS policies) still protects AONBs at the highest level:

NPPF Paragraph 115: *“Great weight should be given to conserving landscape and scenic beauty in . . . Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas . . .”*

Planning for the next 15 years, the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) Submission Version (November 2014) echoes the NPPF with JCS Policy SD8: *The Cotswolds Area of Outstanding Natural Beauty(AONB)* *All development proposals in or adjacent to the Cotswolds will be required to conserve and, where appropriate, enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. Proposals will require to be consistent with the policies set out in the Cotswolds AONB Management Plan.*

Also, significantly, stated in JCS Paragraph 3.2.16: *“It is considered that land within the AONB is not an appropriate location for urban extensions and it is has therefore been excluded from this site selection process.”*

Cheltenham’s latest Local Plan is in preparation, so far only at the Issues and Options consultation stage (to be completed upon the adoption of the JCS). The Glenfall site was listed as CPO29 and was shown with a red coding – ‘not for development’. This coding was supported by a large number of residents who responded to the 2014 consultation.

Saved policies from the earlier 2006 Local Plan, not contrary to the NPPF, are still extant, most importantly Policy CO2 - **“Development which would harm the natural beauty of the landscape within the AONB will not be permitted.”**

So then, it appears that the changes in planning since 2008 should not have in any way reduced the protection which should be accorded to the AONB against landscape harm.

4. **UNCONSULTED AND UNTESTED LANDSCAPE CHARACTER, SENSITIVITY AND CAPACITY ASSESSMENT OF COTSWOLDS AONB WITHIN THE CHELTENHAM BOROUGH ADMINISTRATIVE AREA (RYDER REPORT)**

However, alongside the Issues document, the above landscape report was published, an ‘evidence base’ report which identified parts of Cheltenham’s AONB as having ‘capacity’ for development. The report was commissioned by the Strategic Planners, so far without public consultation or Members’ input as far as we can ascertain. We find it very odd that planners should have accepted its flawed findings (particularly vis a vis Glenfall Way) and then, before it had been tested at Examination in Public, based on their opinion alone, should ostensibly have encouraged development, especially as it had been the subject of two previous Appeals dismissed on harm to natural beauty. We are apprehensive that the report may nevertheless be considered ‘material’ to this planning application. Certainly Strategic Land Partnerships appear to be placing great reliance upon it.

(NOTE: THE LANDSCAPE AND VISUAL IMPACT ASSESSMENT USES THE UNREVISED PRE-APRIL 2016 VERSION OF THE RYDER REPORT)

5. **HARM TO NATURAL BEAUTY**

Whether to permit or not should be simply a matter of establishing whether on balance the proposal will indeed harm the scenic beauty of the AONB, or whether fewer dwellings and a slightly larger strip of retained view (the only substantial changes since the application withdrawn in 2015) will mitigate the harm identified in 2008.

We believe that SLP's own documentation will show that it does not. We ask you to refer to these three images online in the following application documents -

Harm to natural beauty continued...

From Landscape and Visual Impact Assessment:

4.2 Views from the North: RVP 01 View towards site from Glenfall Way and Ryeworth Road Junction

This shows the so far unspoilt attractive green land stretching to the Cotswolds scarp. The Landscape Report photograph, possibly intentionally, is not the most evocative of pictures. Save Our AONB have pictures recording much better the full natural beauty of this landscape as residents see it from Glenfall Way. On the rural nature of the site, there has been a concerted effort by SLP to convince the reader that the site is urban and that housing to southeast and northwest dominate the character so that additional housing will not be noticed, in fact will be forming a new boundary to the town. For instance, the Landscape Report 3.5.22 states that the site *"is heavily influenced by the residential suburban edge of Charlton Kings"*.

- Note from the image (and from actuality), when looking out over the fence towards the Cotswolds, that there is no sign of this urban character which the developers insist will validate building on this site.

4.4 Views from the South: RVP 07 View towards site from mid-section of FP 20

Looking back to the site from FP 20, if this image were less blurred, it would be plain to see that Cheltenham's Principal Urban Area is neatly 'end-stopped' by The Orchards and that the Glenfall Way field is not part of the town but is instead part of the undeveloped sweep of green land extending north eastwards to Ham.

From Design and Access Statement:

Image at top of Section 4

With the development shown, view RVP 01 out to the Cotswolds is now largely blotted out by four massive warehouse-like structures made even more industrial in appearance by their zinc roofs and cladding and not relating either to the neighbourhood nor to their rural setting.

From Landscape and Visual Impact Assessment: Potential Impact on various views

An assessment of the visual impact of the development from different public viewpoints on for instance the Cotswolds slopes is mostly accurate but tries to play down the effects, downgrading the sensitivity of existing properties to change.

In the case of The Orchards, the properties most likely to be visually affected by the development, for whatever reason no actual viewpoint has been shown nor its effects analysed. We consider this a serious omission. Some information has been bundled into 4.5.9 Table 6 but under RVP 03 Cheltenham Circular Walk. There is an acknowledgement that Nos1, 2 & 3 The Orchards will be visually affected by the development, No3 in particular.

We also object to objective assessments being watered down in the developer's favour, for instance, by trying to persuade us as follows for view RPV 01 from Glenfall Way (see above).

Harm to natural beauty continued...

"Magnitude of Change – Major adverse however not out of character or context with experiences along the road . . . The proposed housing will form a new element . . . but will not be out of character or expectation of the casual observer . . ." It obviously will.

Though mentioning the fact that trees will form better screens in summer when fully in leaf, the report does not mention the fact that trees may be bare for up to six months of the year and the potential for views into the site will be increased.

6. PROPOSED HOUSES NOT APPROPRIATE IN AONB SETTING AND WILL NOT ENHANCE NATURAL BEAUTY

The four sets of application drawings A-P-200- 01 to 04 (Proposed Houses) reveal exactly how little SLP seems to have understood or cared about the sensitivity of AONB locations. They pay lip service to requirements but do not achieve them in practice:

For instance, from the D&AS:

3.17: *"The development is designed to integrate into the landscape"* – Four large prominent buildings clad in Zinc?

4.7 : *"The district contains a rich mix of housing styles and tenures; the proposals here are intended to complement and add to the variety"* – Nothing complementary in designs so at variance with the neighbourhood.

4.13: *" Furthermore, the actual amount of development is deceptive as it is only a single house presents itself on the main road, the other 3 houses stretch away behind it and so impact less on the public perception"* – This only works if you stand in one position with the properties already in line.

4.26: *" Whilst the proposals will form a new feature within the view, they will not appear out of character or expectation of the surrounding suburban area"* – Sort of zinc-clad warehouses will surely be an unexpected and uncharacteristic addition to Glenfall Way.

4.30: *"Overall, the proposals have been designed to create a high quality development that respects and positively contributes to the key landscape features of the local character"* – This is nonsense.

See also 4.32, 4.35, 4.38 for more along the same lines.

From 'Landscape and Visual Assessment'

3.2.13: *"There is no overriding architectural style within the area and materials are typically brick, render and some cladding"* – So that means you use zinc cladding?

3.3.15: *"The small-scale intimate character of the Landscape Character Areas is considered potentially sensitive to any new development. Maintaining the distinctive settlement pattern is considered a key aspect"* – So create a sausage-shaped plot with four large ware-house-like properties not quite in a straight line?

7. DEVELOPMENT CONTRARY TO COTSWOLDS AONB MANAGEMENT PLAN 2013-2018

Whatever their claims, above, SLP appear to have ignored Policy DTP1 Bullets 1 – 3 which state that development should:

- be compatible with the distinctive character of the location as described by the relevant landscape character assessment, strategy and guidelines;
- incorporate designs and landscaping consistent with the above, respecting the local settlement pattern and building style;
- be designed to respect local building styles and materials

Case Officer advice echoing DTP1

The D&AS records two pre-application consultations with planners. The Case Officer twice made the same points:

*“A contemporary approach is welcomed on this site, but given the sensitive context this would need to be of a high quality and also **pay regard to the local vernacular to ensure any proposal complements the surroundings**” and “A suitably designed scheme in the north west corner would not unacceptably compromise the landscape and scenic beauty . . . a contemporary architectural approach would be welcomed, but given the sensitive context, this would need to be of an appropriate mass and scale and also of high quality and pay regard to the local vernacular to ensure any proposal complements the surroundings.”*

8. RESULT OF PRESENTATION TO GLOUCESTERSHIRE DESIGN PANEL

Save Our AONB finds it perverse then that the advice above was ignored in favour of the Gloucestershire Design Panel’s approval for the designs as submitted:

“Overall well-conceived, the proposed material palette created an exciting and vibrant design”

“Aesthetics: good potential to achieve the highest standards in modern architectural design” –

but not for a rural AONB setting.

(We were a little disturbed to find that three of the developers’ consultants - Hunter Page, Luxton Architects and Davies Landscapes - are represented on this panel.)

9. FUTURE OF WHOLE SITE IF PERMISSION IS GIVEN

The ‘red line’ development boundary includes the whole site. The drafting of D&AS ‘Planning Obligation 7.4 ‘Green Infrastructure’ seems imprecise: though committing to keep 1.2ha of land open it does not say for how long.

It would seem eminently possible that, should permission for residential development for the 4 houses be given, the whole site would benefit from the residential qualification. It would be a mere step to apply to develop the whole area later and very difficult to refuse it once even limited residential use had been established.

10. PRECEDENT SHOULD PERMISSION BE GIVEN

Permission for this one site would create an unstoppable precedent for other development in the AONB on the edge of Cheltenham. The inspector in 2008 in Paragraph 59 of his decision also warned of this:

"I do not consider the appeal site and its relationship with the AONB to be unique on the periphery of Cheltenham. While precedent is not a reason for refusal in its own right, allowing this appeal could only encourage applications on other peripheral site in the AONB and create a great deal of uncertainty as to the value of the AONB designation at the edge of a principal urban area."

Even in Ham we have mapped numerous sites just waiting for the floodgates to open.

We consider this to be further reason for refusing the application, to protect Cheltenham's special green setting from urban creep in accordance with Cheltenham Saved Policy CP3 a) and b).

OTHER REASONS FOR REFUSING THIS APPLICATION

1. Unplanned Speculative Open Market Housing

Bullet Point 1 of the NPPF (CORE PLANNING PRINCIPLES) states that planning should 'be genuinely plan-led, empowering local people to shape their surroundings', which this application does not.

2. The site is outside Cheltenham's Principal Urban Area

The site is outside Cheltenham's Principal Urban Area and so any development would in effect be an unplanned urban extension.

3. A Greenfield site in an AONB designated area should be last to be developed

The land is also the greenest of greenfield sites as witnessed by the total absence of any archaeological evidence. Brownfield sites are once again preferred and encouraged (DCLG Planning Guidance and NPPF Paragraph 111). Cheltenham has opportunities in this respect and all Local Authorities are to prepare a schedule of such land. Otherwise use of lesser quality land is preferred for development (NPPF Paragraph 17) – not development on a designated green field in the AONB.

4. No special circumstances exist

No 'special circumstances' exist for permitting this development: a shortfall of housing which SLP rely on to pursue their case is not a reason to encroach on the natural beauty of the AONB, as DCLG Ministers have stated and two Inspectors judged.

In any case, the contribution of just 4 properties to any housing shortfall must be an entirely unacceptable reason for breaching the integrity of Cheltenham's green fringe. Nor is there national strategic need for these houses.

Nor does any of the houses qualify for the old PPS7 Paragraph 11 permission for development : they are not isolated as there are four of them, they are not of extraordinary architectural merit and they certainly do not provide 'significant enhancement' of their setting nor are they are 'sensitive to the defining character of the local area'.

5. Amenity of future residents compromised

Recognising that the SLP housing is only proposed for the south west of the site, nevertheless attention should be drawn to the ongoing waste transfer and topsoil business at Stevens Yard at Ham Villa Farm (not mentioned by SLP) meaning a constant and noisy heavy volume of skips and wagons using the track up to the Yard along the north eastern edge of the site.

We consider that these 'disamenities' run counter to DESIGN REQUIREMENTS , JCS Policy SD5 III, Amenity and Space, requiring avoidance or mitigation of potential disturbances, including visual intrusion, **noise, smell and pollution**.

We also would suggest that discerning buyers able to afford large and expensive homes, such as are proposed here, will not voluntarily choose to buy into a site adversely affected by a neighbouring business if another choice is available.

CONCLUSION

For all the reasons given above, we believe that this small part of our AONB should not be sacrificed for the sake of a mere 4 inappropriately-designed unplanned speculative open market houses, an insignificant contribution to Cheltenham's housing need but if implemented leading to an irreparable loss to the Cotswolds AONB's integrity and to Cheltenham's green setting.

We hope that you agree with us and that Cheltenham Borough Council will object to the proposals.

Have we all not got a duty to protect these precious places from speculative development?

Yours faithfully


On behalf of Save Our AONB

From: [REDACTED]
Sent: 25 October 2016 10:33
To: Internet - Built Environment
Subject: ref 16/01789/FUL Glenfall Way AONB new application for 4 houses

I want to have my say because I do not agree building of any amount of houses or other building on AONB land. I fear also if this will be done there will follow more building on a piece of AONB land what I admire every day on my daily run or walk with my family or on my own. It is the nearest bit of nature near where we live and I think it is very important we keep this.

Also I am worried about what will happen to the water situation as we have had many sink holes in Pembridge close which looked very scary and are just covered up. Pembridge close is not far from this AONB land which the proposal of new buildings.

My last point would be that Cheltenham council has the policy to have residents involved in Cheltenham for work etc. I do not think these houses will be for people that would necessary be working in Cheltenham. And probable would need the A40 to go to work in a car. For every house there will be approximately an extra 2 cars and it is already very difficult to get onto the A40 from Glenfall way, especially when the entrance from Glenfall way onto the A40 will be made narrower in due course as per plans of Cheltenham Borough council.

One last point I would like to add which is the beauty aspect. I do not think these houses would be astatically pleasing into this kind of landscape.

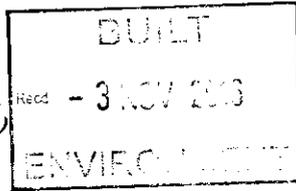
thank you

regards,

[REDACTED]
6, Pembridge close
Cheltenham
GL52 6XY

(1)

Chloe Smart,
Case Officer,
Built Environment,
P.O. Box 12,
Municipal Offices
Promenade, Cheltenham
GL50 1PP



94 Ryeworth Road,
Charlton Kings,
Cheltenham,
Glos.
GL52 6LT

31st October 2016

Ref. 16/01789/FUL

Dear Madam,

I'm writing regarding the planning application for 4 houses on the field at the top of Glenfall Way. This should be rejected for the following reasons.

- a) In planning - Areas of Outstanding Natural Beauty are 'no-go' areas for housing and 2 previous applications have been refused on these grounds, so why should this one be any different when nothing has changed.
- The field is still in the AONB. It is contrary to Cheltenham's Saved Policy CO2: Development which would harm the natural beauty of the landscape within the AONB will not be permitted.

continued overleaf /

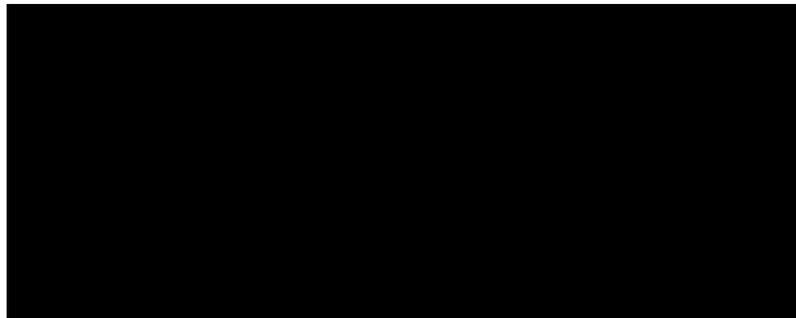
(2)

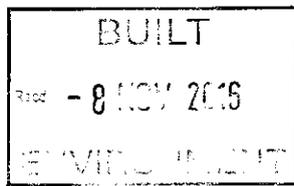
- b) Brownfield sites are supposed to be developed first,
- This is a Greenfield site and should not be considered.
- c) Cheltenham's housing plans have not allocated this site. A report that indicated this site as having capacity for development has not been validated at enquiry.
- d) The design of the houses is totally unsuitable, being incompatible with any of the styles of architecture nearby. It looks like industrial storage units.
- e) The proposed site is too near Glenfall Primary School.

I trust you will consider these points very carefully as this site is obviously unsuitable for this proposed development!

Thank you —

Yours faithfully,





26 Hartlebury Way,
Charlton Kings,
Cheltenham
Gloucs. GL52-64B

5 Nov. 2016

The Case Officer,
Built Environment
P.O. Box 12
Municipal Offices,
Promenade
CHELTENHAM GL50-1PP

Dear Ms. Smart,

CBC planning application # 16/01789/FUL

It is wearisome to have to write yet again concerning a housing application for the field at the top of Glenfall Way beyond Glenfall School.

I enclose for your consideration a copy of a letter sent by me on this matter to the Planning Inspectorate in Bristol in 2008. Other letters have been written re this matter by me and many others both then, now and on other occasions. To grant this application would be a **SERIOUS ERROR OF JUDGEMENT**. In effect, it would render the term Area of Outstanding Natural Beauty (AONB) totally meaningless. It would send to the citizens not only of Charlton Kings, but also of the whole of Cheltenham the following message: Any efforts you may make or any inclinations you may have to protect your environment and to treasure areas which have the potential to uplift you in mind, body or spirit (or all three) are likely to be

totally inconsequential. Why bother? "if one of the very lovely parts of the town — AONB on its eastern extremity reaching out towards the Cotswolds — has been sacrificed on the altar of commerce for the benefit of the few and to the detriment of thousands.

It is a total ~~irrelevancy~~ ^{irrelevancy} ~~irrelevancy~~ that ~~the~~ ^{the} application under consideration is for 4 houses. Do not be seduced by the fact that it is not for 14, 24, 34 or 44. Once permission is given for 4, permission for further development on this site immediately becomes much easier. Do not grant permission for these 4 houses — or even 3 houses, two houses or one house. The only way to protect the beauty of this site, as originally was intended when it was given AONB status, IS TO HAVE NO HOUSES.

WEARY is exactly how the applicant with this plan hopes its opponents shall feel. There is apparently no limit to the number of times one applies. Perhaps it is hoped that, if application is made enough times and with ~~enough~~ sufficient variation, the staunchest opponents might be not just weary, but perhaps either dead or so advanced in years or so declined in health that they will be no longer an obstacle. TO PROTECT OUR HERITAGE BOTH FOR THIS GENERATION AND FOR GENERATIONS TO COME, SAY "NO! NO! NO!"

I am
Yours sincerely,


FROM:

26 Hartlebury Way,
Charlton Kings,
Abertanham

Glouc. GL52-64B

24 April 2008

COPY

The Planning Inspectorate,
Temple Quay House,
BRISTOL BS11-6PN

Dear Sir or Madam,

Planning Inspectorate Ref. APP/B1605/A/08/2067428
NWF

I wish to lodge a firm objection to the proposed development of 44 dwellings on the south side of Aelfall Way, Charlton Kings, Abertanham.

Please note the following points:

- There will be serious incursion into an area of outstanding natural beauty. Not only will there be the removal of a beautiful view on the road to Ham, but — and VERY SERIOUSLY — there is the likelihood that a precedent will be set for the future. Perceptions will be ~~gained~~ put in place that planning permission can be easily gained, irrespective of local considerations — and that the road to the first £1 million is a thoroughly easy one. Not only Charlton Kings, but also

the value of Aeltaham values its nearby area of outstanding natural beauty. To set the precedent to which I have alluded could be very detrimental to the interests of the citizens of this town. The walk up Clerfall Way towards Ham is one that is enjoyed greatly, often by families, and often families who have come from ^{closer} ~~closer~~ to town to enjoy it. Do you really want to begin the process which, if pursued, will lead ultimately to the discouragement of such a healthy and worthwhile activity?

2. The removal of a very considerable amount of land which is highly useful for drainage - in an area in which the River Aelt is rarely far away and in a part of Aeltaham in which there were very considerable flooding problems last summer - could be held to be culpably negligent.

I beg you to reject this application. The company should be given NO HOPE that an "amended" application would have the possibility of succeeding in the future.

I am
Yours faithfully,

Built Environment
Cheltenham
Municipal Offices



Stonecrop,
Ham Road
Charlton Kings
Cheltenham
GL52 6 NG
25.10.16

Ref: 16/01789/FUL.

Dear Sir,

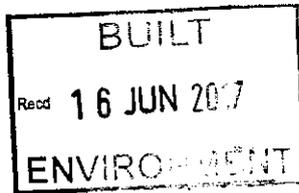
I am writing to protest strongly regarding the proposed building of 4 houses in the field off Glenfall Way. This is an A.D. N.B. which precludes such a development. It is close to Glenfall School & houses will add to the traffic congestion on the narrow lane.

I have lived here since 1964 - at that time there were very few houses between Ham Road & the London Road. I feel that now there are enough houses in the area & the countryside should not be encroached on further.

Four houses are not going to solve the housing shortage particularly as several large developments are being built in & near Cheltenham.

Yours sincerely,





Stonecrop
Ham Road,
Charlton Kings
Cheltenham
GL52 6NG

Tracey Crews
Director of Planning
Cheltenham Borough
Council.
Ref No 16/017 89/Ful.

14.6.17

Dear Sir,

After living in Ham since 1964
I have watched houses being built
from the London Road up to
Ham. I think the encroachment on to
the countryside has gone far
enough.

The proposed 4 dwellings on land
in an A.O. N.B. area should
not be allowed. Why designate
an area ~~as~~ A.O. N.B. - leave our
dwindling countryside alone.

Yours truly



140 Ryeworth Road
Charlton Kings
Cheltenham GL52 6LY

29 October 2016

Ms Chloe Smart
Case Officer (Built Environment)
Planning Department
PO Box 12, Cheltenham Borough Council
Municipal Offices, Promenade
Cheltenham GL50 1PP

Dear Ms Smart,

RE: NEW PLANNING APPLICATION GLENFALL WAY (REF.16/01789/FUL)

I would like to register the strongest possible objection to the application for planning permission to construct four large houses on the field on the south side of Glenfall Way in Charlton Kings, which is adjacent to Glenfall Primary School.

In my view, the above proposal is wholly inappropriate in nature and scale to the area, and also undesirable to local residents and members of the wider community who frequent this area, many of whom are expressing opposition to it. Some of the background to this opposition is rooted in a real love of the area's special (and supposedly protected) qualities, which I will expand on later in this letter. I am sending the letter by email and also delivering a copy to the Municipal Offices.

Some background

Along with other concerned residents and regular visitors to the area, I wrote in 2007 in opposition to the originally proposed scheme of Strategic Land Partnerships (SLP) to build 44 houses, (reduced to 34 for the High Court appeal case). A principal reason for objection was the fact that the field in question is part of the Cotswold Area of Outstanding Natural Beauty (AONB) with national, as well as local recognition. We also made our views felt at SLP's exhibition, at local demonstrations and meetings, and at the council meetings where the original and revised appeal proposals were discussed and finally rejected.

At that time, we made the point that a development of the scale proposed and at that precise location along Glenfall Way – very close to the junction with Ryeworth Road, and adjacent to the primary school – would clearly be out of character with the site proposed for it and its environs, and would not harmonise well with them. In my letter, I drew attention to the following points in connection with this:

1. The proposed site is designated as greenfield and should remain so.
2. The proposed scheme would obstruct the exceptional and currently uninterrupted views of the surrounding hills.
3. The proposed site is part of (Cheltenham's small portion of) the AONB.

Following the rejection of the original proposal, we continued to speak out, act and write in opposition to the subsequent proposal of 34 houses for the appeal, which was ultimately also dismissed.

Proposal in 2015 (15/00025/OUT)

My last letter to you, dated 2 February 2015, is on your records. It was on the subject of the previous application for outline planning permission to develop housing on this field. I explained in the letter that six years after the events I have just described above, I had been dismayed to hear rumours in late summer 2014 of a new proposal – at the time of an emerging Joint Core Strategy (JCS), following the draft consultation of October 2013. We then discovered through Hunter Page Planning that SLP did indeed intend to make a further attempt to obtain planning permission for housing on this site and that the previously proposed schemes had been tweaked to try to address the points on which they were dismissed. They had reduced the number of houses to 16, and produced a design and site layout which they were claiming would allow uninterrupted views of the hills beyond.

In November 2014, we were invited to the exhibition, presented by Hunter Page at nearby Glenfall Primary School. Warning was scant, yet residents and others attended in force. As with the SLP exhibition years previously, I tried to put my misgivings on hold, find out more and listen carefully to what was being proposed.

My letter of 2 February 2015 was to raise my objections to those proposals and explain my grounds for them. They included some points I raised in opposition to the previous SLP proposals, which were still relevant and important to the revised proposal.

Since then, having heard little, I have monitored the council website each month for any developments of that proposal in planning meetings, but it has never appeared on the agendas. I even rang the planning office a couple of times, but no one could give me any further information on progress.

Current

proposal

A notification from Conservative Borough Councillor, Matt Babbage recently informed local residents that the application (ref 15/00025/OUT) had been withdrawn earlier this year and that the developers have now submitted a new application (ref 16/01789/FUL) for four large houses on the same field as the previous proposals (beside Glenfall Primary School), which local Conservatives remain opposed to. Mr Babbage included a map of the proposed site, as well as north and west elevations of 'House 1', located nearest to Glenfall Way.

I would like to raise the following objections to the latest scheme, some of which I raised previously to the preceding schemes as they remain relevant.

Threat to AONB

Since the field concerned falls within the Cotswold AONB, it is totally unsuitable for the currently proposed housing scheme. This viewpoint was endorsed by Cheltenham Borough Council speakers in the planning meeting that turned down SLP's original planning application. As AONBs are nationally designated with the highest level of protection from harm to their natural beauty, the integrity of this AONB should under no circumstances be compromised. In my opinion, four large (actually *very* large) houses clad in zinc and looking not unlike warehouses would do just that.

There are a number of very important reasons why the AONB should continue to be strictly enforced and not subject to piecemeal erosion, for example, the policies for protection in the National Planning Policy Framework (NPPF), and Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

In addition – and importantly – Cheltenham's Borough Council's Saved Policy CO2 states that, "Development which would harm the natural beauty of the landscape within the AONB will not be

permitted". Cheltenham Borough Council refused on landscape grounds not only the 2008 application, but also one submitted in 1980; and both were dismissed on appeal on AONB landscape grounds, despite the Council experiencing housing shortfalls. In 2008, the Inspector said: "I have no doubt that the current proposal would result in significant harm to the AONB through the change of character and appearance that would be the inevitable consequence of residential development on this site, however carefully designed and landscaped... I do not consider that the site can be considered suitable for housing". This decision was upheld by the High Court.

The measures that are in place precisely to provide protection for this valued area require that other, more appropriate, land should be found for such a development. If this proposal is allowed to go through, it would make a mockery of them. I find it difficult to believe that all the derelict land, brownfield land (preferred under Department for Communities and Local Government planning guidance), or more appropriate greenfield options have been exhausted. The currently previously proposed development is speculative, open market housing on greenfield land, when it had once again been agreed that brownfield land should be developed first. The land has not been allocated for housing in Cheltenham's plans and a report which singles out this site as having 'capacity' for development has not been validated at inquiry.

Although the number of houses has reduced in this application from 16 to 4, these are large houses and located on the part of the site nearest to the road, therefore the most visible (of the previously proposed 16 houses). The visual impact of these houses, which are of a design not at all in keeping or to blend in with the surroundings, will be considerable. Indeed, the design and materials are contrary to Cotswolds Conservation Board Policy DTP1, which requires that development should be compatible with the distinctive character of the location and designed to respect local building styles and material.

I believe that this proposal would still significantly impact upon, and be inconsistent with, the aims of the AONB designation. I understand that under the Cheltenham Plan, four sites were classified low to medium risk regarding building development and that 1/3rd of the Glenfall field has been classified thus, with the other 2/3rds classified as high risk. I imagine that is the reason for the current revisions of the previous proposal. As the field is not extensive, I do not understand why there is a differentiation in risk and especially in view of previous comments from the council.

On several occasions at the time of the Joint Core Strategy consultation, I made my views known about protecting this sensitive fringe of the AONB, and I still fervently believe that further development here on the edge of Ham would represent a dangerous precedent and 'nibbling away' of the AONB. If this new scheme were built, it would become harder to oppose future erosion of the AONB – particularly here where, at the start of the Cotswolds AONB, it is clearly most vulnerable – leading in turn to increasing urbanisation of this unique area.

Site and scheme suitability

Given the above, I dispute most strongly the assertion that the site is suitable for housing development. I also dispute the assertions in Hunter Page's 2014 exhibition literature that the impact on the local road network, the ecology and flood risk are myths to be busted, of which more in the next sub-section.

The land is outside Cheltenham Borough Council's Principal Urban Area and has not been allocated for housing, either under the Council's old (Local Plan Policy CO2) or under the Joint Core Strategy, which has stated previously that the AONB is inappropriate for urban extensions. Furthermore, this is not brownfield land (preferred under DCLG planning guidance), but rather greenfield/agricultural land.

As the whole field is included within the 'red line' development area in the application, the wording is not precise enough to confirm that in the long term no further built development is envisaged.

The legitimate fear is that, should residential permission be granted for the houses on this part of the field, the rest of the site might be open to a revised application for more and this would be made easier by this precedent. In short, I am worried that there would not be any guarantee that what is proposed will not change further down the line.

And what of the adjustments made under the previous application to protect the view **to** the hills? Despite the reduction in the number of houses and adjustments made again to try to ensure permission is granted, I believe the large suburban houses proposed – of a design that does not appear to be well integrated into the landscape – cannot fail to impact on the current view residents and visitors enjoy of a fine segment of the Cotswold scarp. They will be particularly evident when approaching uphill to the junction of Ryeworth Road with Glenfall Way, roughly opposite the proposed site entrance. I certainly do not agree that the scheme preserves the openness claimed and believe instead that the view would be significantly spoiled, causing harm to the natural beauty the AONB was designated to protect and risking further incursions into this unique Cheltenham setting. Therefore, this latest revision to the housing design and application for planning permission remains inappropriate.

Another key point, which perhaps unsurprisingly was not referred to in Hunter Page's Design and Access Statement circulated at their second and last local area exhibition in 2014, is that there will be views of the development **from** many public points on the Cotswold escarpment (not least in winter after leaf fall), which attracts considerable numbers of locals and tourists all year round.

Practical concerns

The material impact on roads, traffic and road safety must also be considered. This was summarily dismissed as not of concern at the exhibition, both in the developers' literature and in their verbal responses to concerns put to them at the exhibition they held. My own road has managed to hang on to its varied character and quality as a place to live despite the increasing and long-term pressures of parking, traffic flow and road surfacing problems, as well as the building of infill housing in very cramped conditions. But I fear that, despite the smaller number of houses the developers now propose, the knock-on effect of the additional traffic and parking that this scheme would bring would still put unacceptable strains on Glenfall Way and Ryeworth Road.

In addition, there would be an adverse impact on pedestrian and driver safety on an increasingly busy road near the school. I live a stone's throw from the already busy Ryeworth Road/Glenfall Way T-junction and the prospect of further congestion/queuing there and further on at junctions with the A40 (which are ill-equipped to cope with further volumes of traffic) is frankly concerning.

The local water course (Ham Brook) would also be affected, as it would have to pick up the run-off from the hard surfaces of this scheme. This water course is already under pressure in times of storm surge and any flood risk assessment, which I understand would have to be considered for this planning application, would need to incorporate necessary amelioration measures on this site.

Local character

One of my main reasons for moving to my house, close to the field in question, was the matchless view from the top of my road across to the Cotswold hills, with a continuation further along Glenfall Way to Ham Court and beyond to Ham Hill. This is one of the increasingly few areas of Cheltenham that reflect the real character of the area, in the 'foothills' of the Cotswold scarp on the approach to the nationally recognised Cotswold Way and its 'jewel in the crown' and highest point on Cleeve Hill.

Apart from the views, this remarkably rural corner manages to retain something of the Charlton Kings village feel and historic character, while still allowing accessibility to the town. This rare combination has long attracted residents and visitors to the area, and that currently uncluttered part of Glenfall Way is an oasis of calm, providing recreation and relaxation opportunities on the

edge of the busy town and residential roads nearby.

We residents treasure living in this beautiful corner on the fringe of Cheltenham, but now wonder if, once again, we are living on borrowed time. It is far from being all about us though — the area's high visual and amenity value makes it a destination for the wider community too, who enjoy relaxing walks along Glenfall Way, often en route to Ham Green, Ham Hill, Mill Lane and Aggs Hill for family outings, strolls, hikes, cycle rides, jogs, dog walking etc with, at present, unobstructed views to the hills beyond.

If the Exeter-based developers' scheme is permitted, it could open up the floodgates to the development of other fields in Ham, and then in other AONBs.

Local and political support

In 2015, the then MP Martin Horwood and Liberal Democrat Councillors, along with Conservative Councillors Paul McClain, Andy Wall, Matt Babbage and prospective Conservative MP Alex Chalk, made it known in letters to local residents that they, too, vigorously opposed the previous application. After all, what on earth is the point of the AONB designation, if it has no teeth whatsoever? The AONB should receive the highest level of protection from development, now as previously, when the earlier proposals were rejected by Cheltenham Borough Council precisely on this point.

The recent notification from Matt Babbage says that Conservative councillors remain committed to opposing development on this site and therefore this new application. As the notification says, the land is the start of the Cotswolds AONB and 'The AONB should have the highest level of protection from development, alongside that for a National Park, and this was the primary reason behind previous schemes being rejected and withdrawn'.

And now, as previously, we who oppose the new scheme are far from complacent. I took heart from a strong showing of interest and residents' opposition to this scheme at the 2014 exhibition and since then, once again, an active residents' campaign has been raising awareness, including by social media (e.g. www.facebook.com/saveglenfallaonb) of all that has led up to the current proposal and any new developments, and to garner opinion with the hope of showing sensible, well reasoned and robust opposition to the scheme. It clearly also reflects our deep-rooted love of the field, its view and its environs.

AONB grab for profit

Quite apart from the siting and scheme themselves, I do continue to have some misgivings about the intentions of those proposing it, both from their (scant) communication with residents and my earlier discussions at the previous broad brush 'consultation' that Hunter Page hosted in 2014, which seemed so hastily put together. As I said, I tried to approach it with an open mind, find out the developers' intentions and judge their proposal on merit. I discussed the amended designs, layout and rationale with the representatives to inform myself as much as possible, and tried to nail down details with practical and targeted questions. I then provided written as well as verbal feedback to them.

As I noted in my previous letter, I never received any feedback on the considered comments I made on the 2014 exhibition forms and am not aware of any attempts to offer practical solutions or address the reactions they invited the public to express at that time. It is sadly ironic that at that time, they said that they aimed to consult residents and other visitors to find out if more meaningful adjustments might be required.

The total lack of communication with the public by the developers on this new proposal, which seems to have abruptly emerged out of the silence following the previous scheme and its withdrawal, gives me little confidence in them. It seems to reflect an even worse disregard than before for the impact on those who live in and enjoy the AONB here. In addition, my regular but

fruitless monitoring of planning meetings and attempts to discover what was happening have proved doubly frustrating. We are now in fear of being presented with a 'fait accompli' and with very little time indeed to register objections. If such little attempt has been made to communicate with residents, it does not bode well for their level of commitment and responsibility should they get the go-ahead.

While their scheme may have been progressively and strategically honed to show that boxes are ticked to fit the requirements on local authorities for housing provision and policy, and while these requirements are pressing and laudable, this latest proposal is only valid if genuine, in-depth consideration is also being given to whether their housing scheme is compatible with the proposed environment and the practical consequences of it being built. There may be lip service paid to provisions and credentials such as sustainability, but given the size of the houses, I doubt they will tick the affordable housing box.

Reducing the number of houses has clearly come with an attempt to maximise profit on each one. Smaller in number they may be, but their size and the materials used will make them be highly visible from the public thoroughfare and stand out from/dominate the landscape. Also, they are clearly not of an appropriate type or scale to meet the stated aims of helping supply local housing stock needs and, in any event, as Ministers have stated and two previous Inspectors have judged, a shortfall of housing is not a good enough reason to encroach on the AONB.

Despite the adjustments the developers are proposing to make to the rejected schemes, I therefore believe the above points demonstrate that this latest scheme also is totally inappropriate for this site and environment, and that it is flawed in concept and intent.

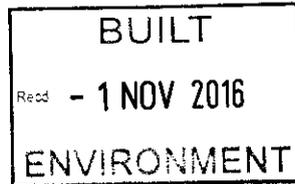
I appreciate your consideration of my points and my warning that this would be the thin end of the wedge. If the green lung along that part of Glenfall Way were lost, with all its current community and wider benefits, and its protection as part of the AONB, it will be gone for ever and things are very unlikely to stop there. Four large houses that are only within the purchasing power of a few and of a design and scale highly insensitive to the local context and wholly inappropriate to helping local housing shortages would benefit only the developers in terms of profit. That gain would be totally disproportionate to the irreversible damage caused to the edge of an AONB which is needed and highly prized by many. This damage will perpetuate too, by creating a very dangerous precedent.

I hope that you will take these points on board and urge you most strongly to turn down this current 'Glenfall Way' planning application.

Yours sincerely

A solid black rectangular redaction box covering the signature area.

ANOB



1, Briarbank Rise
Charlton Kings

Dear Madam

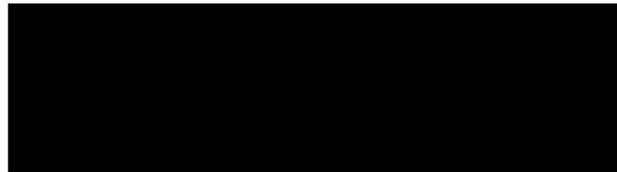
Re: The Strawberry Field, Glenfall Way.

We seem to be plagued with people who wish to spoil our countryside and once again must fight our corner.

Having been a resident here for over 30 years it is sad that in this world there are people who want to take it away. Please do not let them.

As an after thought - who designs these monsters!!

Yours



Re P
16/01/789/FUL

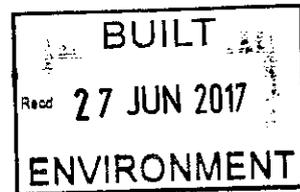
1, Briarbank Rise
Charlton Kings
Cheltenham.

Dear Sir

Further to this "ongoing" saga of
development of field (4000sq) beside Glenhall
School - I would once again strongly
be against any form of development.

Yours faithfully

[Redacted Signature]



Planning Application

16/01789/FUL

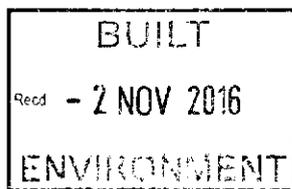
8 Briarbank Rise
Charlton Kings
Cuckenhaw
GL52 6XR
31.10.16

Dear Ms Smart,
I am writing to object to this planning application to build four large houses on the Cotswold AONB.

I live opposite the field where the developers are proposing to build these houses and feel that if the development were allowed then this would set a precedent and more of the AONB would then be vulnerable to development.

Ministers have repeatedly stated that no special circumstances exist for permitting this development and I think that the planning application should be refused.

Yours sincerely



From: [REDACTED]
Sent: 25 October 2016 15:06
To: Internet - Built Environment
Subject: 16/01789/FUL Land On The South Side Of Glenfall Way Charlton Kings Cheltenham Gloucestershire.

Planning Application no: 16/01789/FUL

Proposed erection of four dwellings with landscaping and public open space. Land On The South Side Of Glenfall Way Charlton Kings Cheltenham Gloucestershire.

We are seriously concerned with this application and object to it on a number of grounds:

1. The proposed development intrudes into an area of land that has been accepted as an area that should be preserved from intrusion by development, being within the Cotswold Area of Outstanding Natural Beauty.

The purpose and intent of such designation being to preserve the area from development.

The application therefore immediately conflicts with the designation reached after consultation with the community.

2. Should the application be granted, which we seriously consider should not be so, the photomontages of the proposed buildings, with the application, indicate prominent dwellings out of sympathy with the location, as all too apparent from the photomontages submitted with the applicant's application.
3. The current application does not appear to be for meeting a housing need, as it is for four large dwellings, out of sympathy to the location, at the expense of intrusion into the Cotswold Area of Outstanding Natural Beauty.

We trust the application will be refused.

Yours truly,

[REDACTED]

6, Sandhurst Place,

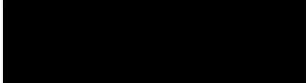
London Road,

Charlton Kings,

Cheltenham.

GL52 6YN

Hamfield House
Ham Road
Charlton Kings
Cheltenham, GL52 6NG


18 June 2017

Martin Chandler,
Built Environment,
Cheltenham Borough Council,
P O Box 12, Municipal Offices,
Promenade, Cheltenham, GL50 1PP.

Dear Mr Chandler,

Planning Application 16/01789/FUL : Proposed erection of four dwellings on Land on the South Side of Glenfall Way, Charlton Kings

Further to my letters of objection of 7 November 2016 and 30 January 2017, I am responding to the applicant's latest revised plans for this proposed development. I still object to this application.

The revised plans contain changes to the layout and design of the houses and specify the materials to be used. As pointed out in my initial response, these aspects are peripheral to the main issue, the proposed change of use of the land in question. All the points made in my earlier letter remain valid.

My principal objection to this application is that it proposes development of a greenfield site outside the Cheltenham urban area but within the Cotswolds AONB. This would not only be contrary to the NPPF but it would cause significant harm to a valued and protected landscape.

I would add that, quite apart from the damage that would be caused by any development of this site, the designs put forward in these latest plans are just as bad as those previously submitted. The materials and designs put forward bear no relation to those already used for building in the locality. The houses would thus in no way be sympathetic to this very sensitive location.

The Borough Council should still have no hesitation in refusing this application.

Yours sincerely

