

APPLICATION NO: 17/00710/OUT		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 16th August 2017		DATE OF EXPIRY : 15th November 2017	
WARD: Battledown		PARISH: CHARLK	
APPLICANT:	William Morrison (Cheltenham) Limited		
LOCATION:	Land Adjacent To Oakhurst Rise, Cheltenham		
PROPOSAL:	Outline application for residential development of 90 dwellings including access, layout and scale, with all other matters reserved for future consideration		

REPRESENTATIONS

Number of contributors	316
Number of objections	309
Number of representations	5
Number of supporting	1

Tor
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 30th August 2017

I am a neighbour to the property, I object on the basis that the proposal shows two houses on my border both of which will directly overlook my house and garden due to the raised elevation, therefore I will have no privacy and will reduce the light coming into my garden, the field is also a hive of activity from a wildlife perspective with the badger set, a family of deer, butterfly, etc,

Also having looked at the access to the site it's crazy to try and get that much traffic down oakfield rise

I am also concerned about the loss of protected trees and the increased risk of flooding to my property

14 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 1st September 2017

We wish to register our strong objection to this application.

We feel the access available to the site is grossly inadequate to support the significant volume of road traffic that would be generated by so many houses in such a location. Beyond the immediate site access issues, the existing traffic issues on the busy London Road junctions would be exacerbated.

We are concerned about the increased run-off and flood risks for neighbouring areas likely to result from such extensive loss of vegetation and permeable surface area. Our locality is already prone to flash flooding; increased run-off down the hill will not improve this.

The loss of valuable habitat for wildlife is a further concern, both in conservation terms and for residential amenity - the very regular presence of deer and owls, in particular, on the site provides a real contribution to the well-being of my family and neighbours.

We do not believe the local social infrastructure (schools and doctors in particular) have anywhere near the capacity to absorb this significant additional demand. In addition the site provides valuable community space, for cross county running and fireworks, that would be lost and not easily substituted.

In summary, we do not believe the proposal is remotely appropriate or in accordance with a number of aspects of local planning policy.

Arden House
232 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6HW

Comments: 4th September 2017

Object - keep the green, let it be used for all the things London doesn't have and keep Cheltenham the lovely place it is.

The flood warnings haven't changed either.

46 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RH

Comments: 1st September 2017

We object strongly to the proposed development near Oakhurst Rise. Our main objection is principally related to the much increased traffic this will create in our road, Haywards Rd and the entire Ewens Farm estate. We are already concerned at the much increased volume of traffic in our road as people use it as a rat run to avoid Hales Rd and the traffic lights on London Rd. This includes many large vehicles who have no regard for safety and certainly do not abide by the supposed 20mph speed limit. One such driver ran over and killed our cat recently and didn't stop. I often have to take a leap of faith to reverse out of my drive in the morning with my young daughter in the car due to the speed of this traffic particularly between 7.30 and 10am and then again between 5 and 7pm. I am too worried about my daughter's safety when walking to her primary school which is Holy Apostles school accessed via the lane by QE2 park at the top of Haywards Rd, to allow her to walk alone despite her really needing to prepare for walking to secondary school next September. This is because the junction with the Ewens Farm estate is already too dangerous with cars coming too fast round the corner from the industrial estate and failing to indicate. This situation will severely worsen if this application goes ahead. Having read the traffic survey conducted in December I fail to equate the summary with the reality. Challenge Motor company on the industrial estate at the top of Haywards Rd have already endangered lives and increased the likelihood of accidents as many of their customers park opposite the Ewens Farm junction and all over the road blocking visibility to drivers, pedestrians and cyclists alike. How is this development going to improve that? It will only make it much worse. Traffic and safety should be a fundamental priority in an estate with many small children and elderly residents alike.

85 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RG

Comments: 29th August 2017

I find it ludicrous that the biodiversity report makes no mention of the badgers and other protected species in this area. Ludicrous but not surprising when it feels like our green spaces are constantly under threat and this report serves the developers very well. Aside from the disastrous consequences to the wildlife, I too am extremely concerned about the extra traffic this will create as well as flood risk to an already flood vulnerable area. I sincerely hope the council take serious account of these risks and reject these plans.

3 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JE

Comments: 1st September 2017

We wish to make a formal complaint against the outline planning request as per this Reference.

1. We are very concerned about the extra volume of traffic in the immediate area of Beaufort Road and Charlton Court Road once the 100 properties are occupied.
2. The local schools are already over-subscribed as is Sixways Doctors surgery.
3. The easement proposed will increase the flow of water directly into the storm drains that feed into my garden and the stream that runs through it which flooded to a depth of 16 feet in 2007!

At the moment excess water flows down the slope towards the bottom of St Edwards School.

10 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JT

Comments: 6th March 2018

I would like to object to this planning application, I am concerned about access to the new development. The additional traffic will also cause more congestion and could be dangerous for children walking in this area. I am also concerned that there is not enough school places and local facilities to support the number of new residents. I am also worried about what will happen to the wife life and tress in this area. I am also concerned about the drainage from the extra houses/ flats.

Currently the area is a nice quiet area and this development would make it into a route leading to lots of extra traffic. It would also mean an increased strain on the local schools which do not have enough places for local children as it is. Also more patients for the drs which also never has appointments for its current patients. This would be a very negative thing if planning were to be granted. I strongly object and ask that the right thing is done for the local area on this occasion.

Comments: 31st August 2017

I strongly object to this planning application for the reasons below:

1) It will have a severe negative impact on traffic in an area that is already very busy and often dangerous for pedestrians and cyclists. This is a residential area with children living locally and I fear that it will cause increased risk of a child being knocked down

2) There would be more strain and demand on the local schools which are already over stretched and too full to offer spaces to local children. The doctor surgery is also already full to capacity so much so that local people are unable to register

3) There would be an increased risk of flooding in an area that is already at risk of flooding. Several houses in the nearby streets have already been the victim of flood damage unfortunately. If the development went ahead this is likely to happen again

4) The loss of the greenfield space - meadows, hedgerows and protected trees. This would be detrimental to the local environment particularly putting several protected species at risk including bats and birds

My reasons for the objection are in no particular order. They are all valid reasons why this planning application would be detrimental to the local community and environment and should be refused.

Many Thanks

13 Brookvale
Charlton Kings
Cheltenham
GL52 6JD

Comments: 29th August 2017

Comment originally submitted 08.03.2017

We wish to register our complete opposition to the disastrous plan to build houses on land off Oakhurst Rise.

The complete lack of ingress and egress to this site along with the devastating impact on the native flora and fauna makes the whole concept ridiculous.

We trust the Council will give the proposal short shrift.

Comments: 29th August 2017

Re. the above I wish once again to raise my objection to the above proposal for the same reasons originally given.

10 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 2nd September 2017

I strongly object to this proposal.

It would be clear to anyone who visited the Green Field site in question, that it would be ludicrous to develop it into a whole new housing estate, with the vehicular demands of today.

The only access to the site, for construction traffic, removals lorries, delivery trucks and domestic vehicles for 100 homes (approx. 200 cars??) would cause unprecedented damage to the surrounding infrastructure and natural environment. And of course, they would all adhere to the 20mph speed limit and the 7.5-ton weight restriction on the Ewen's Farm estate roads, wouldn't they???

Oakhurst Rise is a quiet Cul-de-Sac with two sharp bends and two steep gradients. Even having lived here almost 30 years, I still struggle to walk home from Sixways, particularly if I have a bag of grocery shopping - it's just not "walking-friendly". I have NEVER managed to cycle up the road - it's even less "cycle-friendly". As a result, driving is the only option, although this is already made dangerous by the T-junction with Ewens Road/Beaufort Road, as several vehicles park in Oakhurst Rise, next to the junction, so that access to Oakhurst Rise is blind from the Ewen's Road approach and when approaching the T-junction from Oakhurst Rise, you must be on the wrong side of the road, to avoid the parked cars, so run the risk of collision from cars turning into Oakhurst Rise from Ewen's Road.

All of this will only get much, much worse, if there are an additional 100-200 domestic vehicles using the junction as access all day, every day.

Local amenities are already struggling to provide adequate levels of service to the existing community - with a new development of 100 houses to deal with, they will surely reach breaking point and then we will all suffer.

This development will change the entire nature of the area and reduce what is currently a "green and pleasant land" in this beautiful town of Cheltenham Spa in which I have lived all my life, to another sprawling urban housing estate.

So, my objections are :

- Oakhurst Rise is not suitable for access
- Significantly raised levels of vehicles using the existing Ewens Farm estate, which is already a rat-run to avoid the Holy Apostles traffic lights
- Changing the entire nature of the area, including flora and fauna, local environment and urbanisation

38 Bournside Road
Cheltenham
Gloucestershire
GL51 3AH

Comments: 3rd September 2017

1. The loss of green space in an area that is surrounded by busy and therefore polluting roads. Space like this is needed in built up areas to counteract the effects of air pollution yet a development of 100 properties could add 200 cars to the road at school run/commuting time of 8am. This is particularly concerning as there are two schools (Holy Apostles and St Edwards) in very close proximity. Pupils walking to school will suffer from significantly decreased air quality. As will those with health conditions. "Urgent Government action is needed to stop up to 50,000 people a year dying early from air pollution-related illnesses," says the Environment, Food and Rural Affairs Committee, in its report on Air quality.

2. The impact on traffic - jams getting onto the A40 are pretty common - this is going to make it significantly worse.

3. The trees and wildlife all need protection and should be safeguarded. As should the landscape of Cheltenham when looking from Leckhampton.

4. This is unnecessary, there is plenty of brownfield sites that can be developed or if you are unable to find enough of those then the greenbelt between Cheltenham and Gloucester and Tewkesbury would be a better bet as at least there are decent roads. If you are going to allow further development on this side of Cheltenham the road to Oxford and a ringroad around the town to Gloucester/Tewkesbury is essential.

5. Balcarras school is already over-subscribed as are all of the primary schools in the area. The children from this development will need to go somewhere which will have a knock on impact on selection of a local school for everyone in the area and therefore necessitate more travel by car to school and cause problems for working parents. Large housing developments should be in the areas where schools have capacity/can expand or schools are scheduled to be built e.g. near All Saints or the possible new secondary school for Cheltenham.

Comments: 27th February 2018

1. Air pollution - not only filling in few bits of green space when all research suggests that this isn't done but also the fact that the road infrastructure cannot cope. I would imagine at least 100 cars if not 200 will leave the estate between 8am and 8.30 - not 24. There are no school places within walking distance - particularly primary so parents will drive. It is unlikely that many places of work are within walking distance. To compare to developments near gallagher retail park is ridiculous. Gallagher retail park is on a dual carriageway, that leads to the M5, has easy access to Gloucester and there is minimal housing around the busy junction - unlike hailes road.

There is no way that even a fit person could walk to the shops in 9 minutes. This has been timed by an athlete and it took around 14 minutes.

It is unsafe - the clay soil will lead to the same situation as near St James Primary where the bank needs to be reinforced to stop houses sliding into haltherly brook.

There are numerous reasons for the site to be protected that have already been covered by others.

25 Hillview Lane
Twynning
GL20 6JW

Comments: 4th September 2017

I object to the development on several ground. Firstly, the traffic congestion brought by the additional housing will be huge. Congestion around Charlton Kings is already very bad. Additionally, access to the development is completely inadequate.

Secondly, this is an area of natural beauty. Habitat loss will have a detrimental impact on wildlife.

Thirdly, the site acts as a 'sponge' to soak up rainfall. More housing will increase the risk of flash floods.

Greenacre
Stanley Road
Cheltenham
Gloucestershire
GL52 6QD

Comments: 4th September 2017

I am objecting to the proposed development due to several reasons:

- the current site is an organic meadow with ancient hedgerows and protected trees. building on this will result in loss of greenfield and risk destroying habitats of bats, newts, slow worms, adders and lots of birds.
- the development will also result in loss of permeable green fields and the paving and concrete will mean increased rainwater run off into drains and sewers and risk overloading the system with severe consequences. there have been issues with flash floods in battledown before and this will only make things worse. the developers do not have a satisfactory solution to this run off problem
- I am very concerned about the amount of extra traffic that will be generated in the area. We already struggle with traffic jams at busy times of day, and this will make things worse. Also extra noise and light pollution, in what is currently a peaceful area to live.
- as well as extra traffic, the extra people- adults and children will result in pressures on the local GP practice and schools.
- I really hope that you can see that there is nothing positive about this development, and many of us are worried about the threat it poses on what is currently a pleasant place to live.

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

Comments: 5th September 2017

I lived at the top end of Oakhurst Rise for 14 years. This is a small cul de sac, which is accessed through the one way system of Ewens Farm (from London Road). It is a nightmare to circumnavigate Ewens Farm now due to this one way system and the amount of cars parked on the road (Oak Avenue in particular).

I find it astonishing that a further 100 households are expected to use this route and Oakhurst Rise. Oakhurst Rise is not an acceptable entry point by any stretch of the imagination.

Oakhurst Rise is a very steep road.

Oakhurst Rise is not wide enough to accommodate the number of additional traffic.

In winter when the Rise becomes icy and snowy it is the residents who have to grit the road for access. The council has never gritted this road. At times when I lived there the Rise was inaccessible and residents had to park their cars at the bottom of the hill.

33 Brookway Road
 Charlton Kings
 Cheltenham
 GL53 8HF

Comments: 1st September 2017

Letter attached.

Overdale House
Ashley Road
Cheltenham
Gloucestershire
GL52 6NU

Comments: 6th September 2017

Thank you for your letter of the 22nd August regarding the outline application referenced above. After due consideration and reviewing existing public comments on the Council website I would offer the following:

- The land is currently owned by the Trustee's of the Carmelite Charitable Trust (CCT) and leased to St Edwards School and used by the Senior, Junior and Prep Units.
- The CCT is registered for such charitable purposes as shall advance the religious and other charitable work for the time being carried on by or under the direction or with the support of the Carmelite Order in England and Wales or elsewhere as the Trustees with the approval of the Provincial shall from time to time think fit and if at any time the Carmelite Order shall cease to exist or shall cease to carry on religious or other charitable work then for such other lawful charitable purposes connected with the advancement of the Roman Catholic religion as the Trustees shall determine.
- Therefore developing or selling this school land for the construction of non religious property may conflict with the Charitable status and if so, the CBC may be complicit in CCT's breaking its status.
- My own sons attended the then Whitefriars School which was run and housed the local Carmelite Order. The ground under consideration for development was regularly used for cross country and also for the ecology studies of plant and animal life. The land is still used on a regular basis by other public and state schools for County meetings.
- If this Greenfield development takes place this number of houses will be at the highest level above sea level since Battledown Estate was founded in 1859 and cause another blight on the otherwise green space viewed from the surrounding escarpments above the town.
- The current route proposed is via Oakhurst Rise and even if the development seeks a second entry/exist via Charlton Court Road, some additional 250 vehicles will be seeking a route through the one way Ewans Farm complex with its traffic calming and on road car parking. Entry or exit via any new or existing route onto the private roads of Battledown Estate will be denied by the Trustee's. Rerouting public transport onto the new estate will not improve the situation. The nearest Junior School is in Battledown Approach which cannot be easily accessed.
- It is already difficult to gain an appointment at the Sixways Health Centre, an additional 300-500 will stretch the Surgery even further.
- Drainage off the hill is a major issue which will be compounded by several hectares of concrete and tarmac. In the 2007 downfall the head of water coming off Battledown was such that manhole covers 'blew out' half way up Ashley Road as the water built up in the Sixways area.
- As listed by others who have made comment on the application, there are many other aspects where this development would conflict with National, County and town planning statements.

I therefore object to this development as it brings no value to Cheltenham's ambiance.

Comments: 14th May 2018

Comments previously made concerning the original application stand. In addition we would like to highlight that in the last six months HMG has made specific recommendations that School recreational facilities should not be used as common building land. Additionally the Department of the Environment has recommended that 'green transit pathways' should be created to allow wild-life passage. The fields have been fallow for many years and since 1947 the hay has been cut once per year and Whitefriars and now St Edwards have used the land for cross-country and nature studies.

The proposal is for up to 40% social housing, the residents of these units are likely to have young families - I do not see any specific recreational areas or 'village greens' which would allow children to play outside of the street.

Cheltenham is proud to be a 'green town' with public gardens and wide residential street lines with mature trees. This site is visible across a wide area, indeed at 300' above sea level it would be the only such dense housing area at that height within the Borough. Individual houses are at that level around the escarpment edges but tend to blend in with green surrounding areas and trees. This 'raw' dense proposed complex would be an eyesore above a historic Regency town.

The traffic coming and going to the estate has to enter the site via a narrow and steep hill servicing some small bungalows. Once off that road it joins the Ewan Farm one way system, thus exiting and entering traffic will be in a merry-go-round over traffic calming and parked cars in what was designed as a Council Estate. The families currently living there will be a constant risk if the children go out to play.

Cheltenham needs housing but this particular field has more 'value' to local lives in its current status.

Fieldway
Ashley Road
Cheltenham
Gloucestershire
GL52 6NU

Comments: 12th September 2017

We object on the basis of poor access to the site, the increase in traffic that this development would bring and the knock on safety and enviromental implications.

Local facilities are already stretched, and an additional number of homes of this or similar scale in the area would burden these further. Namely local schools and health provision.

The area is surrounded by housing and utilised by the school for recreational activity. Developing this site would be detrimental to the area in terms of lost green space, well used by many families in the local community who benefit from the facilities provided by St Edwards.

Southern Lawn
Ashley Road
Cheltenham
Gloucestershire
GL52 6NU

Comments: 9th September 2017

Thank you for your letter of 22 August concerning the Outline Planning Application.
We object to this application.

Many of the previous objections express our concerns in an extremely thorough and careful way. Rather than repeat points, we wish therefore to endorse in particular those expressed by Meadow View (06.09.2017) and 17 Oakhurst Drive (17.09.2017).

I can also confirm that we were told during the consultation meeting that, "The trees with TPOs are of no merit, so they will come down." (Meadow View objection, point 1.2). I had asked why the TPOs were not marked on the proposed development plan. When questioned further, the developer's representative said that providing housing outweighed the value of preserving these ancient oaks.

For me, this one interaction perfectly sums up the developers' dismissive attitude towards important issues such as:

- the local planning policy
- the obviously unsuitable access route
- the visual impact on the environment from the AONB
- the loss of amenity to local schools
- the flood implications of additional hard landscaping across the spring line,
- all the disgruntled or murdered little bats, badgers and newts.

To lose this greenfield site, used by several schools and visible from miles around would be a shame. To deal with the consequences, such as the increased flooding risk and traffic mayhem would be expensive. The benefits to a few developers would be significant, but it is difficult to see any benefits at all to the community.

Dunkeld
Ashley Road
Cheltenham
Gloucestershire
GL52 6NU

Comments: 1st September 2017
Letter attached.

Ash Tree House
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 8th September 2017
I strongly object to this planning application.

My comments are focused on two areas;

1. The outline planning application in general.
2. Specific aspects of the planning application which pertain to the proposed development in regards to the boundary properties.

1. i) Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." It clearly has a unique environmental impact with a wide range of flora and fauna, it is kept in semi-wild condition, with once per year grass cutting and occasional tree surgery. It is a unique site that it is surrounded by buildings on all 4 sides, it is visible from the AONB areas. It is a wonderful undeveloped area and forms part of the critical green space that goes to form Cheltenham.

Also, Charlton Kings Parish Plan was published in April 2017 by the parish council to provide guidance for the next 5 - 10 years. It was produced by a public questionnaire and parish meetings. Page 8 states "a clear consensus emerged that development on open land and green spaces should not be allowed.". Page 9 states "There was preference to avoid building on 'green' sites of any description, favouring future development on brownfield/waste or infill land"

This site is not listed for development by the Parish or Cheltenham Borough Councils, and it provides a valuable green field amenity for many local activities which would be lost if the development were to go ahead.

1. ii) Access available to the site is grossly inadequate to support the significant volume of road traffic that would be generated by so many houses in this location. Beyond the immediate site access issues, the existing traffic issues on the busy London Road / Hales Road junctions would be exacerbated. The objection already posted from 'Tall Timbers', dated 1 Sept very clearly and comprehensively articulates this issue(s) and should be considered a 'must read'.

A recent planning application for new houses to be built on brownfield site in Tim Fry area was rejected, one of the main reasons for this was due to impact on the local traffic. Prior to this another proposal to build 30 homes off Charlton Court Road was also rejected due to unacceptable traffic and the risk of flooding.

2. i) Loss of local character as the proposed density of housing on this site would be circa 23 homes per hectare. In contrast, the site is zoned in Battledown by Cheltenham Borough Council for planning purposes which has a housing density of just over 4 homes per hectare.

Our property is Ash Tree House on Birchley Road, next door to Coversdown which is directly adjacent to the site on the Northern boundary. Under the proposed development plans, there are 6 new properties that border Coversdown, these are plots 1-6. Specifically, plots 3, 4, 5 & 6 are 3-storey dwellings which due to the higher elevation of the land would dominate over our houses and look directly down into our properties and back gardens. These are clearly not part of the "low density housing area" that have been suggested around the Eastern boundary. As such, the proposed development is not in keeping with the existing properties that surround [all] the site.

2. ii) Historically there have always been significant issues with surface run off and groundwater flooding around the site. The proposed development site is clay, with steep slopes. There are natural springs in the area and complex drainage systems. This will inevitably lead to increased flooding risks on the lower aspects of the proposed site and definitely to lower lying properties. A comprehensive comment from 29 Oakhurst Rise, details underground springs in the area and list them on a map.

With regards to the above concerns it is respectfully requested that planning permission for the above development be refused.

Comments: 3rd March 2018

Having reviewed the additional materials, I wish to reiterate my strong opposition.

Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." This site is a wonderful undeveloped area and is part of the critical green space that goes to form Cheltenham, which has been used by the local school(s) and wider community for decades.

The additional materials submitted do not resolve any of the issues recorded previously in all the comments submitted to date, and it is respectfully requested that planning permission for the above development be refused.

Comments: 13th May 2018

Having received the Council's letter dated 30 April 2018 and reviewed the revised materials. I can confirm that my previous objection and reasons for such objection to this planning application remain.

The nominal reduction to 91 dwellings and increased 'affordable housing' provisions are not a material change. The planned scale of development remains completely inappropriate for this

site. Access to the proposed site is restrictive, with a very steep aspect to the approach and narrow roads that are not adequate for such a development. The site is located close to the AONB and is an extremely valuable resource for the school, local community and wildlife.

The revised materials submitted do not resolve any of the issues recorded previously in all the comments submitted to date on the portal, and it is respectfully requested that planning permission for the above development be refused.

Pinewood
12 Battledown Drive
Cheltenham
Gloucestershire
GL52 6RX

Comments: 6th September 2017
Letter attached.

11 Battledown Drive
Cheltenham
Gloucestershire
GL52 6RX

Comments: 10th September 2017
I am writing to strongly object this application.

It is already very congested on Hales road at the peak time. 100 new houses means additional 100 cars at least which will without no doubt make the situation worse. Not to mention the already stretched public school and GP resources.

21 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 13th September 2017
Letter attached.

17 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 7th September 2017
The access is quite simply not suitable. A one way system, busy commercial premises and housing with parking inadequate for modern levels of car ownership all combine to create an already busy access to the potential development.

The 7.5 ton limit signs are a clear indication the route is unsuitable for large amounts of traffic both in construction and potential occupation.

Oakhurst Rise it's self must be one of the steepest roads in Cheltenham and is particularly badly suited as an access route, the transport plan appears to make no mention of its gradient, a danger in the summer let alone in the wet or even ice and snow!

The suggested figures of a mere 45 or so vehicles coming out of the site at peak times seems exceedingly low, from 100 households are there really only 45 people working or taking children to school, what on earth are the rest doing?

This is just the very local impact, look then at the already busy routes around the hospital, Leckhampton and further afield and it should be clear more traffic is going to impact negatively on people's quality of life both at home and whilst travelling.

The plans indicate the site to be within walking distance of town, nice as this thought is I doubt very much residents would walk into town, it's around a half hour walk each way (to Oakhurst Rise, let alone into the proposed development) with a very steep climb with your heavy shopping at the end of the walk, realistically people will just jump in their car to drive to town. I do not believe this site can show a low level of reliance on motorised transport as suggested by the application. The thought is nice the reality is that people will just jump in their cars.

I urge anyone involved in the decision making process to come and look for themselves at the routes to and from the site and to get right to the top of Oakhurst Rise, preferably in a car and on foot.

An application from the school for an outdoor farm shows a clear desire for outdoor learning, why curtail this type of learning in the future by developing potentially valuable learning resources in the pupil's doorstep. If we build on all green sites especially one so beautiful and mature as this we will have none left.

15 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 13th September 2017
Letter attached.

11 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 13th September 2017
Letter attached.

5 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 11th September 2017
Letter attached.

Comments: 11th September 2017
The above application needs to be rejected as flawed on all sections

3 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 11th September 2017
Letter attached.

1 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 5th September 2017
My objections to the development:

Proposed main access (via Ewens Road and Oakhurst Rise) highly inadequate; Ewens Road in particular, where it meets Churchill Road, and the 'give way' junction is rarely stopped at, causing many near collisions over my time here

Challenge Motors and other businesses also cause massive congestion when parking their vehicles far too close to the pedestrian island at the top of King Alfred way, which would make it almost impossible for emergency vehicles to access the area

Emergency vehicles would find it incredibly hard to access the newly proposed development, due to the very steep, and once again inadequate access point, at the top of Oakhurst Rise

Traffic congestion on the London Road at peak times is already ridiculous, and adding 200+ cars into that will create further chaos

Oakhurst Rise is on a BLIND corner

Schools and doctor's surgeries are saturated in the local area, and the A&E is closed, making Cheltenham's infrastructure inadequate with regards to increasing the population at all

Pollution levels will rise, and bungalows with bedrooms on the ground level will mean the air quality may place asthma sufferers, etc. at risk

Noise pollution will rise, possibly lowering house prices and destroying the road's main essence, peace

Elderly and disabled residents will be massively disrupted

The road (Oakhurst Rise itself) is un-usable in icy weather. We residents have had to grit the road ourselves over the past few years

The sight of roofs over trees is a no brainer! We want our natural land to be preserved, please.

Blocks of flats will sully the area completely.

33 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 11th September 2017
Letter attached.

34 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 1st May 2018

When considering connecting the site to the sewer in Charlton Court Road it must be noted that at the time that it was built there was concern about the effect that the Charlton Court Road estate would have upon the flood risks lower down.

To reduce flood risks lower down, large tanks were built under Charlton Court Road which in times of heavy rainfall would release water slowly into the nearby river.

If the amount of water flowing into the sewer in Charlton Court Road were to increase, it would have the effect of potentially overwhelming this system and causing flooding in Charlton Court Road.

Equally, if water from the proposed development were to enter the Charlton Court Road sewer below these holding tanks, then the effect upon the river below could be to cause it to flood even more than it currently does.

36 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 13th September 2017

After reading objection after objection posted on this site, along with some absolutely fantastic arguments why the development should not go ahead, and having been amazed by the amount of time and effort the residents of Charlton Kings have gone to in-order to try to prevent this planning application from going through, by demonstrating their passionate desire to protect the environment, the infrastructure of the community, the wildlife, the hedges, the trees etc. from the long-term damage that a 100 new homes, 100's of cars and 400 new residents would make.

I am at a loss to know what all the fuss is about!

I am also at a loss to understand why this application should not be immediately approved by Cheltenham Council hence my decision to come out in favour of the poor old Property Developers, and also in the hope that they may also offer to buy my house as well, at a hugely inflated price even though it is on the wrong side of Charlton Court Road, however saying that it may prove useful and provide a large turning circle for the countless lorries, diggers, cranes etc. that would be required to build 100 new homes.

Having never walked or driven up Oakhurst Drive in my life, even though I've driven passed it nearly every day I decided to take a walk up there a couple of months ago, and found it to be completely unremarkable, lots of nice bungalows, lots of elderly residents with their cars parked on their drives during the day, but what was most unremarkable of all was the complete lack of noise, and lack of traffic, one can only think that this may have been a criteria used by the residents of Oakhurst Rise when choosing to move into the area.

Now having decided to buck the trend, since I am now of the opinion that the poor old Builder who has invested over £1 million whilst only trying to look after the poor people of Cheltenham, by proposing the construction of 100 new homes with no social housing element and thus enabling all 400 new residents to join our wonderful community.

In conclusion.

Please, Cheltenham I beg you..... let this development go ahead since it would be terribly sad if the Developers were unable to recoup their massive investment and make loads of money, and as we always say money talks.....But you don't always have to listen.

37 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 12th September 2017

We strongly object to the development. The scale is such that it would have a huge impact on the traffic on surrounding roads, notably Oakhurst Rise and Beaufort Rd. Traffic turning left from Beaufort Road where it joins Oak Avenue is already at times hazardous as cars have to venture onto the opposite side of the road to pass parked vehicles. The many dozens more cars that would be coming down from the proposed development would increase the risk of accidents at this junction and others on the Ewens Farm estate. These roads were not built to cope with the numbers of cars already using them as a rat run, let alone the presumably 200+ additional cars that would be added by this proposed development. Given the steepness of the site it is highly likely that cars would be the main mode of transport to those properties. London Road too, although a main road, gets very congested already at peak hours and would only become more so.

The steep terrain also brings with it issues to do with rainwater runoff and flooding. These could have serious implications for those living below the site whose properties would be put at risk. With such a large area that has currently not been built on being covered, large quantities of water that would have soaked away will now need diverting. The soil in the area is heavy clay, making this even more of a concern, particularly so near to the flood catchment area at Cox's Meadow. Flooding has affected Cheltenham so must surely be of great consideration.

The loss of a green space isn't only worrying for these practical reasons, but also in a wider context. If we continue to lose these unspoilt natural habitats, wildlife is threatened by islandisation. For the greater good of our natural capital we must prevent this from happening and protect such untouched sites.

Another thing to note if this were to go ahead is the massive increase in pressure on local services, notably the GP surgery and local schools which are already heavily subscribed.

38 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 8th September 2017

As residents of Charlton Court Rd we are concerned with the proposed DRAINAGE EASEMENT coming into our road.

There are already two houses being built in Beaufort Road by Charlton Court Road and along with the proposed new hundred homes all joining our facilities, the impact will be great. So to propose a drainage easement also coming into Charlton Court Road does not seem feasible. It makes sense that an easement should surely be directed away from an overloaded system to the other side of the proposed development, namely Ashley Road. This part has no houses near to the school and we cannot see why the access to the new homes was not made this side.

In the past years Charlton Court Road has suffered Flooding in gardens and in the bungalows, so on that basis the drainage systems that are in place, have not been able to cope.

39 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 12th March 2018

As a resident of Charlton Court Road (no.39), I am writing to you with a degree of disbelief and concern at the prospect of the proposed new housing development on the fields adjacent to the top of our close.

There have been repeated issues with the drainage and sewerage system leading down from the houses higher up, which have required Severn Trent to come and carry out emergency work involving diggers, pneumatic drills, etc in my back garden late into the evening, in their attempts to unblock and free up the current drainage system. It is becoming evident to me that the present system is already struggling to cope with our existing waste, so when I heard that there are now plans to link up a proposed 100 new properties to the existing drainage system in the close, I was incredulous. There is no way the drainage system in Charlton Court Road can handle such a large scale increase in waste and it would lead to much disruption, distress and not least, a health hazard.

In addition to the existing issues of inappropriate road access via Oakhurst Rise, damaging the existing ecology of the site and the interfering with balance of the already high water table, I sincerely hope the committee gives this issue of drainage into Charlton Court Road, some very serious consideration. What I have described above is the reality of the current drainage system. It would surely be an insanity to increase the load upon it and by such a massive degree.

Thank you for reading and registering this new information..

Claire Cottage
32 The Avenue
Cheltenham
Gloucestershire
GL53 9BL

Comments: 2nd September 2017

I object most strongly to this plan. Not only will it be totally inappropriate in an already overpopulated and very busy area it will also be the loss of a valued and essential area of green space which is utilised by the community.

The impact on wildlife which already is being eradicated at great speed and the loss of trees is totally unacceptable. Flooding is also a serious problem and it is vital that the council listens to the concerns and views of people who live in this environment and will have to bear the brunt of the committee's actions.

Comments: 5th November 2017

Once again, we have to fight for what should be obvious. The removal of land that is a vital green area and currently used constantly by local residents. The increase in traffic will be horrendous and the chipping away at our small amount of green land is a continuous battle. Will the council not be happy until it has paved over every green area without a thought for anything other than their own profits? Disgusted.

Comments: 17th February 2018

Once again, this totally unsuitable plan has been resubmitted with as usual the views of local residents being treated with at best indifference at worst contempt.

I would like to reiterate my complete opposition to the plan on the following grounds.

1. This is a greenfield site and should be respected as such. It is a home to many diverse species and habitats and has many beautiful trees. Greenfield sites should be respected at all costs, and should be considered above the financial gain of builders and planners. This area is already extremely busy and the London road interception is always a bottleneck. The impact of over 100 extra homes will exacerbate an already horrendous situation, as well as impacting on the local infrastructure of doctors, chemists etc. The area will become an obvious flood risk as it acts as a soak away and with this area concreted over, flooding will be a serious problem. Have you not learned anything from the floods we see every year caused by unsuitable and excessive building work? Finally, this is a local heritage, well used by all the community, although you have tried to deny this, it is the reality. Every year there is a wonderful bonfire display which I have attended since being a child at St Edwards, well the convent as it was then. We need green spaces. Once you erode these areas and habits they are gone. For once, why don't you listen to these concerns instead of riding roughshod over what people actually want?

15 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JS

Comments: 1st September 2017

We strongly object to this housing development as it will impact on the environment and increase traffic flow around our homes.

Comments: 1st September 2017

Object

5 Glynrosa Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8QR

Comments: 1st September 2017

As a local resident to Charlton Kings I object to the plans of 100 houses at Oakhurst Rise.

My reasons being the significant negative impact to traffic in an already busy location. The loss of ancient trees & hedges, the impacts to wildlife. The loss of a green space used for recreation purposes. Visible eyesore from Charlton Kings, negative impact on extremely busy local doctors & over subscribed schools.

54 King William Drive
Cheltenham
Gloucestershire
GL53 7RP

Comments: 3rd September 2017
Letter attached.

Comments: 28th February 2018

I wish to maintain my objections to the above application submitted in my letter of 3 September 2017.

I do not believe that any of the many revised drawings make the scheme less unacceptable.

There has been no reduction in the number of homes proposed and thus

- No reduction in the harm to the biodiversity of the site
- No reduction to the overwhelming number of domestic, service and delivery vehicles inevitably to be generated up and down the totally unsuitable Oakhurst Rise access
- No possibility that this number of journeys can to any extent be mitigated by modal shift to bus, cycling or walking up and down the discouraging 1:11 slope up to the site.

I note that the Cheltenham Plan Pre-Submission Draft, although including Land off Oakhurst Rise as Allocation 12, recognises the constraints on the site and suggests a limit of 25 houses, and only then if they met a rigorous set of conditions.

(It should also be noted that the supporting Sustainable Transport Document in error states that there would be 150 affordable homes, 0.9% of whose residents might use underground, tram and light rail to go to work!)

7 St Judes Walk
Cheltenham
Gloucestershire
GL53 7RU

Comments: 27th August 2017

I am a Cheltenham ratepayer and you have a responsibility to protect my property from flood damage. The Lilley Brook flows through my garden and regularly floods after a thunder storm. I would like your assurance that this planning proposal to build a large number of houses on a flood plain area up stream will not raise the risk of flooding of my property.

45 Beaufort Road
Charlton Kings
Cheltenham
GL52 6JS

Comments: 29th August 2017

Volume of traffic through Ewens farm. Estimated number of vehicles per household 2 cars minimum plus potential vans and HGV further impacting on Ewens farm and increasing safety risk

Junction from Oakhurst Rise on to Ewens farm is 2 way traffic.

Noise pollution

Increased carbon emissions on air pollution

Potential to increase flood risk

Impact on school provision of places

Impact on GP services

Loss of unique habitat for protected wildlife

Unsuitable access to and from the proposed site through narrow winding road up steep hill.

5 Coronation Flats
Oak Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JF

Comments: 22nd August 2017

(1) Additional traffic, access and pollution

The main two access roads towards/from the site are Ewens Road and Beaufort Road. Residents in the area face the prospect of 100 or more extra cars per day coming down Beaufort Road. This is a narrow road with necessary parking on the Eastern side and is also used by buses and, at times, as a short cut by vehicles around rush hour.

It is a quiet residential road with good quality air, which will become heavily used with this development adding to pollution (noise, air and headlights). Where the road joins Charlton Court Road and Oak Avenue there are also issues with traffic because of the width of the road which would be further exasperated by extra traffic.

The other access to the site is via Ewens Road, which is equally narrow and two-way. It is also necessary to go up this road in order to access Beaufort Road. From the south this requires a right turn from Churchill Drive, which will become a lot more difficult and dangerous if the traffic in both directions along Ewens Road is increased.

The only area which would not face this substantially increased number of vehicles as through traffic is the site itself.

(2) Safety of walkers (especially school children)

The route from the alleyway starting in Roosevelt Avenue out to Beaufort Road is regularly used by school children on their way towards the schools in Charlton Kings. This route ends by crossing the bottom of Beaufort Road and also by crossing Charlton Court Road from West to East. The increased traffic along these two roads will add to the danger faced by school children and also the elderly on their way to the SixWays shopping area.

Comments: 24th August 2017

Additional point to earlier comments:

(3) Proposed housing density

According to the Battledown Estate site <http://www.battledown.co.uk/covenant.asp>, in the Deed of Covenants and Regulations , number 5 states "No person is to build on the Original Lots of Estate land more houses than in proportion of one house to each half acre of land". This Estate is adjacent to the site and the proposed density of the site is 23.3 units per hectare which equates to 4.71 units per half acre of land. This is considerably more than the allowed adjacent density of 1 unit per half acre of land.

Comments: 24th August 2017

(4) Concern over surface water, artificial drainage and other flooding

https://www.cheltenham.gov.uk/downloads/file/776/cheltenhams_flood_zone_map

The flood zone map created 26 March 2008 shows on page 4 a preponderance of incidents of "Recorded Flooding" in both the categories of "Artificial Drainage" and "Unknown" following the line of Oak Avenue which is at the base of the hill running down from the site. Anyone who has dug their garden or who remembers the old brick works will know this is an area of clay soil, which is always damp.

Below the play area in Churchill Drive I remember Severn Trent Water installed an underground shaft storage tank in 2003 (03/00352/FUL refers to it)

Additional housing, roads and concrete driveways will add to the water draining down towards the areas prone to flooding and add to the drainage feed under the children's play area in Churchill Drive

Comments: 25th August 2017

Additional points

(5) Loss of potential historical hedgerow lines

The manors of Ashley and Cheltenham were ancient manors and Ashley Manor dates back at least to the 14th century in records.

Ashley had passed through descendants of the original Walter of Ashley until in 1386-7 it was sold to William Grevill of Campden the woolstapler;
<http://charltonparkcheltenham.org/history/timeline.php>).

The site is part of that manor and very possibly the western boundary, The Hedgerow assessment states in 5.5 "With respect to criterion 4, there were no records to indicate whether the hedgerows marked or were associated with a pre-1600 estate or manor. "

Given that the Manor of Ashley (not to be confused with Ashley Manor, which was formerly Oaklands) dates back to the 14th century and will have a boundary with the manor of Cheltenham, it is incorrect to say that Hedgerow 1 and Hedgerow 2 are not associated with a pre-1600 estate or manor

(6) Charlton Kings Parish Plan published April 2017

This plan was published by the parish council to provide guidance for the next 5 - 10 years. It was produced by a public questionnaire and parish meetings. Page 8 states "a clear consensus emerged that development on open land and green spaces should not be allowed.". Page 9 states "There was preference to avoid building on 'green' sites of any description, favouring future development on brownfield/waste or infill land;"

Therefore this development is contrary to the conclusions drawn by the Parish Council and the residents of Charlton Kings.

Comments: 9th September 2017

Another objection I have is that this development has no social housing element. On the contrary the increased traffic, flood risk and removal of the green elements from Ewens Farm Estate's neighbour will blight the lives of the social housing tenants, whilst the residents of the new housing will remain happy in their position high on the hill above in their cul de sac and driving in their cars through the social housing area.

Comments: 19th September 2017

A further point I want to make on the subject of flooding relates to the former rubbish tip lower down the hill below the site.

As a child I remember the big deep hole filled with water that was just below the proposed housing site. It was the remains of the brickworks. www.gsia.org.uk/reprints/2002/gi200204.pdf . I also remember 10 years during which the town rubbish was dumped into the hole before it was turned into a sports field. So we have the prospect of excess water caused by the building of these houses running underground through 10 years of Cheltenham's rubbish to goodness knows where.

In particular read the lines in the pdf document quoted which say " The record heavy rains in late 2000 and 2001 proved the surface drainage to be totally inadequate, as the vast, impermeable clay bucket filled up and overflowed. Sodden and rather strangely coloured areas and semi-permanent ponds began to appear on the surface: it seemed that a large lake still existed down at the bottom of the old clay-pit and that subsequent drying-out would probably increase the distortion at the surface. "

Comments: 24th February 2018

These are further comments to my previous ones, which relate to the latest documents issued by the developers.

(1) Residential Travel Plan

The Residential Travel Plan is not realistic. It takes no account of the steep incline to and from the site (and also within the site). This would deter many people, particularly the elderly or inform, to walk to the local facilities, especially with heavy shopping. A recent test run by "Friends of Charlton Kings" reports that a fit 15 year old person takes about twice as long to walk the route than stated in this document.

The only bus which passes close to the site is the P/Q bus which only runs every two hours. Bus P leaves Oakhurst Rise stop at 08:55, 10:55, 12:55 and 14:55 only. The return bus Q leaves Six Ways shops at 09:55, 11:55, 13:55 and 15:55 only. Therefore any visit to the shops, chemist, doctor etc has to be completed within one hour or the person would have to wait another 2 hours before being able to return.

Such a person would be unable to go to any of these facilities on a Sunday since no bus runs.

The alternative of using bus B to local facilities is unrealistic, because the nearest bus stops are in London Road, which is almost at the facilities themselves. Furthermore the bus stops nearest to Charlton Court Road on the South side require crossing the busy A40, with no pedestrian crossing or traffic islands at that point. The only crossings are near the facilities themselves.

So the most likely scenario is that residents of the site would use their cars.

(2) Landscape and Visual Impact Assessment

This document states "Receptors will typically be engaged in other activities limiting the degree to which their attention is focused on the landscape. Views are low value due to their location within an area without landscape designation. Description".

This statement is arrogant in the extreme, suggesting that pupils and teachers should not be distracted by the views outside during lessons. It also completely ignores the fact that the landscape and visual impact of the surrounding provides a valuable lesson to pupils even at playtime

This fact is clearly seen in this video from St Edwards school showing the pupils talking and playing in the fields and in particular one girl saying how valuable the surroundings are.:

<https://www.youtube.com/watch?sns=fb&v=UaZYwgi7GOY~p=desktop>

Comments: 26th February 2018

I would like to add a further comment on the Residential Travel Plan. Table 4.1 in section 4.9 clearly shows that the developers consider there will be 595 extra trips to and from the site in a single day. There is just one road that allows cars to enter Oakhurst Rise and just two ways to exit from Oakhurst Rise, so the residents of the surrounding roads can expect a substantial increase in the number of cars going up and down their roads to at least 300 cars per day.

The residents of the proposed sight will not suffer this passing travel perched on top of the hill in their cul de sac, it will only be existing residents who have to put up with this extra noise, sound pollution, exhaust pollution, danger and more inconvenience generally

Comments: 3rd May 2018

(1) The paper "Local Green Space Topic Paper The Cheltenham Plan 2011 - 2031" published by the council and available on <http://consult.cheltenham.gov.uk/consult.ti/CheltPlan/> Shows in Appendix B that the nearby site "Ewens Farm Play Area" is given the status as "Designate", because "Highly valued site owned and managed by CBC. It is similar to several other Public Green Space sites but not designated. Currently has strong protection due to use and ownership but is also very special."

However the council seems to have already made up its mind about "St Edwards Field/land off Oakhurst Rise", also shown in Appendix B, stating "Do not designate". However it also points out the "specialness" of the site "The site was identified in the Issues and Options consultation as being a suitable for housing development. The reasons provided for the specialness of the site will be taken into account in any future masterplan. "

I fail to see how planning permission can be granted for a site that is equally special as a green space as the play area, and especially given the promise in Appendix B to take the specialness of the site into account in the masterplan.

(2) The small reduction in the number of proposed homes does little to change the fact that given 1 to 2 cars per family there will be significant extra traffic along the narrow residential approach roads. Furthermore there will be traffic for the inevitable deliveries to those properties, not to mention the difficulties of larger vehicles such as refuse collection, emergency vehicles , post office vans and so on negotiating the narrow and steep approaches.

It is absurd to suggest that most residents would go on foot or use public transport to get to Six Ways, because of the gradients (especially on the return journey carrying heavy shopping up Beaufort Road). The only bus going past Oakhurst Rise has a 2 hourly frequency, so it is unlikely that anyone "popping out" to Sixways for a pint of milk would wait 2 hours to come back - clearly most would take a car.

(3) The paper "Cheltenham Local Plan Allocated Sites Landscape and Visual Review" published by the council and available on <http://consult.cheltenham.gov.uk/consult.ti/CheltPlan/> Shows in "HD4 Land off Oakhurst Rise", the council seem to have made up its mind already stating "The Site has limited landscape value except for the mature vegetation located around its boundaries and in former hedgelines." Yet it contradicts this by continuing "It does however have visual links out to the wider landscape around the east and south of Cheltenham" .

It also makes clear in the document "However any proposed built form should reflect the Site's elevated position, low density of housing to the north and east, prominent local position on raised ground and retention of the mature trees and wide former hedgerows".

So again there seems to be a plan to build here regardless ignoring the acknowledged environmental, local and historic aspects of the site.

98 Rosehill Street
Cheltenham
Gloucestershire
GL52 6SJ

Comments: 3rd September 2017

Pupils from the school where I teach have been attending cross country races at St Edwards school for a considerable length of time. Over the years there has been a decline in the number of spaces available for children to safely complete a challenging and enjoyable cross country course. The proposal will result in the loss of one of the best courses in the local area and will rob the Cheltenham school community of a valuable resource.

57 Bournside Road
Cheltenham
Gloucestershire
GL51 3AL

Comments: 11th September 2017

Hi I strongly object to this planning application. This land has been used for a number of years for a lot of cross country activities and there are no other courses like this in Cheltenham. This road has very bad access as it is adding more houses to this area will cause a major problem also around a school which is very close by. In addition to this several large events are planned annually and it would be a real shame to lose these fields.

10 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 11th September 2017

I object to this development on a number of different issues.

Severe traffic impact. The local roads in the immediate area to this proposed development CANNOT cope with the congestion this development would create combined with the additional pollution exposure to existing residents. The access to main roads is already severely congested and this development would create gridlock during rush hour periods.

Flood risk. This would severely worsen the risk of flooding to existing residents by building at the top of the River Chelt catchment.

Loss of green fields. The loss of green space and natural habitats can never be reversed and will be lost to future generations.

12 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 10th September 2017

I strongly object to this planning application. The impact on the local community will be huge and the dangers will be immense. Drainage and flooding are of great concern. The building of 100 houses will increase the risk of flooding which is already crucial in the area which suffers from flash floods. The drainage system is complex. Therefore it will be dangerous for all those houses particularly in the Charlton Court Road area. The two fields at St Edwards proposed for the construction should be designated a local green space not a building site. The area contains ancient hedgerows and many protected oak trees. Additionally, badgers, bats, hedgehogs, newts, slow worms, adders and dozens of bird species will be lost and destroyed. The affects of the increased traffic are obvious. More than likely there will be 200 extra cars navigating the steepness of Oakhurst Rise and the already congested roads of Ewens Farm where there is on street parking. Quite simply, it will be dangerous. Plus the extra pollution and noise which is not fair to householders already living in the locality. The area of green space proposed for the construction must be preserved as it is for present and future generations and the beautiful environment of Cheltenham.

Comments: 4th March 2018

This planning application is extraordinary for a number of reasons.

Firstly, the access through Oakhurst Rise is steep, curved and narrow. Awkward to negotiate in average weather conditions, never mind with the snow and ice experienced recently. Access through Ewens Farm Estate is not taken lightly by drivers who either live in the area or cut through from Hales Road to the London Road. To think this access is adequate for an additional 100 homes, with possibly an extra 200 vehicles, is crazy. Added to which the noise and air pollution will be considerable.

Secondly, drainage is a concern. Paving over such a large area to build the houses is bound to increase the amount of rain and waste to be channelled into the system of drains and sewers in the area. The possibility of flooding will be a worry for householders living lower down this steep area.

Thirdly, this is an idyllic spot in Charlton Kings which should be kept as a local open green space for future generations. The land is rich with trees and wildlife which will be endangered.

Finally, an organisation that conceived of such a plan should be themselves open to question as to their skills and motives.

Tall Timbers
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 1st September 2017

Letter attached.

Comments: 12th March 2018

Thank you for inviting me to comment on the slightly revised plans for residential development at Land Adjacent to Oakhurst Rise.

Summary:

The revised submission does nothing in relation to my primary objection to this development. I continue to object to the application for a variety of reasons but predominantly because it is inconsistent with the Local Transport Plan and creates a less safe environment and less efficient economy. The continued use of subjective inputs to models and resultant conclusions in the Transport Assessment plan, commissioned by the developer, lead to a deliberately misleading conclusion. The scheme would breach the advice given in the Manual for Gloucestershire streets 4th edition. It is clear from the weight of objections from others on this matter alone that public opinion requires an independent traffic and transportation analysis and this should be commissioned at the developer's expense.

By way of background I trained as a Civil Engineer, became a Chartered Engineer and Member of the Institution of Civil Engineers in 1986 and majored in transportation, road design and drainage. Schemes that I have been involved in include the M42, the M54, the A483 Oswestry by pass as well as many smaller road improvement schemes.

I have seen nothing in the revised documents that alleviates my concerns about the uneconomic and dangerous increase in traffic that would result on the roads adjacent to and including Oakhurst rise. For your ease I have repeated the main points from my letter to you in September last year. The following needs answering:

This application is inconsistent with the Local Transport Plan in a variety of ways. The layout of Oakhurst rise is entirely inappropriate and unsafe as a suggested feeder road for 100 new dwellings. This proposal will therefore reduce the safety of all travellers and compromise the principle of an efficient economy by adding to traffic delays.

The developer's transport assessments, commissioned by the developers to support their own argument, should be treated with care. The subjective criteria used in their modelling and the survey carried out to underpin their modelling appear to me to be designed to produce the most favourable figures to support the application. I highlight two examples below, there are more:

1. The demographics of the occupiers of the new development (typically young family residence and young professional) are likely to be different from those of the current residents in the area which include retirement type bungalows. The developers have chosen to ignore this and extrapolate figures based upon a similar elderly (and crucially less mobile) demographic. CI 6.8 and subsequent calculations of Transport Statement part 1 refers.

2. CI 6.27 of Transport Statement refers to left hand turns from the A40 onto the A435 and, although they acknowledge that vehicles do not currently undertake this movement the transport assessment has chosen to assign traffic to this route. This will create a false picture of traffic volumes on the surrounding residential streets that are currently used to avoid the left hand turn.

I note that the developer is suggesting that 248 parking spaces be approved for the site. The subjectivity that they have chosen to apply to their modelling leads them to suggest an increase in peak flow of only 48 vehicles per hour! My own estimate of over 150 vehicles per hour at peak times would be unmanageable and unsafe on the small approach road, Oakhurst Rise. I would encourage the planning officers to test this key assumption themselves using their own experiences of developments occupying young families. If it is assumed that only 90% of the parking spaces are occupied and only 2/3rds of those vehicles move in a normalised manner during the peak two hour period (07:00 to 09:00) one arrives at a peak outflow figure (using normal distribution) of 120 vehicles/hour. Add the inflow from returns from the school run and the burgeoning fleet of home delivery vans and 150 vehicles per hour is reached easily. Planners will

also note that a 90% occupancy rate of spaces is extraordinarily conservative. In fact, local experience suggest that more vehicles will seek to occupy the 248 spaces provided in the application leading to overspill on to local streets which will provide a further hazard on Oakhurst rise.

I would advocate that the planning officers consider commissioning their own independent traffic and transportation analysis at the developer's expense. The following publications should be considered once the planning authorities have findings from a reputable independently commissioned transportation consultancy:

- Highways Agency design manual for roads and bridges
- CIHT's Manuals for Streets 2 - Wider application of the Principles
- The Manual for Gloucestershire Streets.

The manual for Gloucestershire Streets states at 3.53 that "any departures or relaxations from national or local design standards should be fully justified." They are not fully justified in the submissions accompanying these proposals. It also states at 5.1 that "good connectivity between proposed development and existing services and facilities is essential if pedestrian and cycle journeys are to be encouraged." I can find no additional connectivity suggested in these proposals.

If the developer truly believes in his proposal to increase walking and cycling then the mixed use that this creates commands minimum widths of 2 metre wide footways and a 6 metre wide carriageway. Anything less from the designers and planners is clearly a compromise of the safety of the pedestrians and cyclists who would use the access.

The development will also make the other roads in the vicinity, particularly Beaufort Road, Charlton Court Road and Ewens Road considerably less safe. These roads named above should be examined for reclassification as local distributor roads if this development were to be permitted and higher traffic volumes created. An independent traffic count is likely to reveal much higher traffic volumes. As such these roads would typically be designed at 6 metre to 7.3 metres in width with 2 metre footways. Currently there are many places where this is not the minimum.

This scheme would also compromise the concept of an efficient economy by adding to the already lengthy peak time delays that are experienced in the vicinity of Sixways. Delays of ten minutes or more are common for vehicles using the arterial A40 corridor between the Hales Road traffic lights and the Eastern side of Charlton Kings. The addition of over 150 additional vehicles during peak times would only hinder attempts to reduce these delays.

Unless the Developer can provide a means to mitigate these fundamental transportation safety concerns and mitigate the strain on the surrounding highway networks through providing commuted payments towards the provision of walking and cycling routes and for use in public transport then this application should be refused. Finally, I would draw the planning officer's attention to the following shortcomings of the

Fremington
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 5th September 2017

I would like to object strongly to this application for several reasons:

- this site is not listed for development by the parish or borough councils;
- the site provides a valuable green field amenity for many local activities which would be lost if the development were to go ahead;
- the site has extensive flora and fauna which would also be lost if the development were to go ahead;
- the development would significantly increase the risk of flooding to neighbouring properties as a large permeable surface would be replaced by impermeable surfaces;
- the access road would not be able to cope with the increased traffic flow and the exit onto London Road, which already is often jammed, would be difficult and dangerous;
- local facilities (schools, doctors, etc) would not be able to cope with the increased number of residents. They are already full and have no room to expand;
- many neighbours to the site would suffer from loss of privacy, increased noise, and other negative environmental effects;
- I would urge the Planning Committee to treat information provided by the developers with caution, as much of it is inaccurate, and listen to the wishes of the local residents. At the time of writing this comment (5 Sep) there are nearly 50 public comments and all of them OBJECT. Please understand that nobody wants this development.

Comments: 8th March 2018

The additional documents submitted by the developer do not address the significant issues with this application.

In particular this proposal does not fit into any strategic development plan of the town or local parish councils. Nobody locally wants this development and the local infrastructure (roads, drainage, schools, doctors, etc) cannot support it.

The community stakeholder engagement by the developers was poor at the start and has been non-existent subsequently (against planning framework guidelines).

The scheme does not meet CBC or national planning framework guidelines on green spaces which state that they should not be built on.

The Transport assessment rebuttal is a woefully unprofessional and inadequate report with inconsistencies, and assumptions that cannot be taken seriously.

If the development were to go ahead there would be significant loss of flora and fauna including ancient trees and hedgerows that could not be replaced. The field has also been used for years by local children for field studies and sports activities.

Comments: 13th May 2018

I strongly object to the revised application as it still does not address the following key issues:

- it does not form part of a local parish or borough development strategy and in fact contravenes national development guidelines.
- road access to the site is inadequate and cannot be increased.
- the flood risk has not been considered robustly.
- there would be great damage to local flora and fauna.
- local infrastructure (schools, doctors, etc) could not cope with such a development.
- there would be significant loss to local amenity and many views would be spoilt.

There are literally hundreds of objections to this development, nobody locally wants or needs it. There are many inaccuracies and inadequacies in the application so please reject it.

Tor
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 22nd August 2017

My house Tor, Ashley Road, GL52 6NS backs onto the proposed development and I am objecting on a number of points,

1. The development will impact on my privacy, deprive me of light and overshadow my property
2. The proposed development sits on a high hill and will be negatively impactful from a visual perspective
3. I am extremely concerned about the additional flood risk to my property and do not believe the developers proposals will limit the risk
4. It flies in the face of the local planning guidelines and policies
5. It will generate traffic in the area and the road access from Oakfield rise is wholly inadequate to cope with the traffic additions through narrow streets and a very narrow access to the site as well as Highway safety allowing so many cars access along these roads
6. loss of protected trees
7. It does not take into consideration the loss of local wildlife, nesting birds, the prominent badger set on site, the fact that a family of deer live there
8. the local wildlife living in the long grass that I can assure you is wild and seldom cut, I live on the border and can assure you its full of wild life
9. The inaccuracy and blatant untruths contained in the Design and access statement produced by the architects which insults the intelligence of the local community and the planning board who they have submitted it to

Comments: 12th March 2018

Developers are twisting the truth

They have not developed a plan that deals with the flooding issues

They are putting at risk protected animals such as the badger set, other animals such as the family of deer that reside there

The developers have already ripped out ancient hedgerows which is illegal and this alone should ruin their credibility

There is no plan to protect the TPO'd trees and ancient trees on the plot

I live in Tor, Ashley Road, GL52 6NS that backs onto the proposed development, the new proposals mean i would lose even more privacy as more homes would overlook my property

Charlton Manor
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 11th September 2017

Letter attached.

Comments: 11th September 2017

"The Bloor Homes festival of cycling is part of Cheltenham Borough Council's vision to create a more active and healthy town, renowned for its commitment to car free travel".

What a wonderful, exciting proposition for Cheltenham.

It is therefore with some sadness that we note CBC is also currently considering a proposal to put 100 homes on land "off Oakhurst Rise" in Charlton Kings (17/00710/OUT).

That land could more accurately be described as the school fields of St Edwards primary school, and has been known since the 1960s as the school and county cross country course. St Edwards has produced Olympic hockey players, national level tennis players and more, and as this course is used for inter school, district and county competition, it has helped to get thousands of Cheltenham and Gloucestershire children outside, active, and interested in sport.

As objectors' comments note, this early active lifestyle lasts a lifetime, creating an enduring commitment to exercise.

The housing estate that is proposed instead has no cycle paths, celebrates extra parking spaces, and access is up such a steep hill that no-one other than a reasonable athlete would be able to walk the >1km to and from primary schools, shops and local amenities. It appears to be totally contradictory to the council's vision for the town.

Comments: 16th January 2018

We hear this proposal is coming out to consultation once again.

We would be really grateful if the next set of paperwork could ensure that:

1. the site location plan is accurate (currently it misrepresents the border with our property, and there is inconsistency between documents on the level of hedge / tree / other screening in place)
2. the "development mood board" is updated to remove the 3 properties with coastal views, unless this is dark humour on behalf of the architects about flood risk.
3. Given the expert view that SUDS is inadequate, we ask that there is sufficient attention on how surface water run off and spring water attenuated flood risk will be managed, noting comments from every property adjoining the site that we have:
 - a. suffered from ground water flooding repeatedly (not just in the floods of 2007) and
 - b. have various mitigations in place; sump pumps, flood cellars, extra underfloor drainage and more to cope with the movement of the Battledown springs and the excess run off that is generated across the Battledown hill.
4. we can have assurance that our own spring water sources will not be contaminated (while we have mains water, the Battledown spring is still a valuable source for residents, as it has been since Victorian times, cf the brick works).
5. that the drainage maps demonstrate how foul and surface water will be extracted without requiring access to private property (namely St Edwards School grounds; no explanation of how the new builds will connect with Charlton Court Road given there is no access between the two).
6. that the drainage maps accurately convey the linkage between new build drains and the existing (antiquated) Victorian sewerage and drainage system that currently serves our properties?

Comments: 20th February 2018

Please can someone explain why the posted dates on documentation keep changing?

The most recent round of paperwork was posted on 9 February with a couple with a date of 28 January.

Now the dates have been changed to 3 January, without explanation.

We have highlighted this to the parish council and our local councillors, who are bemused.

I hope there is a reason other than attempts to rush this through before the local plan is finalised?

In addition, please can we be reassured there will be a proper highways report before the consultation closes. The figures the developers have given are, in the words of the parish council yesterday, "barely credible" but it is difficult to comment without the full set of reports available.

Comments: 14th May 2018

We call on CBC to throw out this application until and unless documents are submitted that bear some resemblance to the site in question.

Currently:

- the visual 'street scenes' imply the site is below local properties and easily screened. It is above the build line in Cheltenham, is the first eye line from the AONB as one enters Cheltenham from Leckhampton hill and is on the crest of a hill.
- the transport data is demonstrably wrong, some by factors of up to 50%. It is simply not credible to claim that any transport plan can support sustainable development when the base data is grossly erroneous
- the tree data is wrong, and has resulted in the Cheltenham tree officer being misled over which ancient and veteran trees are in scope for felling or impact
- the flood data is wrong, as it still fails to account for springs and standing water in the site. 160 year old ponds containing newts are filled in. Where does the water go?
- the topography of the site in the drainage map is wrong. It implies there is only a north / south slope; in fact the site also has a strong east / west slope into both Oakhurst Rise and the Ashley Road properties. We already have flooding problems in the properties on both roads, from ground water and springs.

Given the planning process is distinctly biased towards developers, please can CBC insist on accurate information on which to base a decision for such a controversial and deeply unpopular proposal?

Friends of Charlton Kings

Comments: 3rd July 2018

Letter attached.

Meadow View
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 6th September 2017

I would like to formally comment on the above application. I am deeply against this development and agree with the objections already listed to this date. Hence I will cover additional areas.

This covers 3 distinct areas: -

1. The quality of the stakeholder engagement so far.
2. The outline planning application in general.
3. Specific aspects of the planning application which pertain to the proposed development that forms the boundary to our property.

Hence in detail: -

1. The quality of the stakeholder engagement so far

1.1. I believe that the community stakeholder engagement was extremely poor. As a Birchley Road Battledown resident with my property forming part of the northern boundary of the proposed site, Syvret Media and SF Planning were unable to notify us of the proposed public exhibition, on challenge they stated "they could not find the letter box." In itself this may seem trivial, but I believe it shows a good example of the poor quality work, low cost work done by the developer and his choice of consultants and advisors.

1.2. The public exhibition was not well managed and the developers and advisors gave arrogant and off-hand answers - such as; "the trees with TPOs are of no merit, so they will come down."

1.3. The conclusions listed in the SF Planning Statement of community Involvement are astonishing for their bias. From their own survey only 3% of those surveyed would be "mindful to support the development" - this is covered in the conclusion as a "very enthusiastic public consultation process."

1.4. The conclusions state that following the process the application has been changed in a number of "significant ways". I strongly dispute this statement. At best, there has been some minor changes, but fundamentally the proposed development still has 100 houses, still has only one inadequate transport access point, is still destroying natural habitat, still gives significant flood risk, is still built on a steeply sloping site of clay, is still highly visible from offsite locations and is still destroying an environment used by the St Edwards school for environmental and sporting activities.

1.5. During the initial consultation period I entered email communication with Syvret Media and SF Planning (20 January 2017). I raised the following issues which have been ignored in subsequent submissions: -

1.5.1. Underground springs and complex existing drainage arrangements

1.5.2. Lack of secondary access for the site

1.5.3. Loss of amenity for St Edwards School

1.5.4. Provision of access during winter period of ice and snow

1.5.5. I offered to allow my property to be used for Landscape and Visual Aspect work. This was ignored.

1.6. As such I strongly disagree that the process has met the requirements of NPPF as stated in the SF Planning conclusions paragraph 5.3 and 5.4, I believe the stakeholder engagement has been a total failure.

2. The outline planning application in general

2.1. The proposed development fails on a number of critical areas that have not been considered in the application documents.

2.2. I find it inconceivable that for a development of this size and complexity there is only 1 access point. This is through Oakhurst Rise which was never designed for this purpose. Any form of incident (fire, flood, accident, road repair, large delivery) on Oakhurst Rise will render the entire development site inaccessible by car. This will result in residents abandoning their vehicles in surrounding streets and walking to their homes. In winter periods of ice and snow, Oakhurst Rise will have to take the full traffic for the estate. As a Battledown resident myself, I can confirm that even on gritted estate roads, properties can only be accessed by 4x4 vehicles or cars fitted with snow chains.

2.3. The topography of the site, though detailed is not commented upon that the internal roads on the proposed development will have a gradients of around 1 in 6 or 17%. This is extremely steep and will be a challenge for cyclists and walkers. The developers in the Residential Travel Plan are proposing that cycling and walking is used as way to reduce car travel. Though I agree this is a great idea for a flat site, the document is wholly inadequate as it does not take any notice of the topography of the site. It is quite apparent that the author of the report either never visited the site or was on instruction to avoid any mention of the gradients involved. The steep gradients will encourage greater car use, effectively resulting in the entire transport assessments worthless. Another example of an extremely ill-conceived project, biased reports from poor quality consultants and advisors.

2.4. As an example of the inadequacy of the access to the site, consider the following example. A parent on the new development purchase a property in the south east of the site, say location 81. They want to meet their child from St Edwards School, effectively close to bottom of their garden. There is no access to the school, so they have to travel up the development to Oakhurst Rise, with steep gradients. Come down Oakhurst Rise, Beaufort Road, along the A40 London Road, up Greenway Lane and up Ashley Road. In total over a mile. Then repeat the entire trip back home. As such they will inevitably use the car. This will add traffic to an already over-burdened road system at school start and finish time. Clearly, people will not tolerate this and as such holes will be made in hedges, fences etc which will impact on the security of the school and the proposed development.

2.5. The proposed development site is clay, with steep slopes. We know there are natural springs in the area and complex drainage systems. The preliminary ground investigation report, basically identifies that the site doesn't drain and as such complex drainage solutions will need to be found. From my perspective, this will inevitably lead to flooding on the lower aspects of the proposed site and definitely to lower lying properties. A comprehensive comment from 29 Oakhurst Rise, details underground springs in the area and list them on a map. I can confirm that a neighbouring property has an underground spring which appears in their basement, requiring constant pumping. At the bottom of our garden and just in the development site is a pond, listed in the Preliminary Ground Investigation Report and detailed as photo 8. This seems to be fed by springs and or ground water. No mention is made in the report as to what is done with this pond. As it appears to be in the back garden of plot 69 and/or 70 - a potential health and safety issue for families and a flood risk.

2.6. The Landscape and Visual Aspect report is heavily biased, using selective irrelevant locations and a thoroughly poor piece of work.

2.7. The loss of flora and fauna in the site is significant, with again inconsistent and biased analysis.

2.8. Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." So does the proposed development site meet the requirements of significant townscape and environmental contribution? It clearly has a unique

environmental impact with a wide range of flora and fauna, it is kept in semi-wild condition, with once per year grass cutting and occasional tree surgery. It is a unique site that it is surrounded by buildings on all 4 sides, it is visible from the AONB areas. It is a wonderful undeveloped area and forms part of the critical green space that goes to form Cheltenham. As such I contend that any normal person would agree the proposed development site meets this criteria - hence the application should be immediately rejected.

3. Specific aspects of the planning application which pertain to the proposed development that forms the boundary to my property.

3.1. Our property is Meadow View, Birchley Road. Under the proposed development, I will have 4 new properties that border my property, these are plots 67, 68, 69 and 70. These will be large 2 story detached properties, but do not deem to be part of the "low density housing area" that start immediately to the east.

3.2. On the boundary are 4 ancient English Oak Trees subject to TPOs. These are classified differently in the arboriculturalist's report as T19 and G1 (comprising 3 English Oaks), both of B3 classification. The Tree Assessment and Inspection Survey for Bat Roost Potential, only found 3 trees (not 4), all deemed tree of moderate potential. It is unbelievable that if a dawn and dusk survey was carried out by the trees, that the experts could not correctly count the number of trees. This questions entirely their competence to carry out such fieldwork.

3.3. In the arboriculturalist's report, he at least recognizes the 4 English Oaks with TPOs on the boundary, though what he proposes is unclear and inconsistent through his report. It appears as if some of them may be retained but others cut down. This is also reflected through the Landscape Strategy Plan and the Site Layout Plan. My personal view is that all the trees on site with TPO should be left alone.

3.4. In the Ecological Appraisal, section 3.14, photo 12, the ecologist recognizes the pond on our boundary. Claiming it was not there in September 2016, but was a large pond in February 2017. This pond is clearly identified within the Preliminary Ground Investigation Report drawing 4130/2/2 dated 8/11/16. However the ecologist describes it as an ephemeral pond (meaning - these ponds are depressions with impeded drainage, usually in forest landscapes, that hold water for a period of time following snowmelt and spring rains but typically dry out by mid-summer). Having lived in Meadow View for 8 years, I can assure you that the pond level does vary and will dry out during dry summer periods, however for most of the year it is wet and a source of life and used for birds and animals to drink. I do not know how this pond works, we do know there are springs in the area and the level increase rapidly after rainfall. The ecologist will be aware that ephemeral or vernal pools, do not have fish in them and as such can be excellent breeding grounds for amphibians and invertebrates, as we have seen. There is no mention in the planning documentation as to what is proposed for this pond. At present it appears to be in the back garden of either/or plots 69 or 70. The County Tree Officer in his report mentions this pond from his survey in January 2017 and states it would "not be appropriate in a rear garden". Yet again this shows poor quality work by the developer and his advisors, inconsistencies and avoiding difficult and complex issues. I have included photos from 4th February 2017 and 21 August 2017, both showing the pond full of water.

3.5. The Landscape and Visual Aspect Report, makes general mention of the impact the development will have on residents of Birchley Road, though it specifically avoids any mention of the most impacted properties such as Meadow View and Charlton Manor. This is a major oversight in the analysis, creating a clearly biased document. As stated in section 1, I offered the developers to use my location for their visual aspect analysis and before and after drawings. This was ignored, presumably because it would not help their cause. See attached "homemade" impression. Figure 1.

3.6. If there are such major problems with the proposed development for the 4 properties that border my property, it is reasonable to assume that the lack of thought, inconsistencies and bad design cover the entire proposed development.

In summary, the application fails for a multitude of reasons

- The stakeholder engagement has been poor, with few matters of substance being correctly considered.
- There are major oversights and omissions in the proposal in general
- The traffic issues have not been correctly considered, especially with the single access and topography of the site
- Drainage and flooding risk have not been correctly considered
- The quality of work from the consultants and advisors is inconsistent, biased, lacking in rigour
- Issues local to our property are totally inadequate, in particular the destruction of trees, the pond, drainage and visual impact
- The developer should apologize to the community for producing such an incompetent and poor proposal that has wasted our time

I would propose that the application is rejected on numerous grounds, the site is listed as a Conservation Area for future generations to enjoy and for preservation of the flora and fauna.

Figure 1

Before and after visual impact assessment from Meadow View looking south

Current visual situation

After proposed plot 67 and 68 built and TPO trees removed

Figure 2 - The Pond - 21 August 2017 (top) 4 February 2017 (below)

Comments: 1st March 2018

Letter attached.

Comments: 1st March 2018

Meadow View response to updated application 17/00710/OUT

I am deeply frustrated and annoyed with the ongoing process!

I strongly objected to the 2017 application and the 2018 application is equally unacceptable to me.

On 8 September 2017, I produced a detailed response to the application. At that time, I covered the following 3 areas: -

1. The quality of the stakeholder engagement so far.
2. The outline planning application in general.
3. Specific aspects of the planning application which pertain to the proposed development that forms the boundary to our property.

Hence, my new comment will follow the same approach.

1. The quality of the stakeholder engagement so far

1.1. In 2017, the community stakeholder engagement was extremely poor. In 2018 it has moved from extremely poor to non-existent. The developers, both William Morrison and the Carmelites have failed to engage at all. Clearly, they have spent significant time trying to "tinker" with the application, but it is unacceptable not to try a repeat a stakeholder engagement process. On this

ground alone, the application should be rejected as they have failed to follow normal process as outlined in NPPF.

1.2. The recent modifications to the planning application have not fundamentally addressed any of the major defects. the proposed development still has 100 dwellings, still has only one inadequate transport access point, is still destroying natural habitat, still gives significant flood risk, is still built on a steeply sloping site of clay, is still highly visible from offsite locations and is still destroying an environment used by the St Edwards school for environmental and sporting activities.

2. The outline planning application in general

2.1. The proposed development still fails on many critical areas that have not been considered in the application documents.

2.2. I find it inconceivable that for a development of this size and complexity there is only 1 access point. This is through Oakhurst Rise which was never designed for this purpose. Any form of incident (fire, flood, accident, road repair, large delivery) on Oakhurst Rise will render the entire development site inaccessible by car. This will result in residents abandoning their vehicles in surrounding streets and walking to their homes. In winter periods of ice and snow (as we are experiencing late February / early March 2018), Oakhurst Rise will have to take the full traffic for the estate. As a Battledown resident myself, I can confirm that even on gritted estate roads, properties can only be accessed by 4x4 vehicles or cars fitted with snow chains.

2.3. The Transport Assessment Rebuttal is an amazing piece of work, full of inconsistencies and remarkable conclusions. There is no sign of independence of thought in this document. It is interesting to see the proposed A40 / Hales Road junction improvement. Which I think the developer is suggesting he will cover with a S106. I would suggest that the improvements suggested are totally inadequate for a development of this scale. The correct S106 should cover road widening, traffic management, traffic calming, all the way from Oakhurst Rise to the A40 junction. However, I believe this would make the whole development hugely expensive.

2.4. The issues associated topography of the site have not been adequately considered in the updated application. The internal roads on the proposed development will have a gradient of around 1 in 6 or 17%. This is extremely steep and will be a challenge for cyclists and walkers. The developers in the Residential Travel Plan are proposing that cycling and walking is used as way to reduce car travel. Though I agree this is a great idea for a flat site, the document is wholly inadequate as it does not take any notice of the topography of the site. The steep gradients will encourage greater car use, effectively resulting in the entire transport assessments worthless. Another example of an extremely ill-conceived project, biased reports from poor quality consultants and advisors.

2.5. As an example of the inadequacy of the access to the site, consider the following example. A parent on the new development purchase a property in the south east of the site, say location 81. They want to meet their child from St Edwards School, effectively close to bottom of their garden. There is no access to the school, so they must travel up the development to Oakhurst Rise, with steep gradients. Come down Oakhurst Rise, Beaufort Road, along the A40 London Road, up Greenway Lane and up Ashley Road. In total over a mile. Then repeat the entire trip back home. As such they will inevitably use the car. This will add traffic to an already over-burdened road system at school start and finish time. Clearly, people will not tolerate this and as such holes will be made in hedges, fences etc. which will impact on the security of the school and the proposed development.

2.6. The proposed development site is clay, with steep slopes. We know there are natural springs in the area and complex drainage systems. The preliminary ground investigation report, basically identifies that the site doesn't drain and as such complex drainage solutions will need to be found. From my perspective, this will inevitably lead to flooding on the lower aspects of the proposed site

and to lower lying properties. A comprehensive comment from 29 Oakhurst Rise, details underground springs in the area and list them on a map. I can confirm that a neighbouring property has an underground spring which appears in their basement, requiring constant pumping. At the bottom of our garden and just in the development site is a pond, listed in the Preliminary Ground Investigation Report and detailed as photo 8. This seems to be fed by springs and or ground water. No mention is made in the report as to what is done with this pond.

2.7. The Landscape and Visual Aspect report is still heavily biased, using selective irrelevant locations and a thoroughly poor piece of work.

2.8. The loss of flora and fauna in the site is still significant, with again inconsistent and biased analysis. A few of the trees with TPOs are now preserved, but their roots will be close to foundations, which will lead to ongoing problems.

2.9. Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." The developer has made no comment on this issue. Presumably because this is an immediate "red flag" to the development. It is a wonderful undeveloped area and forms part of the critical green space that goes to form Cheltenham. As such I contend the application should be immediately rejected.

3. Specific aspects of the planning application which pertain to the proposed development that forms the boundary to my property.

3.1. Our property is Meadow View, Birchley Road. Under the proposed development, I will have 4 new properties that border my property, these are plots 66, 67, 68 and 70.

3.2. On the boundary are 4 ancient English Oak Trees subject to TPOs. These are classified differently in the arboriculturalist's report as T19 and G1 (comprising 3 English Oaks), both of B3 classification. The Tree Assessment and Inspection Survey for Bat Roost Potential, only found 3 trees (not 4), all deemed tree of moderate potential. It is unbelievable that if a dawn and dusk survey was carried out by the trees, that the experts could not correctly count the number of trees. This questions entirely their competence to carry out such fieldwork.

3.3. In the arboriculturalist's updated report, he at least recognizes the 4 English Oaks with TPOs on the boundary, though what he proposes is unclear. It appears as if some of them may be some impact on them, but they will certainly be in the back gardens of 68 and 69.

3.4. In the Ecological Appraisal, section 3.14, photo 12, the ecologist recognizes the pond on our boundary. Claiming it was not there in September 2016 but was a large pond in February 2017. This pond is clearly identified within the Preliminary Ground Investigation Report drawing 4130/2/2 dated 8/11/16. However, the ecologist describes it as an ephemeral pond (meaning - these ponds are depressions with impeded drainage, usually in forest landscapes, that hold water for a period following snowmelt and spring rains but typically dry out by mid-summer). Having lived in Meadow View for 8 years, I can assure you that the pond level does vary and will dry out during dry summer periods, however for most of the year it is wet and a source of life and used for birds and animals to drink. I do not know how this pond works, we do know there are springs in the area and the level increase rapidly after rainfall. The ecologist will be aware that ephemeral or vernal pools, do not have fish in them and as such can be excellent breeding grounds for amphibians and invertebrates, as we have seen. There is no mention in the planning documentation as to what is proposed for this pond. At present it appears to be in the back garden of plot 68. The County Tree Officer in his report mentions this pond from his survey in January 2017 and states it would "not be appropriate in a rear garden". Yet again this shows poor quality work by the developer and his advisors, inconsistencies and avoiding difficult and complex issues.

3.5. I do have major issues with the Ecologists report on HSI assessment of the pond on the boundary. He estimates that the pond has a drying factor of 0.01. From my understanding of the lowest value is 0.1. However, having lived in the property for over 8 years and discussed with the previous owners, this pond is generally wet and occasionally dries in drought period. As such, I would suggest a pond drying score of 0.2. This has a significant impact on the HSI with a revised score of 0.51. This means the pond is classified as "below average." Which is very different to "poor" and suggest a possible habitat for Great Crested Newts. This is assuming I agree with his other classifications such as shade, terrestrial habitat etc. It is unfathomable that the Ecologist has not tried to discuss this pond with me but has formed his own opinions based upon 2 site visits. Another example of poor and biased reporting paid for by the developer.

3.6. The Landscape and Visual Aspect Report, makes general mention of the impact the development will have on residents of Birchley Road, though it specifically avoids any mention of the most impacted properties such as Meadow View and Charlton Manor. This is a major oversight in the analysis, creating a clearly biased document. As stated in section 1, I offered the developers to use my location for their visual aspect analysis and before and after drawings. This was ignored, presumably because it would not help their cause. I repeat, I would be delighted to offer my property for visual aspect analysis.

3.7. If there are such major problems with the proposed development for the 4 properties that border my property, it is reasonable to assume that the lack of thought, inconsistencies and bad design cover the entire proposed development.

In summary, the application still fails for a multitude of reasons

- The stakeholder engagement has gone from poor to non-existent.
- There are major oversights and omissions in the proposal in general
- The traffic issues have not been correctly considered, especially with the single access and topography of the site
- Drainage and flooding risk have not been correctly considered
- The quality of work from the consultants and advisors is inconsistent, biased, lacking in rigour
- Issues local to our property are totally inadequate, in particular the destruction of trees, the pond, drainage and visual impact.
- Since the initial application, this site has been considered as part of the Cheltenham Plan - Pre-submission Consultation. In this document, it considers that 25 "units" could be considered for the site. This would appear to more realistic number. However, any development is in breach of Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." I will be responding to this consultation separately.
- The developer should apologize to the community for producing such an incompetent and poor proposal that has wasted our time and continues to waste time.

I would re-iterate my proposal that the application is rejected on numerous grounds, the site is listed as a Conservation Area for future generations to enjoy and for preservation of the flora and fauna.

Comments: 12th May 2018

So yet again, the stakeholders and neighbours involved in the Oakhurst Rise proposed development need to respond to now the 3rd minor variation of the developer's and the Carmelite Charitable Trust's ambition to destroy a natural habitat for personal enrichment.

The changes detailed in this third version are relatively minor and do not address the fundamental weaknesses of the application.

In addition, as a concerned member of the public, I have responded to the Housing and Mixed-Use Topic Paper - The Plan 2011-2031 (Issued CBC January 2018). In this document the plan

considers the site could possibly be considered for 25 properties. Personally, I have objected to that concept as well.

However, I cannot understand why both the developer and CBC, is allowing 17/00710/OUT to be determined in advance of the Cheltenham Plan, especially for such a contentious and ill-conceived application.

As this is the third response, I will state that I strongly objected to the 2017 application and the first 2018 application, this second 2018 revision is still totally unacceptable to me.

In March 2018, I covered the following 3 areas: -

1. The quality of the stakeholder engagement so far.
2. The outline planning application in general.
3. Specific aspects of the planning application which pertain to the proposed development that forms the boundary to our property.

Hence, my new comments will follow the same approach.

1. The quality of the stakeholder engagement so far

1.1. In 2017, the community stakeholder engagement was extremely poor. In 2018 it has moved from extremely poor to non-existent. The second 2018 application has had absolutely no stakeholder engagement, other than submitting a large number of slightly revised documents to the planning portal. The developers, both William Morrison and the Carmelite Charitable Trust have failed to engage at all. Clearly, they have spent significant time trying to "tinker" with the application, but it is unacceptable not to try a repeat a stakeholder engagement process. On this ground alone, the application should be rejected as they have failed to follow normal process as outlined in NPPF.

1.2. The recent modifications to the planning application have not fundamentally addressed any of the major defects. The proposed development now has 91 dwellings, a reduction of 9%, still has only one inadequate transport access point, is still destroying natural habitat, still gives significant flood risk, is still built on a steeply sloping site of clay, is still highly visible from offsite locations and is still destroying an environment used by the St Edwards school for environmental and sporting activities. The modifications involved are at best "minor cosmetic."

2. The outline planning application in general

2.1. The proposed development still fails on many critical areas that have not been considered in the application documents.

2.2. I find it inconceivable that for a development of this size and complexity there is only one access point. Though the number of properties is reduced by 9%, I do not consider this will make any material improvement to the traffic flows. Oakhurst Rise and surrounding roads were never designed for this purpose.

2.3. The issues associated with the topography of the site have not been adequately considered in the updated application. The internal roads on the proposed development will have a maximum gradient of around 1 in 6 or 17%.

2.4. The proposed development site is clay, with steep slopes. We know there are natural springs in the area and complex drainage systems. The preliminary ground investigation report, basically identifies that the site doesn't drain and as such complex drainage solutions will need to be found. From my perspective, this will inevitably lead to flooding on the lower aspects of the proposed site and to lower lying properties. At the bottom of our garden and just in the development site is a pond, this is shown in the OS maps, Figure 3 and 6 in the Simpson report (Flood Risk

Assessment). No mention is made in the report as to what is to be done with this pond. This seems unbelievable that a professional firm such as Simpson, would not review the status of the current ponds on site. It would appear as this will be in the back garden of plots 66 and 67, which will be a safety issue for the owners. I strongly believe this pond will lead to flooding of lower lying properties after periods of heavy rain.

2.5. There has been no update to the Ecologists report. There are so many issues with the ecological management of the site, it is remarkable that this document has not been reviewed and updated.

2.6. The revised Tree Survey and Landscape Strategy continues to be a poor document with inaccuracies, inconsistencies and biased analysis. The improvements are minor and cosmetic in nature.

2.7. Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." The developer has still made no comment on this issue. Presumably because this is an immediate "red flag" to the development. It is a wonderful undeveloped area and forms part of the critical green space that goes to form Cheltenham. As such I contend the application should be immediately rejected.

3. Specific aspects of the planning application which pertain to the proposed development that forms the boundary to my property.

3.1. Our property is Meadow View, Birchley Road. Under the updated and proposed development, I will have four new properties that border my property, these are plots 64, 65, 66 and 67.

3.2. On the boundary are 4 ancient English Oak Trees subject to TPOs. These are classified differently in the arboriculturalist's report as T19 and G1 (comprising 3 English Oaks), both of B3 classification.

3.3. In the arboriculturalist's updated report, he now at least recognizes the 4 English Oaks with TPOs on the boundary, I think he is proposing to leave them. However their roots will be close to the construction of plots 65, 66 and 67, which will probably lead to damage or ultimately death to these ancient oak trees. His tables and his plans are inconsistent in labelling. Another example of poor quality work from a supposedly professional arboriculturalist.

3.4. There is no update Ecological Appraisal. This is astonishing considering the errors and inconsistencies that I detailed in my response in March 2018. As stated in 2.4 above, there is no clarity on what is proposed for the pond on the boundary of my property. From my perspective, this pond provides critical drainage for Birchley Road properties and higher ground within the Battledown Estate, plus it is a wonderful easy access point for the local wildlife and has a high potential for amphibians. It is used by St Edward school for environmental purposes.

3.5. If there are such major problems with the proposed development for the four properties that border my property, it is reasonable to assume that the lack of thought, inconsistencies and bad design cover the entire proposed development.

In summary, the application still fails for a multitude of reasons

- The stakeholder engagement continues to be non-existent.
- There are major oversights and omissions in the proposal in general, the reduction in dwelling numbers by 9% does not materially change the application
- The traffic issues have still not been correctly considered, especially with the single access and topography of the site

- Drainage and flooding risk have not been correctly considered
- The quality of work from the consultants and advisors is inconsistent, biased, lacking in rigour
- Issues local to our property are totally inadequate, in particular the management of trees with TPOs, the proposal for the existing pond, drainage and visual impact.
- This development is in breach of Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." I fail to understand how CBC can continue to consider this application.
- The developer should apologize to the community for producing such an incompetent and poor proposal that has generated so much anger and frustration. Let us hope that the developer and the Carmelite Charitable Trust recognize this application will never succeed and they withdraw before they further alienate themselves from the community.

I would re-iterate my proposal that the application is rejected on numerous grounds and the site should be listed as a Conservation Area for future generations to enjoy and for preservation of the flora and fauna.

Comments: 24th May 2018

Letter attached.

Newlands
 Birchley Road
 Cheltenham
 Gloucestershire
 GL52 6NY

Comments: 11th September 2017

We strongly object to this development. An outline of the key areas of concern are listed below:

- Oakhurst Rise is a totally inadequate access road for this proposed development. To put further traffic pressure on this inappropriate network of roads around the Ewans Farm estate and surrounding area, will have a hugely negative impact on the circulation of vehicles and the safe movement of pedestrians.
- The site in question is organic lowland meadow which comprises of un-kept grass and many protected trees. Wildlife consists of bats, protected newts, badgers and much more. The proposed plans will decimate these living organisms.
- The site is visible from an AONB and is central to the view from the conservation area in Charlton Kings. To build on this site will ruin this landscape and set a precedent for further development in protected areas.
- Any acceptance of this site would be inconsistent with previous decisions not to develop the Brown Field, Tim Fry proposal which has a current and viable road infrastructure.
- The current water drainage in the Charlton Kings valley has been bursting at the seams and that is with 10 hectares of natural planting to help. An additional 100 houses and hard standing infrastructure will significantly increase the already damaging effects of flash flooding. Why add to this already dangerous and highly problematic situation?
- To my knowledge there hasn't been an appropriate flood risk evaluation to accompany the proposals. Surely the CBC risk negligence claims by developing a site which has a clear history of natural springs, standing water with a valley below which proven history of flooding.
- There is no mention in the application about the negative effect that this development will have on school places. There is a lack of local school places within the local area, primary and secondary. The addition of 100 dwellings will add unnecessary constraints to this already critical problem.

In conclusion, we DO NOT support this proposal and STRONGLY OBJECT to the planning application to develop this site.

In addition to the above points, it is clear that huge bias and factual inaccuracies have been adopted by the developers in a bid to sway certain entities with their proposal. To go ahead with such a complex and impactful project in an area that is simply not appropriate, will only lead to long standing and disastrous repercussions.

Glenwhittan
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 9th September 2017

My objection to the proposed development is on the grounds that it involves the destruction of irreplaceable green space.

It benefits the environment to have green spaces close to town. As a Cheltenham family we have greatly appreciated the town's parks, and the sensitively landscaped areas around Cox's Meadow and between the town centre and Waitrose, for instance. Its visual and aesthetic qualities are what make Cheltenham special, so to develop an ancient green space that is visible for miles around, and especially across the valley, would be to disregard respect for the environment and create a dangerous precedent for the green swathe that surrounds Cheltenham at a certain height, to be lost forever.

This field, so close to town, yet with ancient hedgerows and mature trees, is an important and unusual natural sanctuary for wildlife. Over the decades we have observed birds and mammals raising their young without interference. It is densely populated by a wide range of creatures including foxes, badgers, different species of mice, shrews, voles, hedgehogs, newts, glow worms, bats, bees, owls, woodpeckers. This field is only mown once a year. It takes a tractor about half a day and it never cuts close to the hedgerows.

For so many children at the nearby school to be able to observe an uninterrupted natural habitat and to respect it and learn from it is of critical value in an increasingly urbanised country.

For this field to be concreted over to provide the maze of small roadways, paths, drives, parking lots to accommodate high density housing with, no doubt, double the number of cars to houses, is a proposal showing complete disregard for the current peaceful environment of, and beyond, the field. The noise of constant comings and goings of domestic and service vehicles and of hundreds of people in a relatively confined space on the hillside will, inevitably, detrimentally affect the quality of life of all nearby residents.

The impact of the increased number of vehicles, cyclists and pedestrians on fairly narrow existing residential roads with steep gradients where, because of street parking, vehicle movement is already of a weaving and halting nature, is obviously problematic, inevitably stressful and even dangerous.

Green spaces with mature trees protect the wider environment against pollution. This proposed development would contribute to the problem of pollution by destroying mature trees and hedgerows, and filling the field with buildings and cars.

Because the houses would have small gardens, large trees would never be able to grow for future benefit. Owing to gravelled/tarmac drives and low maintenance exterior spaces, rain- water run-off would be a problem on a hillside development.

Why plan to erect higher dwellings (flats? Townhouses?) at the high point of the site, exacerbating the loss of vista to existing residents and drawing attention to the development from the other side of the valley?

Comments: 14th September 2017

I write to object to the above planning application, in line with comments submitted on 20th March 2017 to the Cheltenham Plan (part one) Public Consultation (copy attached); and for other reasons.

Landscape and Environment

The first objection is that the application would allow serious over-development of high ground forming a part of the Cotswold escarpment. Ground contour levels on the site rise from about 100m AOD at the south end of the site to about 125m adjacent the rear of Birchley Road properties (on the north side of the site); whereas almost all major development in Cheltenham over the last 100 years or so has been limited to ground levels of about 105 - 110m AOD. As proposed in the attachment (Cheltenham Plan: Public consultation), there should be no development on ground above 110m, in order to protect the escarpment; which, from south of Gloucester to the north of Cheltenham (past Prestbury, Bishops Cleeve, Woodmancote, Oxenton, Teddington), remains an almost undeveloped, unspoiled landscape of great natural beauty. The only major development on the escarpment on the east side of Cheltenham is Battledown, which was planned and laid out about 150 years ago; and which has the significant requirement that every property should be sited on an half acre plot: this allowed most of the properties built to be planted with major trees, so that it is now visually a green tree-covered landscape with many properties part hidden when looking from the west (Gloucester, Staverton, Churchdown, Tewkesbury) eastwards. The properties proposed for the Oakhurst Rise development are generally on plots of limited size, which will not allow the planting of large trees (because of the disruptive effect they would have on the properties themselves).

In this sense, the proposed development is as undesirable and damaging to the landscape as development of the middle slopes of any hills, escarpment or coastline would be. It would also set a terrible precedent for higher level development of the south side of the existing village of Charlton Kings, below Daisybank Road.

This problem with the proposed development is compounded by the planned removal of many individual trees (including some with preservation orders) and a major ancient hedgerow (which itself extends to an area of about 4,000m² - about 1 acre - which as a consequence of its age and size shelters foxes, deer, bats, birds, especially owls and wood-peckers, and small mammals). There is really no planning or intellectual argument to justify this destruction, in the absence of confidence in the developer's willingness and determination to protect important features of the existing environment, instead of practically clearing the site at the start. In the developer's analysis, it is justified on the grounds that many of the individual trees are not of specimen value, not being individually planted and nurtured, i.e. being wild; overlooking the fact of the length and size of the hedgerow, that can be seen for miles around; and that for centuries it has been home to wild creatures in a natural environment without any human interference: the adjoining meadows are mown once a year, about a day's work with a tractor.

Though the main reason for the objection is preservation of irreplaceable landscape (within a thriving community), the retention of natural habitat and ecology is also of great value, especially when available to a school, and through the school to other young people.

Transport:

The road proposed for access to the site - Oakhurst Rise (OR)- is discussed in the transport assessment, paragraphs 2.6 and 2.7 (only); and its inadequacies are ignored in the discussion. In particular:

- the road gradients are too steep: almost 15% gradient for the upper length leading to the site entrance; and about 13.5% for the lower length joining Beaufort Road: both far in excess of the Glos. C. C. 'Highway requirements for development', which gives maximum gradients of 8% for access roads. The consequence is that the access road will be unusable by many vehicles after snowfalls, and will be hazardous in icy conditions; with a potential risk of accidents, because of cars failing to stop in time, or sliding into or across the two T-junctions, one at the bottom of the upper slope opposite no. 17 OR, and the Beaufort Road/Oakhurst junction;
- the road may be too narrow (5.5m); the G.C.C. requirement is 5.5 or 6.0m (depending on classification);
- the pavements are too narrow: the G.C.C. requirement is 2.0m;
- it appears that OR could be classified as a minor access road (MiAR), but it does not comply with the physical requirements for a MiAR, and it would be serving 2 - 3 times the number of dwellings for such a road (50 maximum); even as a major access road the number of dwellings served (approximately 120) would exceed the maximum permitted (100 for single access), and the physical requirements are still not satisfied (gradients etc.); in general terms, without relaxation of the G.C.C. requirements, there is no classification permitting more than 100 dwellings with only one access.

The assessment of the effect of the development (i.e. 100 extra dwellings) on the local roads immediately affected is unconvincing. Aside from the unsuitability of OR as the access road to the site, a basis for considering the increase in traffic could be summarised as follows:

- number of current dwellings: Ewens Road 19
Pine Close, Oakhurst Rise say 40
Beaufort Road 41
- current total of dwellings 100;
which would increase to 200 dwellings after development:
- i.e. there would be a substantial increase in traffic on the two roads leading away from the site: Ewens and Beaufort Roads; on-street parking on these roads and Haywards Road (the next affected road for traffic towards Cheltenham) is repeatedly described as 'sporadic': definition "occurring only here and there , separate, scattered"; but the on-street parking is nearer constant and widespread than sporadic, and already severely restricts vehicle movement on these roads, and also on Oak Avenue;
- all of these roads are residential roads, not suitable as transitional roads, and certainly not as local distributor roads: (a through traffic route suitable for moving traffic between different parts of the town).

In discussing overall design concepts the G.C.C. 'Highway requirements for development' recommended:

"The creation of large cul-de-sac estate layouts, where a large number of houses rely on one access road, and pedestrian access is similarly restricted, must be avoided." (My italics)

Comments: 5th March 2018

I refer to previous comments in my letter of September 2017 objecting to the proposed development; on the grounds of:

1. over-development of high ground, up to ground levels of 125m. AOD, which forms part of the Cotswold escarpment;
2. inadequate access to the site: inadequate for up to 100 houses; using Oakhurst Rise, a small pre-existing residential road of about 25 dwellings, mainly bungalows; which is too steep, too narrow and leads only to other pre-existing residential roads (Beaufort Road, Ewens Road)

that are also inadequate in width and gradient for what would be, approximately, a doubling (to 200) of the number of houses they serve.

I also consider it is not

In the additional information now deposited is an addendum to the design and access statement; in which there is reference to retaining more TPO trees than in the first scheme. This would be desirable; but several points arise:

1. The revised development scheme should be subject to constraints relating to the retained trees, as set out in BS 5837: Trees in relation to construction; (which the Council usually requires be followed). First a tree constraints plan should be prepared, showing root protection areas of the retained trees: (cl. 5 of the BS); and from it a tree protection plan can be prepared (cl. 7), with barriers and/or ground protection. These should be permanently established on site before construction work starts.

2. For T8 (a very large English Oak: A1/B1) the root protection area (rpa) is calculated as 1100 -1200m; and would be capped to 707m, equivalent to a 15m. radius circle: at least the 15m. radius rpa should be preserved. This means block 59-62 should move eastwards by at least 3 - 4m; or preferably the block and its permeable surface area for parking should be interchanged, as they were in the original scheme, which would reduce the tree's influence on the block.

3. For T13 (a large English Oak in a public open space) I am reasonably certain that it is drawn in the wrong place on the layouts: it is more than 60m. from T8, but drawn less than 50m. (but on roughly the same line of sight from T8). This means that the northern branch of the site road does not need to veer north after passing plots 56-58, but can curve to the south, allowing greater freedom to position 59-62. (Obviously there is a knock-on effect on houses near T13, including a potential influence of the tree on the houses).

Comments: 16th May 2018

Comment re revised outline application: 91 dwellings:

1: 91 dwellings remains far too many for the proposed access through Oakhurst Rise (OR); see comments in my letter of 13.09.17, which generally still apply: (the steep gradient of OR, and road dimensions, the single access, inadequate linking roads away from OR).

2: The positions of trees T12 and T13 are transposed on the tree layout; and T13 which is proposed to be retained, is actually about 14m east of the marked position.

3: For retained trees, such as T8, root protection areas should be established and observed in accordance with BS 5837: (in the case of T8 the protection area is a 15m radius circle).

4: See also objections on the grounds of Landscape and Environment in our letter of 13.09.17, which still apply.

Coversdown Birchley
Birchley Road
Cheltenham
Gloucestershire
GL52 6NX

Comments: 7th September 2017

As a resident of Battledown my house, Coversdown, joins the northern boundary of the proposed development. I strongly object to this application. Not only is it in breach of national and local planning policy, which should be promoting healthy communities, it would mean the loss of

valued open space which is used as a recreational area. It is of great value to those who live in this community. It threatens an area of beautiful green space.

My list of objections are as below:

1. Charlton Kings Parish Plan published April 2017

This plan was published by the parish council to provide guidance for the next 5 - 10 years. It was produced by a public questionnaire and parish meetings. Page 8 states "a clear consensus emerged that development on open land and green spaces should not be allowed.". Page 9 states "There was preference to avoid building on 'green' sites of any description, favouring future development on brownfield/waste or infill land;"

Therefore this development is contrary to the conclusions drawn by the Parish Council and the residents of Charlton Kings.

Neil Parish M.P., the chairman of the environment select committee, recently told ministers that a drive to build a million more homes by the end of the decade risks "killing any sense of goodwill" in local communities if the new buildings are inappropriate. Mr Parish, a former council planning officer, will suggest that parish councils and neighbourhood forums are given funding to draw up binding "design codes" based on input from residents to ensure new developments reflect their views. "If we fill our towns and cities with housing people feel is totally inappropriate for their area, we will kill any sense of goodwill."

It would appear that the proposed development is exactly one such development that Mr Parish is referring to.

2. Right to Privacy

The conclusions of the developers report state that following the process of consultation, the application has been changed in a number of "significant ways". I strongly dispute this statement. At best, there has been some minor changes, but fundamentally the proposed development still has 100 houses, still has only one inadequate transport access point, is still destroying natural habitat, still gives significant flood risk, is still built on a steeply sloping site of clay, is still highly visible from offsite locations and is still destroying an environment used by the St Edwards school for environmental and sporting activities.

The report states that the density of the houses was reduced on the boundaries that border Battledown. This is certainly not the case with the northern border of the proposed development. The plan shows double storey and 2½ story houses right on our boundary. In addition, the 2½ storey houses/flats will be on a higher elevation than our house and will therefore look directly down into 4 of our bedrooms, let alone our drawing room and conservatory. This is a gross infringement on rights to privacy.

The Landscape and Visual Aspect Report, makes general mention of the impact the development will have on residents of Birchley Road, though it specifically avoids any mention of the most impacted properties such as Coversdown, Meadow View and Charlton Manor. This is a major oversight in the analysis, creating a clearly biased document.

In addition, as these houses are directly south of our house they will most definitely block light and direct sunlight into our property. In winter, we would not see any sunlight whatsoever.

We purchased in Battledown specifically because of it's privacy and quietness. This proposed development will totally undermine our right to privacy and quiet enjoyment.

3. TPO Trees and Hedgerows

On our boundary with the proposed development, there is a magnificent specimen of an oak tree, which I have been led to believe is over 350 years old. There are also a number of other mature trees. At present the St Edwards school are responsible for ensuring that this tree is well maintained and dead branches are removed by their tree surgeon. This is necessary as the tree is south west of our house and the prevailing winds and storms would otherwise place our house at direct risk during storms. Who is going to be responsible for the well-being of this tree and thus ensure our house remains out of danger should this development take place? The developers have already shown scant regard for us neighbours in that they accessed the currently site illegally over our properties. They also showed no regard to the TPO tree and hedgerow they removed. To date we are not aware whether this breach of the law has led to prosecution.

Secondly, I believe that the proposed houses would be built far too close to the root system of this magnificent tree. The consequences of this would most likely lead to the tree's demise. This would then place the foundations of our house and our neighbour in 29 Oakhurst Rise in danger to subsidence and cracking of the foundations. In addition, any houses built within its vicinity would also be subject to these issues.

The developer already plans to destroy several protected trees including 400 year old oaks. The developer also plans to destroy 2 ancient protected hedgerows (seen on a map from 1825) that are BAP priority habitat and protected by law. The site has a large number of veteran trees. These need aging as some may be ancient. Many of these trees should be protected and there have been frequent requests that this is done as a matter of urgency. I believe that developer acted against the guidelines of the 1997 legislation on hedgerows when a large section close to my house was destroyed without the correct permission in the spring.

I feel that the developers survey into the biodiversity of the site is highly inaccurate and should be discarded and not relied upon. As our house overlooks part of the field we witness all the various wildlife that many other residents have already listed.

Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." So does the proposed development site meet the requirements of significant townscape and environmental contribution? It clearly has a unique environmental impact with a wide range of flora and fauna, it is kept in semi-wild condition, with once per year grass cutting and occasional tree surgery. It is a unique site that it is surrounded by buildings on all 4 sides, it is visible from the AONB areas. It is a wonderful undeveloped area and forms part of the critical green space that goes to form Cheltenham. As such I contend that any normal person would agree the proposed development site meets this criteria - hence the application should be immediately rejected.

4. Density

According to the Battledown Estate site <http://www.battledown.co.uk/covenant.asp>, in the Deed of Covenants and Regulations , number 5 states "No person is to build on the Original Lots of Estate land more houses than in proportion of one house to each half acre of land". This Estate is adjacent to the proposed site and it's density of the site is 23.3 units per hectare which equates to 4.71 units per half acre of land. This is considerably more than the allowed adjacent density of 1 unit per half acre of land. As such we believe that the proposed development is not in keeping with the developments that surround the site.

The Consultants compare their development to the Ewens farm development. I believe this proposed development is of a higher density than Ewens Farm. In any event, I believe that this is an incorrect comparison as the immediate neighbours are Battledown and the Oakhurst Rise area bungalows which have a far lesser density than that proposed by the developers.

5. Increase Flood risk.

Historically there have always been significant issues with surface run off and groundwater flooding around the site. The consultant makes no mention of this in the report. The clay sub soil is impermeable. The top soil in this critical elevated site on the watershed holds water like a sponge all winter protecting the catchment of the River Chet from flash flooding. Covering large swathes of this 10 acre site in impermeable material will have a huge impact on the drainage system. I believe a full and proper impact study needs to be done investigating the impact of the scheme on the Chelt through Cox's Meadow onto Bath Road and Neptune's fountain. Some proper flood modelling is called for. Even with all the modelling done for the Cox's meadow flood barrier, the first time this barrier was put to the test, it failed, with large scale flooding of properties down-stream from the barrier.

The Flood Risk Analysis from the developer's consultant does not address the issue of technological solutions to the problems at all satisfactorily, in fact they admit that SUDS will not work. The only remedial measures they suggest are retention tanks that are obviously not large enough, a tiny pond and water butts.

I am not at all satisfied that routing all foul and rain water under Charlton Court Road will be an adequate solution at all. The ageing lower sections of the sewage system are already vulnerable to blockages and collapses according to a helpful local expert on drainage.

The consultant does not seem to recognise that there is any existing flood risk, I believe residents will tell a different story from their personal experiences.

In addition, the flood zone map created 26 March 2008 shows on page 4 a preponderance of incidents of "Recorded Flooding" in both the categories of "Artificial Drainage" and "Unknown" following the line of Oak Avenue. Anyone who has dug their garden or who remembers the old brick works will know this is an area of clay soil, which is always damp.

This is further borne out in the fact that we already have a continual spring, that starts in the field and runs through part of our property, nearly all year round. If the spring runs at present with all the natural protection that the field currently affords it, what is going to happen once this water has nowhere to go due to the impermeable surfaces that will cover the proposed site.

6. Access to site

Oakhurst Rise is a small, narrow and steep cul-de-sac. Many residents park on the road as the driveways are so steep and narrow with often dangerous drop offs due to the gradient. The gradient is 1 in 5 at the top and narrowness of the road make sole 2-way access to 100 houses from this site totally inadequate.

In snow and icy weather the road is immediately cut off as residents prioritise the grit for the lower part of the Rise and the busy and dangerous bend and slope near Pine Close. I wonder where snow bound cars will park on congested Beaufort and Ewen's Road. How will emergency vehicles access the development in snow? The Rise is accessed via the very narrow and congested streets of Ewen's Farm; one of the worst streets being Oak Avenue. Blind bends already make these roads that are occasionally 2-way in sections dangerous.

7. Change to Cheltenham skyline

The site is a very visible green part of the visual landscape. It adjoins Battledown, which is one of the highest points in Cheltenham. As the 2½ storey building and 2 storey house are going to be built on the crest of the development the skyline of Cheltenham will forever be blighted. Particularly from Leckhampton Hill, the A435 and the popular Cotswold Way at Lineover Wood where the path emerges from the trees. There is no dense housing at this elevation at present and the new estate will have a very significant impact on visual amenity. It will be a scar on the tree dense and greenfield nature of the landscape at this height on the hill line as currently afforded by the

properties on Battledown. This will further erode the character of Cheltenham as a scenic spa town.

8. Loss of a community recreation area

The field is used by the wider community and it is a well-regarded venue for county cross-country competitions hosted by the school, as well as being a huge draw on bonfire night when the school PTA run their fund-raiser. Children from the school benefit from the access to the field to get closer to nature, such as the popular "welly walks" from the pre-school section.

9. Damage to biodiversity.

The developers' environmental consultant claims that the majority of the site is "poor semi improved grassland" which is "regularly mown". They claim it is "short grassland" that is of "low conservation significance". I completely contest this. The developers study was done at an inappropriate time of year. I believe that other expert opinion has been obtained who believes that the site is actually species rich grassland which requires a detailed grass species survey, ideally done May-July. I understand the developers' nature survey was done in early September 2016 soon after the farmer had cut the grass down and driven over it with a tractor. Like most wildflower meadows throughout history the grass is cut once a year, contrary to the developers' claims this does not constitute regular mowing or cultivation. I must insist that a proper survey is done to establish the true status of the meadow.

In Ash Tree house, which was owned by my father in law until 2016, there were numerous newts in the pond in his garden. We must insist that a full torchlight survey and EDNA survey of all ponds within 500 m of the site takes place, the developer has missed 2 of the ponds on the school site and I understand that there are other garden ponds that have not been surveyed.

10. County Archaeologist

I observe that the County Archaeologist states "the wider locality is known to contain extensive archaeological remains relating to settlement and activity of the prehistoric and Roman periods. I therefore have a concern that significant archaeological remains may be present within the application site, and that these may be adversely affected by construction ground works required for this scheme" In addition he goes on to give reasons why the survey done by the developers is totally inadequate.

11. Amenities in the area

Already the amenities in the form of schools, hospital places and Sixways surgery are under extreme pressure. It is fairly common for current residents to have to wait 3 weeks to see a GP. This proposed development will further exacerbate the problem. Simple financial contributions/penalties as appear to be the norm when these issues arise in other planning applications (eg Tim Fry brown field development) will not solve the problem of residents being able to see a GP or getting places in schools.

In conclusion, whilst the developers supporting documents appear to be comprehensive and all encompassing, they are far from this. They are at best extremely biased and at worst lacking in substance for a development of this scale which has far reaching implications not only to the residents of the immediate vicinity of the development but also to the greater community of Cheltenham.

We therefore implore the council to reject these plans outright.

Comments: 14th May 2018

Your letter dated 30th April 2018 refers.

This amended plans do not address any on my previous objections and hence all my previous objections still stand. In particular as pertains to the houses on the North boundary that are in proximity of T3 & T8.

In addition to these points, I have now received a copy of a report by Barton Hyett Arboricultural Consultants (BH), in response to the report of the developers consultants (TKC). This report highlights many shortcoming of the TKC report.

The documents presented by TKC with regard to the TPO's and RPA's are based on guidance of BS5837 (4.6.1) whereby the maximum of 15m radius from the tree stem is being used. In fact the Natural England and the Forestry Commission published in January 2018 that recommends that "for veteran trees a buffer zone of at least 15 times larger than the stem diameter or 5m beyond the crown edge if that is greater" should be used.

In addition the councils own Tree Officer stated on 8 Mar 2018

"Veteran trees have not been classified as per BS5837 (2012) recommendation where veteran trees should have an automatic A3 classification. Similarly their Root Protection Areas do not conform to the Woodland Trust and Ancient Tree Forum recommended areas equivalent to an area described as a circle of 15 (as opposed to 12 in BS5837 (2012)) times the diameter of a tree or 5 metres from the edge of the canopy. Indeed such recommendation of no hard surfacing within BS 5837 (2012) para 7.4 recommends that no construction occurs within a RPA."

This has a significant impact on the developments in the proximity of T3 & T8 to mention just a few [drawing attached].

It is further noted that the diameters for T3 & T8 as stated by TKC are merely "estimates". The actual diameters should be measured accurately. Using the diameter of "T3" as 1500mm (which is only an estimate and could well be larger than this), then the RPA from the tree that should be excluded from development should be a radius of 22,5m. This then means that the buildings on Property 1,2 & 3 fall within this excluded area of the radius of 22.5m of the Oak Tree T3. If in fact the diameter is 1700mm then this exclusion radius should be increased to 25,5m.

In addition "T8" is estimated by TKC as 1500mm and yet it has been measured by Barton Hyett Arboricultural Consultants as 1700mm. This means that the RPA that should be excluded from development should be set at a radius of 25,5m. As a result, the properties 4,5, & 34-37 all fall within the exclusion radius.

There are numerous other instances of inaccuracies in the TKC report.

In addition to the above, we object strongly to the fact that TKC recommend that a number of the "Veteran Trees" have been demarcated to have their crowns reduced in size by 5m in height and diameter. These tree are hundreds of years old and should not be subject to the risk of being endangered in the name of housing. It is the housing that is encroaching on the trees, not the other way around.

In nothing else the recent winter serves to highlight the fact that the proposed access to this site is totally unsuitable to serve this development with its possible 180 cars.

I also fully endorse the various objections from

- Natural England
- Friends of Charlton Kings
- The Woodland Trust
- The Charlton Kings Parish Council

29 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 24th August 2017

As a resident at the top of Oakhurst Rise I object strongly to this application on 5 main grounds: The last section is the longest because it is the area in which I have the most knowledge.

1) Impact on the Rise.

Double storey, fairly high density housing is not at all in keeping on this cul de sac of bungalows. The new houses will be elevated above existing bungalows allowing views from upper floor windows down into bedroom roof veluxes, down into bedroom windows and even potentially down into bathrooms. This is a gross infringement on rights to privacy. Particularly but not exclusively for No 29 and No 18. Our bedroom windows face up towards the elevated new housing. The elevated buildings will overshadow existing housing and gardens blocking light, particularly in the winter. Removal of mature, veteran and protected trees will completely alter the character of the street. There will be significantly more noise as the road is predominately occupied by retired people. In particular I would expect a significant increase in traffic noise.

2) Flood risk.

Historically there have always been significant issues with surface run off and groundwater flooding around the site. The consultant makes no mention of this in the report. The clay sub soil is impermeable. The top soil in this critical elevated site on the watershed holds water like a sponge all winter protecting the catchment of the River Chet from flash flooding. Covering large swathes of this 10 acre site in impermeable material will have a huge impact on the drainage system. I believe a full and proper impact study needs to be done investigating the impact of the scheme on the Chelt through Cox's Meadow onto Bath Road and Neptune's fountain. Some proper flood modelling is called for.

The Flood Risk Analysis from the developer's consultant does not address the issue of technological solutions to the problems at all satisfactorily, in fact they admit that SUDS will not work. The only remedial measures they suggest are retention tanks that are obviously not large enough, a tiny pond and water butts.

I am concerned that the developer may cut corners and simply route surplus muddy run-off during construction into shallow ditches where it will clog up culverts on the brook behind Charlton Court Road and Oak Avenue causing flooding.

I am not at all satisfied that routing all foul and rain water under Charlton court road will be an adequate solution at all. The ageing lower sections of the sewage system are already vulnerable to blockages and collapses according to a helpful local expert on drainage.

The consultant does not seem to recognise that there is any existing flood risk, I believe residents will tell a different story from their personal experiences, and I am collating evidence of this.

I would query why a nearby brownfield site development of similar size (Tim Fry) was declined recently on grounds of flood and traffic impact, the effect of which would have been much smaller.

3) Access to site

Oakhurst Rise is a small, narrow and steep cul de sac. Many residents park on the road as the driveways are so steep and narrow with often dangerous drop offs due to the gradient. The gradient is 1 in 5 at the top and narrowness of the road make sole 2 way access to 100 houses from this site totally inadequate. These are few places to turn and the gradient will mean that queuing traffic will have to reverse up or down constantly. In snow the road is immediately cut off

as residents prioritise the grit for the lower part of the Rise and the busy and dangerous bend and slope near Pine Close. I wonder where snow bound cars will park on congested Beaufort and Ewen's Road. How will emergency vehicles access the development in snow? The Rise is accessed via the very narrow and congested streets of Ewen's Farm; one of the worst streets being Oak Avenue. Blind bends already make these roads that are occasionally 2 way in sections dangerous, particularly for cyclists, and I have had a near miss collision myself near the flats on the corner.

4) Change to Cheltenham skyline as viewed from public vantage points

The site is a very visible green part of the visual landscape. Particularly from Leckhampton Hill, the A435 and the popular Cotswold Way at Lineover Wood where the path emerges from the trees. There is no dense housing at this elevation and the new estate will have a very significant impact on visual amenity, It will be a scar on the tree dense and greenfield nature of the landscape at this height on the hillline. This will further erode the character of Cheltenham as a scenic spa town.

5) Loss of a community recreation area

The field is used by the wider community and it is a well-regarded venue for county cross-country competitions hosted by the school, as well as being a huge draw on bonfire night when the school PTA run their fund-raiser. Children from the school benefit from the access to the field to get closer to nature, such as the popular "welly walks" from the pre-school section.

6) Damage to biodiversity. This will be the longest section of my objection mainly because this is more within my area of knowledge.

I couldn't believe it when I read the Design and Access statement that declared that "open spaces within the site comprise unkempt grass and a few trees." This is a wholly inaccurate and misleading description.

I will quote in parts from an email that was sent to the planning office in the spring after advice from an expert on biodiversity.

1) The developers' environmental consultant claims that the majority of the site is "poor semi improved grassland" which is "regularly mown". They claim it is "short grassland" that is of "low conservation significance". I completely contest this. The developers study was done at an inappropriate time of year. I have sought a second expert opinion who believes that the site is actually species rich grassland which requires a detailed grass species survey, ideally done May-July. I understand the developers' nature survey was done in early September soon after the farmer had cut the grass down and driven over it with a tractor. Like most wildflower meadows throughout history the grass is cut once a year, contrary to the developers' claims this does not constitute regular mowing or cultivation. I must insist that a proper survey is done to establish the true status of the meadow.

2) The developer already plans to destroy several protected trees including 400 year old oaks. The developer also plans to destroy 2 ancient protected hedgerows (seen on a map from 1825) that are BAP priority habitat and protected by law. The site has a large number of veteran trees. These need aging as some may be ancient. Many of these trees should be protected and there have been frequent requests that this is done as a matter of urgency. I believe that developer acted against the guidelines of the 1997 legislation on hedgerows when a large section near my house was destroyed without the correct permission in the spring, leading to a police presence at our request, to persuade them to leave site.

3) Older trees on site are full of cracks and holes. The consultant confirms the presence of 7 species of bat including the rare Greater Horseshoe. There have been sightings from numerous witnesses of bats and there is a confirmed pipistrelle bat roost in the cellars of Ashley Manor as well as the tree roost identified on site. Bat corridors should be protected and not interrupted as

bats are very sensitive to breaks in hedgerows...the developers have cut a 30 m square gap in one of these already without the correct permission. The developers plan to destroy the central hedgerow which is part of a likely bat commuter route. The bats will lose the 10 acres of foraging that they use. Token measures suggested like a bit of landscaping and planting new little trees will not compensate for what is destroyed. Bats haven't evolved/adapted to live on housing estates.

4) In my ecologists' opinion the central double hedgerow is an intact enough corridor to merit a dormouse survey. They are present in the area and have been seen by residents. This has not been done.

5) The badger sett is large and very active. There are signs of badgers tunnelling on the ice house and in the hedgerow mentioned in 4. The relocation site proposed by the developers is grossly unsuitable for such a large sett. There is clear evidence that the badgers use the fields for foraging and they will lose the ability to find places to forage if surrounded by housing. The school will have serious safety concerns if the badgers are forced south onto the school playing grounds. A proper impact survey is required. We have had serious difficulties with the developers disturbing the badgers without a license and this was reported to all the relevant authorities including Natural England, at the time. We again resorted to Police support when heavy diggers were driven very close to the sett.

6) Nesting birds. Acting against guidelines the developers disturbed nesting birds when they destroyed the hedgerow at the new access gate. A brief bird survey was done in October. A full and proper nesting bird survey is required requiring 3 visits. There are many protected species regularly seen on site contrary to the developer's report. The school groundsman is a keen amateur naturalist and he confirms presence of lesser spotted woodpeckers, nesting buzzards, various owls and the flight overhead of red kites. These are protected. 2 sightings of hunting sparrowhawks have been made in recent years. Also song thrush and brambling are present.

7) There have been at least 3 sightings of adders also slow worms and grass snakes. We strongly disagree with the consultant's view that it is unlikely that there are reptiles present. A proper reptile survey is required with a population count. I understand this may require up to 20 visits. The damage inflicted by one developer JCB on this sodden and waterlogged site in just one day (2/02/17) has been considerable. The reptile survey should take place before the 2% trenches are dug...the irreparable damage from this work will have a disastrous impact on reptiles.

8) Newts. There are numerous sightings and photographs of newts. Great Crested are present in the area. We must insist that a full torchlight survey and EDNA survey of all ponds within 500 m of the site takes place, the developer has missed 2 of the ponds on the school site and I understand that there are other garden ponds that have not been surveyed. The run off and the mud created by trench digging will have a serious impact on pond life.

9) There are collectively valuable species on site such as a song thrush and dunnoek; this was confirmed by our consultant. The entire area should be protected through BAP as priority habitat. An invertebrate survey will be required to investigate the likely presence of stag beetles on site.

10) I understand that the developer will need to apply for an EIA screening decision before undertaking any work with tracked plant on site. This process was ignored by the developer earlier in the year and significant damage was done to the site by a JCB digger. (see above, where Police were called)

Under the 2006 NERC Act I understand that the LA has a duty to protect the biodiversity on site. Part of this process involves ensuring that the correct surveys are in place before work starts. My ecologist does not feel that the developers have done their homework. The developers seem to have also shown little regard for legislation so far. We would appreciate your help in ensuring that due process and national guidelines are followed.

To sum up the following surveys are needed; grass, all ponds (EDNA and Torchlight), reptiles with population counts, dormice, full breeding birds, badger impact, invertebrate.

In addition to this a desk survey of the records office will need repeating as locals now know to log all wildlife sightings and many will have been missed earlier in the process.

Many residents would like this rare, organic wild flower meadow protected as a matter of urgency. Designation as a Local Green Space would be a good start.

I would like to repeat my request to know who the council use for advice on ecology matters so that I could discuss these issues in more depth.

I would again query why a nearby brownfield site development of similar size was declined recently when the ecological, flood and traffic impact would have been much smaller?

Comments: 10th September 2017

In addition to previous comment:

Letter sent to Tree Officer

You may recall that myself and a number of local residents requested an appraisal of the trees on this site in the Spring. On 15th March I invited an ecological consultant (F S at S Ecology) onto the site to inspect the trees and give us some informal advice. I believe I wrote in detail about this to the Council at the time. I was disappointed not to receive a reply so I will try again.

Ms S felt that a number of the trees on the site were not currently protected as far as we could ascertain and that they should be. I would like to formally apply for an URGENT assessment for protection these trees. I have asked before in the spring about this. As there are so many trees on site I cannot work out how to identify them all by number so I would request an urgent site visit for appraisal.

Part of Ms S reasoning was:

1) The size, age and good condition of the trees eg from the developers tree report alone: T10 Ash 13m high and 500 mm diameter. T38 Oak 60 years old with scope for improvement. T36 Similar. T44 Oak 75 years old, potentially viable from an ANCIENT pollard. None of these appear to be protected and are at risk.

2) The existence of BAP priority species within a BAP priority habitat would support protection of these trees and many others. I can scan and send you a copy of the 1746 estate map of the Charlton Court Estate. This map clearly shows already large and mature trees on the site and 2 mature hedgerows. This definitely makes the trees and hedgerows important. Priority species include Song Thrush and Dunnock and Ms S confirmed their presence. The hedgerows and trees are used by 7 species of bat including Greater Horsehoe and there are two bats roosts nearby. Trees in the vicinity of T10 provide shelter for an absolutely enormous and very old badger sett. The sett is very active. The trees and the current sett are earmarked for destruction. I believe all the above makes the hedgerows and the trees within them a priority and further protection of most of the larger trees is justified.

3) Amenity value. The trees form part of the Prep school site. They are used by the school for nature studies. They are also extensively used by children during Forest School sessions and you can see evidence of childrens' activities on the Western border of the site. The trees are a fundamental part of the character of the area and can be clearly viewed on the skyline from Beaufort Road, Charlton Court Road and Oakhurst Rise. They contribute to the amenity of clean air, absorb excess rainfall, stabilise the unstable, sloping ground and instil evenings with the sounds of birdsong. They are of huge importance to the school, staff, children, parents and to the

local community at large. The trees are an important component of the character of the cross country course that has been run by thousands of children from across the County for decades. They are an essential part of the character of the annual Bonfire night.

4) Historic value. Please see comments about the 1746 estate map when these trees were already very sizeable and mature. I understand that the land was originally part of the medieval Charlton Manor estate. It probably dates back as an estate to the time of Edward the Confessor. Charlton Park certainly does. Evidence of medieval use exists in the ridge and furrow fields located adjacent to the site. It is also probable that a prehistoric tump exists on the site and I understand that your Archaeological Consultant wishes this to be investigated. I feel this is more than sufficient to justify the historical value of the trees and hedgerow to the area. In the early 1800's the estate was known as "Woodlands" which would imply the existence of many trees.

5) Contribution to the character of a conservation area. The site is very clearly visible from the AONB Leckhampton Hill. The trees are an essential part of the character of Charlton Kings as a leafy suburb. The trees are a very prominent component of the view and the felling of so many of them, damage to roots of some and drastic surgery of others will be of detriment to the AONB.

I believe that these factors more than justify an urgent, independent, reassessment of the site.

I understand that the council has advised the developers that an EIA analysis is not required. I do not understand why this is the case if the site has such immense historical, ecological and visual value. I can only assume that because the site is on private land and privately maintained it has slipped through the system. The site needs urgent and comprehensive protection.

I am also most concerned about the impact on several TPO'd trees.

It is very hard to establish from the developer's plans exactly which individual trees will be felled. The consultant used T numbers that do not correspond with the plan of the original 1980's TPO survey. It is clear, however, that a number of protected and valuable trees will be lost or suffer significant and irreversible root damage. I would like urgent confirmation of precisely which trees will be felled. From what I can see from the report many trees at risk are trees up to 300 years old. For example T29, T30 and T39 are classified as ancient oaks; they would seem to be at risk from work to install drainage. T13 (originally T10) is 4.6m in girth, which makes it 250 years old. If this is to be kept, which the plan seems to suggest, I would be really concerned about its proposed close proximity to new buildings. T14 (originally T11) is a 150 year "good" oak with a 3.3m girth trunk, to be felled. If it is now to be kept, which is unclear, I would like to point out that the tree T14 is not marked accurately on the plan, and is actually about 4m to the west of its marked position. This appears to put it within the footprint of a proposed dwelling! G1 group of ancient trees will also sustain significant damage to roots.

Work on or damage to any trees bordering Oakhurst and Charlton Court Road will be very risky. The existing trees have already created some issues with subsidence and their removal will exacerbate these issues further by creating ground heave. The tree roots also stabilise the steep clay bank above 29 Oakhurst. Who will ensure that the ground does not slip as it is unstable and there are spring lines running over the clay and through the top soil? Who will maintain these trees? St Edward's currently assess them annually and pay for regular surgery work. How will they stay protected when they lead to inevitable subsidence and loss of light to the new housing? The risk of erosion of their protection in a built up area is extremely high. One dropped branch and a tree is easily condemned. One dropped branch or rotten root currently creates a habitat for BAP priority species like adders and a range of invertebrates. Cracks and crevices provide roosts and roosting potential for bats. Birds on site using the trees include the rare Lesser Spotted Woodpecker.

I simply cannot understand why this proposal is being considered when the impact on such a valuable amenity is so large and completely irreversible.

I have requested several times that an independent ecological and arboreal consultant visit the site. I am hopeful that this will happen soon.

I look forward to hearing from you regarding an independent assessment of the trees in particular as a matter of urgency.

Comments: 11th September 2017

Essential addition to previous comments. I need to state the Oakhurst Rise is a quiet cul de sac with small bungalows and a significant proportion of retired people. The loss of amenity to myself and other residents will be significant. I bought this house because of the quiet location and lack of through traffic. The fact it is in such a steep location was offset by having the time to manoeuvre on and off my driveway on the gradient.

Comments: 23rd September 2017

Having recently attended a public meeting I have been made aware of the need to link objections to a planning framework so I will now attempt to do so even if this is at risk of repeating myself.

I have read the very sensible aims of the 2006 Cheltenham Local Plan and would like to make the following observations.

Aim O23 to secure a high standard of residential amenity

Residents of Oakhurst Rise are incredibly fortunate as we currently enjoy an extremely high standard of residential amenity. We live on a very quiet cul de sac elevated well above Sixways. It is a very peaceful and tranquil road. Residents do enjoy a good level of privacy in their homes. This amenity will be utterly altered if the houses are built and the narrow, steep cul de sac is turned into a busy through road. People who chose to live here did so for a reason and many people are considering uprooting themselves. Two residents have recently left the street.

O8 to meet the needs of the elderly and people with disabilities O32 to promote sustainable transport

Many residents are elderly and they have chosen to live in a quiet street, vehicular access to and from our bungalows and driveways is problematic due to steep gradients and lack of manoeuvring space. Access will become virtually impossible for some elderly drivers on a busy through road.

The steep gradient will put off all but the fittest residents of the new estate who can walk or cycle. The bus stop will be a long way downhill from the new estate.

We have a disabled neighbour and the community transport arrangement for her will cease if the road becomes a through road. The gradient and lack of turning spaces make this a health and safety issue that will render a vulnerable individual housebound.

Pavements on the Rise are very narrow and uneven. Cars are currently often parked on pavements to allow space for vehicles to pass on the road. This forces pedestrians onto the road. Even presently it would be difficult for a fire engine to access the top of the Rise at busy times due to parking issues.

There is only one pedestrian crossing across London Road between Sixways and town, this does not encourage walking.

O6 to create more sustainable patterns of development, with priority use of previously-developed land.

It makes no sense to turn down development of a brownfield site like Tim Fry Landrover in favour of an absolutely pristine green field site with numerous and serious vulnerabilities.

O9 to conserve and enhance the setting of Cheltenham I

O10 to conserve the natural beauty of the Cotswold Hills

O11 to conserve and improve Cheltenham's architectural, townscape and historical heritage

O12 to conserve and improve Cheltenham's landscape character and green environment

Parents, staff and children at the Prep school have chosen to work and study there due to the stunning nature of the setting. The site is a gem within the architecture and heritage of late Regency/early Victorian Cheltenham. The Grade II listed Ashley Manor school house has a stunning backdrop of meadow and oak trees. The visual amenity of this site is currently enjoyed by at least 600 individuals visiting the school daily, thousands of individuals on County Cross Country meets and many thousands more when families visit on Bonfire night.

The green fields, trees, hedgerows and meadow are clearly visible from the AONB of Leckhampton Hill and the A road down from Seven Springs. Putting a housing estate on the land will have a severe impact on the landscape character of the town.

O18 to maintain and encourage biodiversity

The diversity of endangered species on the site is remarkable. If the land was in the public domain it would be protected as an SSSI. I am in correspondence with Natural England on this issue. There is a high degree of connectivity between the site and the Beech Woods and Cleeve Common which are SSSI's.

O30 to reduce the risk of flooding and flood damage

Land downhill from the site already floods regularly. I will be submitting evidence of this shortly. Many locals have already stated in their objections that they will hold the Council directly responsible for the increase in risk that is absolutely inevitable if this proposal is approved.

O33 to safeguard the potential for the future provision of transport Roads are at capacity already. Particularly in the village of Charlton Kings

O35 to safeguard or improve personal safety in the transport system More cars so more risk of accidents especially for schoolchildren crossing London Road. One pedestrian crossing.

O36 to contribute to road traffic reduction and improve traffic flow One reason why Tim Fry was rejected but access to this site, which would be 20% bigger, would massively more problematic

It would be hard to think of a more vulnerable site in the whole of Cheltenham, or one that is less appropriate for development. This is very much the case even without considering our massively oversubscribed schools and surgery.

The new estate would no doubt be stunning, with gorgeous panoramic views and a range of very expensive high spec housing and luxury flats. The people picking up the tab for this will be the elderly, infirm and local authority housing tenants who will be most impacted in terms of flooding and traffic.

If Tim Fry was declined on two counts (jobs and traffic) this site is vastly more unsuitable. If you consider the damage the construction stage will have on the Prep and Kindergarten we could include potential risk to jobs, childcare and schooling along with a multitude of other impacts. These are: severe traffic impact, loss of residential and visual amenity, damage to or loss of heritage, loss of an important sporting and social amenity, loss of endangered species, reduced biodiversity, loss of ancient tree and hedgerows, damage to a possible archaeological gem, increase in road risk, lack of sustainable transport options and massively increased flood risk.

I don't think there is much left in the entire National Planning Policy Framework to comment negatively upon in regard to this proposal.

NB Please be aware that a few of the letters on the Documents tab have been listed as "neutral" but upon reading them they are very clearly objections. Would you please rectify this situation for the sake of accuracy?

27 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 2nd September 2017

As residents near the top of Oakhurst Rise, we strongly object to the proposed development.

Building on this land at the top of a hill will lead to more flash floods of the River Chelt and the brooks/streams that feed into it. One small pond will not catch all the water absorbed by 10 acres of green fields and dozens of oak trees.

The volume of traffic from the proposed development would overwhelm the existing infrastructure of the estate. All of the roads feeding Oakhurst Rise are narrow and congested with on-road parking. The existing traffic flow throughout the estate is already chaotic and dangerous at the best of times - the traffic survey carried out in December does not give a true reflection of the reality.

Oakhurst Rise is a small, narrow and steep cul-de-sac with a blind junction leading into Ewen's Road. Oakhurst Rise is inaccessible in snow and residents resort to parking their cars further down the hill on neighbouring roads. How will the extra 200+ cars cope with snow/ice? And how will emergency vehicles access the development in snow?

The Tim Fry development recently failed to get planning permission, partly on the basis of traffic impact. The impact on traffic from this proposal would be far worse.

My wife is registered disabled and attends Prestbury Day Centre three days a week. She has been advised by the Centre that if the proposed development is approved then it is highly likely she will no longer be able to receive the Centre's minibus collection service due to health and safety issues (parking & loading).

The proposed site itself is a rare, organic wild flower meadow and should be protected as a matter of urgency - designation as a Local Green Space would be a good start. The site is bordered by ancient hedgerows (a part of which was illegally cut down by the developers) and contains many protected oak trees. Protected species at risk include badgers, 7 species of bat and dozens of species of birds.

25 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 1st September 2017

As a resident near the top of Oakhurst Rise, I strongly OBJECT to this Development. As it is to be the only access point to a new development of 100 homes, the additional traffic of 100/200 cars, vans and lorries up and down Oakhurst Rise daily is totally unsatisfactory and I expect when an Independent Traffic Survey is carried out on Oakhurst Rise and the surrounding estate roads it will confirm and agree my point. Oakhurst Rise is a quiet Cul de Sac with only bungalows built in it. It has two sharp bends and has two steep gradient. Not many people either walk or cycle up it. On Ewans Estate, which Oakhurst Rise branches off, and the routes from the main roads, the

roads are narrow with a lot of parked cars on them that even now it is a bit like an obstacle course to negotiate.

As Oakhurst Rise only has bungalows built in it and not houses as on Ewans Farm, to build houses such as the developers intend they will dominate above the bungalows and are not in keeping with the area.

My home, like many others in the area have suffered from flooding as several reports have already been submitted to the council. This again has to be approached by professional none biased people, and this was when only 3 homes were built to the left at the top of Oakhurst Rise. Now add an extra 100 homes -it will be an impossible situation.

Also this site is a Green Field area and developing it we would lose some of our wildlife, including many different species of birds, deer, foxes, badgers, snakes and insects.

In recent times the Tim Fry proposed development was not approved, one reason was traffic congestion and that was on a through road, now this is on a Cul de Sac so, based on that, this development should be declined as well.

The Council who are supposed to be looking after the resident's interest should take note of all the points raised and then follow them thoroughly. Not take the view of inaccurately and misleading information supplied by the Developers.

23 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 11th September 2017
Letter attached.

16 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 11th September 2017

My neighbours have written prolifically on this development - I wholeheartedly support their comments and am thankful for their diligence.

I write this missive as I vehemently object to this application; I struggle to understand how the application has proceeded so far, given the obvious environmental merits and developmental challenges of the area, and the bullish behaviours demonstrated by those working on behalf of the proposed developers, resulting significant stress and distress caused to local residents.

From a pragmatic perspective, whether access is through Oakhurst Rise or Charlton Court Drive, both are inappropriately designed / unable to cope with an additional 100+ vehicles. The issue remains that neither Ewans Farm nor London Road would be able to absorb the additional traffic, particularly through rush hour. It is already challenging to use these roads during peak times. Presumably, additional traffic lights would need installing at the interchange with London Road, at significant expense and inconvenience. The bus route has been modified and minimised, thus being of limited use to those prospective inhabitants of such a development. These points overlooking the more obvious issue of the propensity of parked vehicles in the roads, which are already a traffic hazard.

Flooding is an obvious risk and one which needs investigating thoroughly and which should not be ignored; in poor weather, the field is expressly water-logged with visible pools of water. The impact on drains and previous flooding concerns (notably 2007) have been commented upon by others. Additionally worth noting is that several of the homes in Oakhurst Rise have had structural work undertaken due to the threat of, or actual, subsidence since they have been built.

In the winter, during periods of extreme ice or snow, many of the residents of Oakhurst Rise have to park in the car park in QE2 fields as our road is too treacherous to use. Oakhurst Rise is high, and has a feel of a micro climate of its own - most winters we have snow and significant frosts and ice.

The proposed design is dense and involves the decimation of significant amounts of woodland and hedges. Such woodland is home to a family of deer, several families of badgers, red kites, bats, two types of woodpecker, hedgehogs and so it goes on. This is a rich, natural habitat for many diverse species and it is abhorrent to think of the wanton habitat destruction and effective culling of these species. Some of the ancient trees and hedgerow have already been catastrophically damaged by the agents acting for the developers. Once the green space is gone, it is gone. We should be doing all within our power to protect green spaces and instead looking to develop or regenerate existing sites, of which Cheltenham has many. We should continue to pride ourselves on being the town which relishes green space and our trees, by preserving such attributes, not wilfully destroying rich, diverse open spaces.

10 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 31st August 2017

I would like to express my concerns regarding the planning application for 100 houses on the fields off Oakhurst Rise.

The first issue is the increased risk of flash flooding due to more ground being paved over. We live in Oakhurst Rise and are extremely concerned the if the natural drainage from the field disappears the rain water will flow down the road into our houses. As you are probably aware all the houses in the road are bungalows so would also have no way of protecting our properties or belongings if we get flooded.

The entrance to Oakhurst Rise is also not suitable for the increased traffic the development would cause. The road is very narrow and steep and the extra traffic would have severe impact on the surrounding area as well.

Also the loss of greenfield would put the wildlife at risk. There are a lot of protected species which would loose their habitat. There are also protected trees on the site.

I would be very grateful if you could take my objections into consideration deciding on this application .

1 Churchill Gardens
Churchill Drive
Charlton Kings Cheltenham
Gloucestershire
GL52 6JH

Comments: 29th August 2017

Traffic together with parking in the Ewens Farm area is already extremely bad. The impact of an extra 100 houses would make it ridiculous. I live on Churchill Drive and this is packed with vehicles 7 days a week and making it a single file road.

There was severe flooding a few years ago on Churchill Drive and Haywards Road, and it is a continuing problem on occasion. With this housing scheme built at the top of the hill, will just exacerbate the situation.

Apart from the dreadful impact of the above, we would then have to suffer the loss of more greenfield habitat. This is just as important as horrendous traffic problems and flooding.

2 Ratcliff Lawns
Southam
Cheltenham
GL52 3PA

Comments: 30th August 2017

I strongly object to this application. Not only is it in breach of national and local planning policy promoting healthy communities, it would mean the loss of valued open space which is used as a recreational area. It is of great value to those who live in this community. It threatens an area of beautiful green space and I cannot understand why you would consider this application. Developers appear to look for the easy option when Cheltenham has so very many brown field sites which could be developed.

11 Ashley Road
Charlton Kings
Cheltenham
GL52 6LF

Comments: 30th August 2017

Letter attached.

29 Oakhurst Rise
Cheltenham
GL52 6JU

Comments: 30th August 2017

Letter attached.

Comments: 26th February 2018

Letter attached.

Comments: 26th February 2018

Letter attached.

Comments: 13th March 2018

Letter attached.

Comments: 13th April 2018

Letter attached.

16 Ewens Road
Charlton Kings

Cheltenham
Gloucestershire
GL52 6JP

Comments: 2nd September 2017

We wish to express our strongest objections to the plans to develop the land adjacent to Oakhurst Rise.

We are gravely concerned that the scale of the project cannot be supported by existing local infrastructure and public services. In particular, we are concerned that:

- the only access will be via roads through quiet residential areas which are already disproportionately busy at peak times
- the already heavily over subscribed local schools will be inundated with an increased level of applications, unfairly disadvantaging young families already living in the area

We urge you to reject this application

4 Home Farm Court
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LA

Comments: 5th September 2017

Letter attached.

15 Hillview Road
Cheltenham
Gloucestershire
GL52 5AE

Comments: 5th September 2017

Letter attached.

15 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JS

Comments: 6th September 2017

Traffic is already heavy throughout the day and in particular at rush hour. The estate has for years been used as a cut through and adding traffic for 100+ years is beyond ridiculous and not taking into account long suffering residents. Access is a major issue, with just one supply road!

Lack of local school's, amenities, public transport etc etc. Impact on wildlife in the area with many varieties of fauna insects and yes wildlife!

I would imagine not a single resident of Exempt Farm is in favour and we object in the strongest possible terms!

The School Bursary

Cirencester Road
Charlton Kings
Cheltenham
GL53 8EY

Comments: 6th September 2017

The Trustees of St Edward's School would like to draw the following to your attention. Section 25 of the Application states that notice under section 65(8) of the Town and Country Planning Act 1990 was served to the School on 06/04/17. No such notice was received, and in fact the School was only formally notified of the application in a letter from SF Planning dated 15 August 17.

Comments: 8th September 2017

Letter attached.

Little Orchard
Charlton Drive
Cheltenham
Gloucestershire
GL53 8ES

Comments: 24th August 2017

As a Cheltenham resident who has been subjected to flooding, major housing developments upstream of Cheltenham are at best ill advised and at worst, a threat to the community.

Whilst so called flood alleviation elements may be incorporated in a planning application, the reality is that consistent heavy rainfall means they are ineffective. Please bear in mind that the Environment Agency spent £25m on flood defences including Cox's Meadow, and they didn't work. The results were £m of damage and disruption.

The best defence is to abolish large scale upstream development. The consequences of not doing this could lead to serious recrimination.

Comments: 8th March 2018

1 Large upstream development enhances flash flood threat to Cheltenham. (provisions don't work)

2 Traffic congestion in this area is already a nightmare

3 Sewage over spill in flood conditions will increase

4 Already existing pressure on school places and medical provision

5 Access to the development through an already crowded road system will be dangerous

6 Damage to existing natural habitat

Comments: 12th May 2018

1 The roads around the proposed access point for this site are already choked. Several years ago, a planning application to put a scout hut in this place were quite correctly turned down because of traffic considerations. To even consider a 90 property development seems bizarre.

2 Cheltenham is at risk from flash flooding. Large upstream developments such as this, can only add to the damage. Flood alleviation plans from developers do not work.(The £20m Environment Agency scheme did not work.)

3 New housing sensibly located is necessary. New housing in the wrong locations is a menace. This scheme is being done for profit and will damage the local community. This site was bequeathed to a religious order for educational use. That is what it is used for today and should continue to be used for in the future.

8 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 13th September 2017
Letter attached.

6 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 11th September 2017

As the owner/resident of property on Oakhurst Rise I feel that I must register my objections to the above Application in the strongest possible terms.

a) It passes all understanding how this project could even be contemplated, since a similar scheme was thrown out some 30 years ago because resulting traffic density would be impossible to handle efficiently. London Road was to be access/exit point. Statistics will no doubt be able to show how many more cars, vans etc. are on our roads today and not so long ago the 'Tim Fry' scheme failed to a large extent on the same issue. So why do we have this new urgency to build on land which is totally unsuitable for various reasons.

b) Oakhurst Rise: It is steep and narrow and cannot accommodate two-way traffic without hold-ups. In cases of emergency ambulances, fire engines etc. would have a job reaching relevant sites easily and lives could be put a risk. Charlton Court Road environs are equally questionable. Though on more level ground, the corners are tight and road width is not impressive.

c) Run-off: I well remember the Carmelites finding it necessary to dig a trench along the western boundary (traces are still discernible!) to accommodate run-off after heavy rain. This was with the field in its natural state, i.e. supposedly capable of soaking up heavy rain.

d) Much as one appreciates the need for more housing, can we have some figures showing JUST HOW MANY new properties are at present for sale within the Cheltenham Borough?

I await the Council's decision with interest.

Comments: 8th March 2018

Learning of the 'Revised Planning Application' for a housing development at St. Edward's School Field, I feel compelled to reinforce my previously voiced objection to such a scheme. The fact that there is now talk of 84 houses instead of 100 plus 16 flats does not change the prospect of there being heavy traffic congestion. The ONE AND ONLY ACCESS ROAD to this site will be Oakhurst Rise. This road is quite steep and narrow and when cars are parked on both sides, (as is often the case!) traffic is hampered.

Furthermore, O'Rise joins Beaufort Road/Ewens Road at a BLIND CORNER which is very sharp indeed and can be problematic for heavy goods vehicles, dust carts and/or emergency vehicles. There is also a bus stop by this corner, causing inevitable delays and back-ups of traffic.

We all know that much new housing is needed, but if ill-considered developments such as this one bring traffic to a standstill, we will all be losers as far as our quality of life is concerned.

As for this 'much-needed new housing': just how many houses have so far been sold on that ghastly development by New Barn Lane? How many plans have been approved by the Council in the past 5 years and are still 'unbuilt'?

Finally, even if I repeat myself: since a similar, less brutal scheme was thrown out as long as 30 years ago, because of fully envisaged traffic problems, how can it possibly be considered now, when the traffic situation is so much worse than it was in those days?

In the hope that better council will prevail,

Comments: 2nd May 2018

Here we go again: More Council time and taxpayer's money to be wasted on someone's money-making venture.

No matter how many 'revised applications' this developer submits to the Council, available and existing approach road/s simply will not be able to accommodate the increased traffic volume which would be inevitable. Can we be told whether or not the Highway Commissioner has been informed of this unreasonable venture, and if so, what his/her views are on the matter? Oakhurst Rise is simply too narrow and the blind corner at the bottom of the road is even now a potential traffic hazard. In fact, the road is so narrow that if and when cars are parked on both sides of it (Owner's full legal rights!!), the builders would not be able to get the first cement mixer on site.

In the sincere hope that common sense will finally prevail and this scheme be dismissed, and that we will not need another costly Public Enquiry as we did in the Eighties.

32 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 11th September 2017

We strongly object to this planning application for the following reasons:-

- Loss of privacy - we will be overlooked by the development.
- Pressure of traffic throughout the Ewens farm estate and local access roads. These roads are already very busy and frankly dangerous at times, especially during rush hour. The 20mph limit is rarely observed by motorists using it as a rat run from London Road/Hales Road and many cars are parked on the roadsides. It is already hazardous and unpleasant to walk on these streets at busy times.
- The access road in Oakhurst Rise is highly inadequate. The approach is steep, narrow and with limited visibility. It would be dangerous to have an additional 100+ cars using it as an access road. Any attempt to make an access road from Charlton Court Road would also be unfeasible as it would remove essential parking spaces. Some houses have 2 or 3 vehicles. It would create insurmountable problems with parking and congestion. Also, with a very steep gradient, these roads are unusable during icy weather. They are not gritted and are equally unsafe and unusable in icy conditions.
- The density of the proposed development is not in keeping with the area.

- Risk of flooding - the present infrastructure will not cope with the additional runoff water from the site. There are springs and documented flood problems on the site and adjacent to the site. The application does not take into consideration the significant flooding in the surrounding area and downstream in central Cheltenham. Drains in the area already struggle to cope with heavy rain.
- Pressure on local services - doctors and schools. Schools in the area are already oversubscribed.
- Loss of wildlife habitat, hedgerows and trees. Badger sets may be extensive. Deer also inhabit the area, together with bats, woodpeckers and owls.
- Loss of a rich biodiverse site, green space, sports amenity and community amenity to Charlton Kings.
- The 1984 proposal was rejected on the grounds of drainage for considerably less acreage of development. More recently, Tim Fry had an application for development rejected on the grounds of volume of traffic. This is the very same route people would take to the proposed development
- Detrimental to the visual impact of the town and an unsightly blot on the landscape. The site is visible for miles around.
- Air pollution. The London Road is already cause for concern with high levels of pollution. Yet more cars using the road can only make things worse. There seems to be no plan for traffic impact. The traffic survey taken by the developers is flawed.

We hope you support this and all the other objectors comments and reject this outline application.

31 Charlton Court Road
 Charlton Kings
 Cheltenham
 Gloucestershire
 GL52 6JB

Comments: 4th September 2017

Privacy - my house runs parallel along the perimeter of the proposed development in the field. In the plans there is a house that will run alongside my own house therefore invading our privacy.

Peace - we chose to live in this house in July 2016 primarily for the peace and quiet it affords us with just fields next to us. The proposed development will have a play space in the area, which will seriously impede our right to peace and quiet as will hundreds of other residents and their cars, of which there could be over 200 if there are two cars per household, which is the norm these days.

Environment - with over 200 extra cars comes much higher emissions and fumes. This is simply dangerous especially when my partner has respiratory issues. We currently enjoy watching the wildlife from our landing window, we see deer, squirrels, owls, bats, a locals walking their dogs or taking a stroll on the fields. Not only will all of the wildlife disappear I will be looking out of my landing window into another property.

Social - it is extremely hard to get a doctors appointment at our local GP practice, how will the local surgery take on hundreds of extra patients? The schools are over subscribed, how will they cater for the extra pupils?

Lastly and very importantly, I have an engineers report that states that my house has suffered subsidence due to a tree and should it be moved it could severely impact the structure of

my property. Who will be responsible for that especially as there is a TPO on the tree, which the council has twice refused to lift?

This is a very bad idea and to be honest, not a very Christian thing to do by an order of monks who should be protecting their gods creatures

29 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 9th September 2017

We strongly object to the planning application: Tim Fry housing was rejected due to the concerns of drainage, and the cars using the side roads of 20 miles restriction due to the populated area of small children. The road is used as a cut through now and will be gridlocked if this goes through. Living in our road we have issues with the drainage at the rear of St Edwards as the gully was put in to take the flow of water from the hill, which will be lost if the field is built upon so will the Council fund the damage to our properties and pay the increased insurance costs which may be forced upon us.

Charlton Ct Rd can not accommodate the vol of cars proposed to cut through our road as a backhanded sale of purchase of a neighbours garage to proceed on this sale of unnecessary housing with no facility for extra pts at the GP practice or the schools which are over subscribed now by neighbours children not being successful in their first choice.

Comments: 11th September 2017

I strongly object to the proposed houses being built at the rear of our property as the volume of housing will affect the drainage at the properties as it currently has draining issues with a gully running down the rear of the boundary.

The roads will not cater with the amount of cars which will on average be two cars per household passing through a route which is all ready gridlocked in the mornings by cars cutting through from Hales Road and London Road. Our Neighbors already have advised us that the builders have approached them to sell their garages to allow the planning to be put through as they are aware of the objections from the residents in the vicinity already.

Tim Fry has his land rejected for building with the same principles due to concern to the volume of traffic.

25 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 11th September 2017

I wish to object to planning ref 17/00710/OUT. I cannot believe it can even have reached this stage in planning!!!

- There will be a severe impact on traffic throughout Ewans Farm, Charlton Court Road, Haywards Road, Hales Road and London Road. At the moment these roads are full of parked cars and often force roads to become single line traffic - another 100 houses could add an additional 300 to 400 cars and the roads cannot cope with this. The view at the junction at the bottom of Beaufort Road is always obstructed by cars but can cope at the moment because of

the numbers of cars. If you increase the traffic flow down Beaufort Road this will cause difficulties at this junction and for cars turning out of Charlton Court Road.

- As Ewans Farm is often used as a short cut between Hales Road and London Road cars treat this as a rat run and speed through again this problem will only be exacerbated by more traffic.
- School children walk to a number of schools in the area and this will be an additional danger for them
- Oakhurst Rise is a tiny cul de sac with bungalows and is totally inadequate for an access road to an additional 100 houses. .
- I live on Charlton Court Road and back onto St Edwards school field. most mornings there is at least one deer wandering around early morning feeding and generally enjoying the habitat - these are wild deer which will not stay if their habitat is disturbed or worse still destroyed.
- Although I no longer have school children I know that school places are still at a premium in this area and extra housing can only put more pressure on schools.

Comments: 10th May 2018

I feel I would like to comment again on the number of dwellings planned. It appears the number has reduced from 100 to 91 this is still far too many for the road infrastructure. The adjoining roads will not cope with the additional traffic and schools will not cope with the additional population. 91 dwellings still has a potential of over 200 cars! I am also concerned with the possibility of drainage easement in Charlton court road. This could cause movement of land and damage to property. Finally I still believe this will have a detrimental effect on the wildlife currently enjoying the fields.

This development should never be allowed.

20 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 10th September 2017

I have briefly reviewed the application and supporting documentation and comments/objections raised by neighbouring properties. Being slightly further away from the proposed development site I intend to limit my comments to matters I believe will impact on my property, although I concur with comments raised by residence who reside closer to the site.

I consider the scale of the proposed application to be totally disproportionate to the surrounding infrastructure and amenities for the following reasons:

100 homes of which 84 will be 3+ bedrooms will mean an increase of anywhere between 200-400 cars. The access route to the site is totally inadequate to cope with the volume of traffic that it will produce. Access is via a one way system, with traffic calming throughout, cars on a number of surrounding roads parked either side and is very steep. The area is already congested at peak times and this will only exacerbate the problem. Furthermore Charlton Court Road at the approach to London Road has a narrow footpath and is the main access route to local amenities, schools, shops, doctors surgery. Pedestrians, numbers of which will also increase at peak times, will be placed at greater risk.

The substantial increase of vehicles will increase noise and emission levels in the area.

100 homes of which 84 are likely to have between 3-5 residents will place substantial demand on the current (old) drainage system. I note there is a potential proposal to link into the drainage system in Charlton Court Road very close to my property. I am concerned this may make my property vulnerable to flooding. There is also the issue of surface water. The site is on an elevation. I am not convinced the current proposals which include a pond are adequate to absorb the levels of water that the area could suffer in the future.

100 homes places a huge pressure on already inadequate local services, including the local doctors surgery and primary, junior and senior schools which are already over subscribed.

I have not looked at previous similar applications in any detail but it would appear from comments made there have been a number of residential planning applications for smaller developments which have previously been refused on the grounds of inadequate infrastructure - namely highways network and local amenities and the risk of flooding. It is therefore difficult to see how this proposal could possibly be deemed to be acceptable and granted.

21 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 11th September 2017

We strongly object to this planning application.

The building of 100 houses, additional vehicles and people, will have a detrimental effect on the entire community i.e. flora and fauna, surgery, schools and the congestion and pollution by possibly 200+ vehicles.

The proposed drainage via the St Edward School field adjoining the Charlton Court Rd cul-de-sac shows that foul and storm water drainage pipework would be cut through the boundary hedge and trees at the end of the cul-de-sac, which is already subject to flooding after heavy rain,

Besides the disruption and upheaval of this, a worrying consideration is the probability that once the ransom strip has been breached it will give the opportunity for the development of an access road through this quiet and secluded cul-de-sac.

In fact, both foul and storm water drainage could be taken south on land owned by the Carmelite Order, to the pipework on the A40 and to the watercourse at the bottom of the incline.

Comments: 22nd February 2018

Ref drawing title - Below ground drainage GA sheet 1 of 4

Drawing no. C21505-0505

It is an unfortunate oversight that this drawing omits both St Edwards School boundary line and the five houses within the Charlton Court Rd cul-de-sac, through which it is proposed to direct the storm water drain from the St Edwards school development site. A visiting planning inspector could view this glaring omission as an open area, which it is not.

The storm water drain and outlet could be taken directly to the watercourse at the bottom of St Edwards school grounds, thus eliminating the unnecessary disruption and upheaval such an undertaking would make within the cul-de-sac.

It is well known that exhaustive surveys are undertaken to ensure the well being of bats,owls, newts etc. Perhaps thought should also be given to the three of the five households within the cul-de-sac who are senior citizens. These elderly residents are currently registered with utility

companies as vulnerable, requiring special attention should these services be interrupted. What provision would be made to ensure full access to their properties for emergency/medical services. Surely their well being is worthy of consideration before a final decision is made to allow such an invasive action.

We are in full agreement with the views of the majority against the application relating to the development of 100 houses on St Edwards school ground.

22 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 10th September 2017

Having endeavoured to assimilate the mass of information from the developers, I wish to record strong objections to the proposed development.

1. I firmly support the objections and observations made by local residents
(a)Meadow view, Birchley Rd (b) Charlton Manor (c)Tall Timbers, Ashley Rd particularly for Traffic issues (d) 29 Oakhurst Rise particularly on drainage and flooding issues.
2. Access via Oakhurst Rise and Ewens Farm Estate is wholly inadequate. The developer's traffic survey does not bear out my experience at the morning rush hour. If the 'Tim Fry' development was rejected on traffic grounds, this application is a non starter !
- 3.Heavy rains have caused run off into my property and the cul de sac. Ditches have been dug on St Edwards field, but there is still run off into the cul de sac.
- 4.'Easement'. It is an imposition to the CBC and to residents for the developers to put drains into Charlton Ct Rd when the Carmelite Order owns the land through to the brook and to the A40. Can the brook and can Ch Ct Rd sewers cope with the extra ?
- 5.Loss of flora and fauna - unacceptable. This land and playing fields are a 'lung' in the heart of the built up area,
6. The 1980's proposed development of 30 houses on the lower school field was rejected, I believe, for traffic and flood risks. (and for drainage?) The more so should this be.
- 7.Visual impact. There would be loss of views of the current site from the AONB and from Charlton Kings village.

In all, an application to be rejected.

Comments: 13th February 2018

Good to see great efforts made to go somewhere towards keeping the flora and fauna of the site. However, access to the site remains totally inadequate both for the intended residents and for the developers needs.

The density of housing remains unacceptably high.

Drainage via the storm water Sewer:- as a resident of Charlton Ct Rd I object to our system being subjected to possible overload and the consequent issue into the brook. The Arboriculturist has ignored the trees on St Edwards field immediately by the cul de sac where the SWS is to

encroach into the cul de sac. Trees 614, 615 and 616 (Oak Ash and Scots Pine) on St Edwards' schedule of trees. No Root Protection etc here.

The 1984 Planning refusal for the development of the lower school field : " the site lies within the Battledown Hill Policy Area and the development of the site would be detrimental top the amenities of this attractive open area. The proposal would be likely to result in a loss of a number of fine trees on the site. The proposal would be likely to exacerbate the existing flooding problems in the area. The surrounding roads are inadequate to cope with the anticipated number of vehicles which would be generated by this development." I submit that this not only holds good but that the general traffic situation is now worse

I object to the proposed felling of trees T14, T36, T38 and T44. None are 'U' on the Arboriculturists' list.

Comments: 6th May 2018

91 houses rather than 100 does not in any way decrease the intrusion into the countryside nor reduce problems of access into the site for prospective inhabitants. Overload of traffic on the approach roads through the Ewens estate remains.

The intrusion into the drains of Charlton Court Road remains, still with possible overload, when it seems possible to access the main drains of the London road directly as do the drains of St Edwards Junior School. CBC is being asked to subsidise the proposed development by easing the costs of the drainage !

11 Ewens Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JW

Comments: 1st September 2017

Access totally inadequate Ewens Road has a weight restriction to lorries the impact on this area would be terrible

15 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 1st September 2017

My objections are twofold. Firstly, I believe that the number of houses proposed will have a severe impact on local traffic, which will cause significant nuisance and inconvenience, not to mention safety of local residents. Bottlenecks will be created at various points in particular access into the London Road, via Charlton Court Road. Generally, the increased volume of traffic is totally unsuitable with such confined access.

Secondly, there will be an unacceptable increased risk of localised flooding due to large sections of the field being paved over with no satisfactory solution to the run off problem.

Comments: 1st May 2018

Like everyone else, access and drainage are the main concerns. This location cannot cope with any increase, nor can other amenities such as doctors, schools etc. It seems to me that although everyone objects to this proposal, the developers, who after all are only interested in making a

profit, have an unreasonable influence on the council and the decision making process. Can the council confirm that there is NO financial incentive to them to approve this plan in any form.

20 Churchill Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JJ

Comments: 3rd September 2017

We are writing to object to the proposed building of 100 homes on fields behind St Edward's Prep School.

The plan to develop this green field site would have a devastating impact on the wildlife such as bats, newts, slow worms, adders, deer and birds.

It would involve the destruction of many protected oak trees.

Another issue that concerns us is that the site would be accessed through Oakhurst Rise which is a steep, quite, narrow cul-de-sac completely unsuitable for so many potential residents' vehicles.

Our greatest worry, however, is that of an increase risk of floods if those 10 acres are covered over. The permeable green fields acting as a sponge will result in greatly increased rain water running in drains risking overloading an already burdened system. What do the developers propose is the solution to this?

Lastly, the increased population in an already busy part of Cheltenham will put severe pressure on school and GP places.

May we ask why the Brownfield Tim Fry proposal was rejected recently? Apparently, one reason was traffic. May we ask why a proposal to build only 30 homes off Charlton Court Road in the 1980's was rejected due to unacceptable traffic and flood risk.

36 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HG

Comments: 3rd September 2017

I object to the planning application on the following grounds:

1) I often drive through Ewen's Farm Estate as the back way between the London Road and Hales Road. I think you would have chaos if a further 100 houses were to use this as their only access to Oakhurst Rise.

2) There is already a flooding problem in Greenway Lane as the existing run-off has in the past flooded the sheltered housing development below the St Edward's playing fields and the situation would only become worse.

12 Southgate Drive
Cheltenham
Gloucestershire
GL53 7QR

Comments: 3rd September 2017

I would like to strongly object to this proposal as it will not only ruin yet another area of outstanding beauty but it will increase traffic in an already clogged up road system. Sixways is an attractive shopping spot but to be able to park and use the facilities on offer, it will become more congested if 100 houses are built locally.

Flooding is becoming more and more of a concern these days due to building houses on green areas and I think that this is a real threat to local homes that are already at risk.

I think that the council will be making a very poor judgement if this proposal is allowed.

12 Beaufort Road
Charlton Kings
Cheltenham
GL52 6JT

Comments: 6th September 2017

I wish to object strongly to the proposed planning of 100 homes being built, on the grounds of the extra traffic it will bring to the Ewens Farm Estate. I live in Beaufort Road and have (like other residents on the Ewens Farm Estate) have to contend with the amount of traffic at the moment which use the estate as a "cut through" between London Road and Hales Road. I have mentioned this to the Conservative Team previously and also the Highways Department. Nobody seems to be able to resolve this problem. This latest proposal will only make worse an already serious traffic problem.

71 Southgate Drive
Cheltenham
Gloucestershire
GL53 7QR

Comments: 6th September 2017

Letter attached.

25 Brook Vale
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JD

Comments: 6th September 2017

Letter attached.

Comments: 22nd May 2018

In my previous letter objecting to the above, I wrote about the problem with cars parking on Charlton Court Road prior to the turning into Brook Vale.

During the last few weeks a refurbishment has been taking place at the Langton resulting in the partial closure of its car park. This car park would appear to be used by people working locally and since its closure there are up to six cars being parked on Charlton Court Road above Brook Vale and up to three vehicles have been parked in Brook Vale, which already has its problems, furthermore, up to three vehicles have been parking below Brook Vale.

Driving in and out of Brook Vale is extremely difficult because of all these vehicles (and especially when the P Bus is turning into or out of Charlton Court Road) and should they be prevented from

parking at the Langton following its refurbishment, Charlton Court Road which is already hazardous will become absolutely dangerous.

Birchley House
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 8th September 2017

We are the owners of Birchley House which is very close to the northern boundary of the proposed development site.

We have read the objections posted on the web site and in particular those submitted by our neighbours the owners of Coversdown. We find that their submissions have been particularly well researched and as a consequence their conclusions are fully supported by us.

We therefore wish to object to this planning application and would strongly urge the Council to refuse it.

Inches
Birchley Road
Cheltenham
Gloucestershire
GL52 6NX

Comments: 11th September 2017

We strongly object to the above proposals on several grounds:

The impact on the catchment of Balcarras school would be catastrophic - there could easily be 200 children applying for a secondary school place from this site, which will push out many children, not just on the edges of the proposed site, but also throughout the catchment. When I mentioned this concern to the planning agency/PR at the public consultation back in January, it was met with an arrogant 'Tough, that's life isn't it!'

The loss of amenity to many would be great, as the doctors surgery would also be overwhelmed.

The proposed buildings are out of keeping with existing buildings on at least on three sides of the site. The St Edwards's building is a listed building and on Ashley Road there is a Grade II listed house. All the houses in Battledown that border the site are on half acre plots, so to have numerous houses on much smaller plots 'over the hedge' is simply not in keeping.

It is hard to see how the roads and infrastructure will cope. The development would turn the roads up through the residential streets of Ewens Farm into a virtual dual carriageway, as there could be up to 250 extra cars using these roads. As it is, the roads that are used as a cut through are heavily congested in the mornings and evenings. I understand that a traffic survey was carried out, but this was apparently undertaken during half term holidays when traffic was much lighter, so this would not have given a true picture of the traffic flow. I understand that the Tim Fry development was partly rejected because of traffic flow concerns.

The visual impact of the development would not be appealing as you drive into Sixways.

The claim that much needed social housing will be provided should in the words of a planning officer at the planning meeting to consider the proposal on the Tim Fry site, 'be taken with a pinch of salt' as in most cases as soon as planning is granted, the developer then often says that it is

simply not financially viable to continue with the social housing aspect of the development. Many of these houses would probably be bought as investment properties and marketed with a higher premium because they are in the Balcarras catchment area.

The flood risk has been well documented. We live at the top of Birchley Road and when there is heavy rain the water just runs down Birchley Road in torrents, so any houses built on the side of a hill adjoining Birchley Road, would carry a huge flood risk.

The residents, many elderly, of Oakhurst Rise have the right to quiet enjoyment of their homes and the noise and nuisance from heavy plant during the construction would be unbearable for many as well as the huge increase in the flow of traffic upon completion of the development.

Hillcrest
Birchley Road
Cheltenham
Gloucestershire
GL52 6NX

Comments: 10th September 2017

We live on Birchley Road, Battledown and we object to the planning request to build on the field above Oakhurst Rise. Our reasons for objecting are as follows:

1. Loss of greenfield space. The field above St Edwards School is a haven for wildlife and is a great view for such an important Cotswold town like Cheltenham. The wildlife there will be lost as will the hedgerows and oak trees and yet another green space concreted over. Is this what Cheltenham wants? Cheltenham has a reputation of being a good-looking town but the more it is filled in the less attractive it becomes. There are plenty of other spaces around Cheltenham which are more suitable for 100 houses and which would not cause as much devastation as will happen on this site.
2. Schools and GPs etc. We understand there is a shortage of school places on this side of Cheltenham and are the surgeries not already over-flowing? Have these points been considered?
3. Flooding. The field in question is important for drainage and we are advised that there will be increased risk of flooding if this field is built upon. As seen at Tewkesbury, build on areas liable to flood then the water has to go somewhere else. In this case if the water can soak in then it will run down the hill. Flash-flooding and the flooding of drains and soak-aways will become more prevalent.
4. Loss of another beautiful space. Why is this considered a suitable building spot when areas like the brown-field site just below it - around Tim Fry Landrovers - was rejected? How can that make sense? Traffic? It will be worse if this planning is approved.

We object to this planning because it is destructive and there are more suitable places to build 100 houses with destroying a beautiful part of Cheltenham.

244 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6HS

Comments: 31st August 2017

I am writing with regard to the above planning application. I have reviewed the plans and know the site well as my garden backs onto the St Edwards grounds. I wish to object to the development of the houses in this location

The fields at the back of St Edwards are a greenfield site and contain unique and diverse habitat, as such I believe that any development proposals should be considered very carefully. The grounds at the current time house a range of wildlife and vegetation including many birds and animals such as badgers as well as a range of lovely and established trees. I also note that these grounds are used for community events such as the fireworks.

Whilst I would be very sorry to lose the green field site and array of wildlife, my main grounds for objecting relate to first the impact on traffic/ access and secondly the potential impact on flood risk. I am also concerned about the loss of trees and potentially privacy.

1) Traffic / Access

My experience is that this is an already busy area and my concern is that the addition of a further 100 households will exacerbate this considerably. I already find it difficult to get out onto London Road (routinely queuing for considerable time, with parked cars often making this harder) and the additional volume of traffic will add to this. It is also not clear to me that the access at Oakhurst Rise is adequate to support the proposed development, or that the surrounding roads (such as Haywards Road) can stand the additional traffic and parking

2) Impact on Flood Risk

The green fields currently in place are permeable and act as a valuable 'soak' so helping manage water and flood risk. The removal of these will create challenges in terms of the run off from the development. Its not clear to me from the information I have seen, how this is to be managed.

I also note that applications in the surrounding area, have previously been rejected in part on the basis of flood risk as well as impact on traffic. It is not clear to me what is different in relation to this development and why it is acceptable here

If this application is to be decided by Councillors, I would be grateful if you could please take this this email into account in your considerations .

Comments: 14th February 2018

I am writing with regard to the above planning application. I have reviewed the revised plans and as noted previous know the site well as my garden backs onto the St Edwards grounds. I wish to object to the development of the houses in this location

The fields at the back of St Edwards are a greenfield site and contain unique and diverse habitat, as such I believe that any development proposals should be considered very carefully. The grounds at the current time house a range of wildlife and vegetation including many birds and animals such as badgers as well as a range of lovely and established trees. I also note that these grounds are used for community events such as the fireworks. Whilst i can see that some changes have been made to the layout, the plans do not appear to be substantially different and still involve an additional 100 houses.

As before I would be very sorry to lose the green field site and array of wildlife, my main grounds however for objecting relate firstly to the impact on traffic/ access and secondly the potential impact on flood risk. Whilst i can see that efforts have been made to retain more trees in the revised plans, i also remain concerned about the loss of trees and potentially privacy.

1) Traffic / Access

My experience is that this is an already busy area and my concern is that the addition of a further 100 households will exacerbate this considerably. I already find it difficult to get out of my home onto London Road (routinely queuing for considerable time, with parked cars often making this harder) and the additional volume of traffic (particularly queuing to get onto London Road) will add to this. It is also not clear to me that the access at Oakhurst Rise is adequate to support the proposed development, or that the surrounding roads (such as Haywards Road) can stand the additional traffic and parking

2) Impact on Flood Risk

The green fields currently in place are permeable and act as a valuable 'soak' so helping manage water and flood risk. The removal of these will create challenges in terms of the run off from the development. Its not clear to me from the information I have seen, how this is to be managed.

I also note as before that applications in the surrounding area, have previously been rejected in part on the basis of flood risk as well as impact on traffic. It is not clear to me what is different in relation to this development and why it is acceptable here. I am particularly concerned given the high number of dwellings which could not unreasonably lead to another 200 vehicles in an area where there is already congestion.

If this application is to be decided by Councillors, I would be grateful if you could please take this this email into account in your considerations .

Highcroft
Oakley Road
Cheltenham
Gloucestershire
GL52 6NZ

Comments: 29th August 2017

As a resident of the Battledown Estate for over 25 years, I object to this application in the strongest terms.

My reasons , in no particular order of importance, are as follows :-

- 1) It is not in keeping with the Council's designation of the site as green belt/open space .
- 2) To allow it would be against the Council's other published planning policies and guidelines for this local area.
- 3) Any development of the site would result in a loss of an important recreational area for the benefit of the local community.
- 4) The development proposals for such housing would cause damage to the local area's biodiversity , including protected hedgerows , trees and wildlife.
- 5) The elevated position of the site if so developed would materially and adversely permanently change the Cheltenham skyline as viewed from many public and private vantage points , including Battledown Estate. This would be to the detriment of all local inhabitants as well as visitors and tourists to the Town.
- 6) Any such housing development would be out of keeping with the housing density and type of residences on the neighbouring land areas. They would all suffer a significant infringement and/or loss of privacy , rights of light and visual amenities.

- 7) Any such development would significantly increase the risk of flooding of the surrounding areas arising from ground and surface water drainage from this elevated site.
- 8) Increased access to and from and the associated significant intensification of use of this site if so developed would result in increased and unacceptable traffic generation on to the already overcrowded local road network. This will substantially increase the related health and safety risks.
- 9) For the record, any request for access to the application site via the Battledown Estate will be strenuously resisted for the same reasons.

Please ensure my above objections are all taken in to account when this application is considered.

Comments: 13th February 2018

I have received the Council's letter of 9 February and reviewed the revised/additional information. I confirm that my previous objection and reasons for such objection to this planning application still stand.

Comments: 2nd May 2018

Thanks for your letter of 30 April confirming the further revisions to the above application. I have reviewed the new documents on-line. In my opinion , the nominal reduction to 91 dwellings and increased affordable housing provisions makes no difference whatsoever. The "green" and elevated location should not be lost to intrusive development based upon a balance of the applicable planning policies. Further, any such intense residential development as proposed on this site is simply not sustainable on so many levels, including the overriding access and drainage and flood concerns and none of which have still been adequately addressed by the applicant. Therefore , all of my previous objections to this revised application still stand .

19 Oak Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JG

Comments: 29th August 2017

We have 2 main concerns regarding the development off Oakhurst Rise Charlton Kings

Traffic:

The main two access roads towards/from the site are Ewens Road and Beaufort Road. Residents in the area face the prospect of 100 or more extra cars per day coming down Beaufort Road. This is a narrow road with necessary parking on the Eastern side and is also used by buses and, at times, as a short cut by vehicles around rush hour.

The Ewens Farm estate is a purely residential road with good air quality, which will become more heavily used. All the roads on the estate are narrow with necessary parking, there are a huge number of families living on the estate and the increased traffic will substantially increase the related health and safety risks, especially with regards children. Who regularly walk to school and also use the small park at the junction with Oak Avenue and Churchill Drive.

Junction from Oakhurst Rise on to Ewens farm is 2 way traffic.

The other access to the site is via Ewens Road, which is equally narrow and two-way. It is also necessary to go up this road in order to access Beaufort Road. From the south this requires a right turn from Churchill Drive, which will become a lot more difficult and dangerous if the traffic in both directions along Ewens Road is increased.

The only area which would not face this substantially increased number of vehicles as through traffic is the site itself.

The route from the alleyway starting in Roosevelt Avenue out to Beaufort Road is regularly used by school children on their way towards the schools in Charlton Kings. This route ends by crossing the bottom of Beaufort Road and also by crossing Charlton Court Road from West to East. The increased traffic along these two roads will add to the danger faced by school children and also the elderly on their way to the Six Ways shopping area.

Flooding:

Any such development would significantly increase the risk of flooding of the surrounding areas arising from ground and surface water drainage from this elevated site.

I am a resident of Oak Avenue and the brook that flows from the fields by St Edwards School runs through my garden. Back in 2007 all the properties in Oak Avenue were severely affected by flooding which was caused by a huge volume of water coming down the brook and getting trapped under the small park by problems with the culvert there.

I can only think that an additional 100 houses with all the water run off associated with them will detrimentally affect the brook and surface water run-off from the roads. Can the local authority assure us that this planning proposal will not raise the risk of flooding of my property and those of my neighbours?

In addition the flood zone map created 26 March 2008 shows on page 4 a preponderance of incidents of "Recorded Flooding" in both the categories of "Artificial Drainage" and "Unknown" following the line of Oak Avenue. Anyone who has dug their garden or who remembers the old brick works will know this is an area of clay soil, which is always damp.

Below the play area in Churchill Drive Severn Trent Water installed an underground shaft storage tank in 2003 (03/00352/FUL refers to it)

Comments: 1st March 2018

Whilst we appreciate the need for more homes, our comments from the previous application still stand. The access to the site is through Ewens Farm which is in places single track road with parking on both sides and No Entry signs at several junctions. The increase in traffic will seriously overload these roads which are already used as a "rat run" by vehicles avoiding traffic on London Road.

Emergency vehicles have difficulty in accessing Oak Avenue now due to the amount of parked cars.

Construction vehicles will have serious difficulty in accessing the site from Oakhurst Rise up the steep slope and will cause more problems for the surrounding estate traffic.

Also there is no provision for more shops or schools.

The Firs
Ashley Road
Cheltenham
Gloucestershire
GL52 6QE

Comments: 1st September 2017

I am a local resident and battle the traffic on the Hales road and the Six Ways junction on a daily basis. This development will turn an already choked up system to total grid lock.

It's a bad idea for the community, for the environment and for public health. Are we to lose every green field site left in the Cheltenham area? This particular location is home to some treasured trees and wild life and in typical fashion it is under attack from profit seeking developers. I fear that the council is under pressure to provide housing and will therefore ignore the dire effects this size development will have on our area.

Allowing this development continues the trend of destroying our green spaces, killing off natural habitat, increasing traffic jams, increasing the risk of flooding and generally overcrowding an area of natural beauty.

Please protect our environment and the local community and turn down this application.

77 Pilley Crescent
Cheltenham
Gloucestershire
GL53 9ES

Comments: 2nd September 2017

The pressures on the local area's amenities will be too great. The field is an important facility used by many local schools and many children and families will feel the impact, not to mention the wildlife that currently resides in the field.

10 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 2nd September 2017

I object strongly to the proposed development. As a resident of Oakhurst Rise, my main concern is the proposal to use this narrow and steep cul de sac as the sole means of access to a large new development.

The impact of traffic associated with this development will be catastrophic on the existing residents of this small, well established and compact community. This will start during construction with no doubt hundreds of lorry movements. Then later there will be, I guess, up to 300 or 400 daily car journeys from the 100 houses.

The road is very steep, narrow and regularly at almost bottle neck with on road parked cars which makes it totally unsuitable as a major thoroughfare to this development.

Another issue is that the road is regularly impassable in winter due to snow and the steepness of the first section up from Ewen's Farm, the few residents who commute daily leave their cars at the bottom of the hill and walk up and down. That's workable with 25 houses mostly with non-working families but what will the residents of the 100 new houses do?

If the developers want to build anything on this location then they need to build an access road through the school to London Road not try and impose their unwelcome traffic on a physically unsuitable road and well-established small community.

I urge the interested parties to visit Oakhurst Rise and see for themselves how unsuitable it is as the sole means of access to this huge new development.

7 Sir Charles Irving Close
Cheltenham
Gloucestershire
GL50 2DS

Comments: 11th September 2017

I sincerely object to the building of any houses on the site, for a number of reasons.

Environmental; First of all it is a natural safe haven for many animals in the area, probably one of the most bio diverse areas in the whole of Cheltenham, including some outstanding beautiful, old and amazing trees worthy of protection.

Safety Hazards; Any building on the grounds would increase the risk of flooding of the nearby areas, including the neighbouring school, where the children would be left to suffer and be put in danger on constant slippery and muddy grounds.

Traffic; it is already congested in the area, and would become even worse if a 100 more houses were added to the area.

Cheltenham Social "Glue"; The yearly bonfire event, a trademark of the area, attracting more and more people each year, and bringing more and more locals together, would cease to exist.

2 Allan House
Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LP

Comments: 11th September 2017

I am concerned that this development would be against the interests of the community.

It would exacerbate the risk of flooding in a town which has suffered badly from flooding in the past.

It would burden an already congested road system.

The irretrievable loss of natural green space would diminish the quality of life of thousands of people.

5 Hayman Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 9FD

Comments: 11th September 2017

We are strongly opposed to the proposed build of 100 houses at Oakhurst Rise.

We have read the comments of many of the 200 objections which have been submitted so far and there are many recurrent themes which are entirely appropriate identifying this development to be entirely inappropriate. We are happy to provide references to support the comments below and with previous experience are aware of the Local Plan and other plans made available both nationally and locally which are designed to help make decisions on such proposals.

Some of the issues we would like to raise in particular are as follows:

- 1) Important green space in the urban grain of this area is inappropriate and causes overcrowding of this area of Cheltenham
- 2) Loss of wildlife habitats and important wildlife corridors - this area more than many others, has real benefit to bats, owls, newts, birds, badgers, mice, voles, deer and other wildlife we should be trying to protect not destroy.
- 3) Impact on schools. All the local schools are full and there are no plans for expansion. The families in this area already have to split their children's friendships up when they move to senior school and have to transport them further away. The infrastructure cannot cope. The local MP is aware of these issues.
- 4) Transport. The London Road, Greenway lane and other surrounding roads are awful at rush hour and at other times too. Sixways is overburdened too. This will only add more pressure to this area in an unpleasant and unsustainable way adding to local pollution.
- 5) St Edwards School. Has a vital role in the local area for developing young children. It has regular use of the site including sport, education, nurturing, environmental and uses for the wider community. The long Cheltenham tradition of the bonfire night event is a real celebration of Charlton Kings community and often over 1000 people attend.
- 6) Environmental effects. We have read the outline report by the developers and it is at odds with what the local people know. We disagree strongly about the comments that the land isn't used regularly, they deny problems with flooding, transport links really are an issue and they have not addressed (or dismissed) the environmental and social effects of such an inappropriate development.
- 7) Healthcare. Sixways Surgery and others locally too are overstretched with patients lists longer than recommended. It is difficult to get to see a doctor in a reasonable timeframe and this will only put more pressure on an overburdened system.
- 8) Loss of Amenity. We understand that individual loss of amenity is often not a factor in planning considerations but there is a wider issue for the community. This infill will reduce green space with inappropriate density of population for this area and irreversibly cause a negative effect on the environment and social setting for this area affecting the quality of life for residents.
- 9) Previous rejection of planning proposals for this site. Nothing has materially changed for the Council to decide that any new proposal for this site is appropriate.
- 10) Local heritage. This site is important locally and the developer's report is dismissive of this. A one sided report really doesn't explore the value of the current site and its role in the past in the development of Charlton Kings.

There are further points as made by many others too but the overwhelming principle is that this development is wholly inappropriate for this area of Cheltenham and I would urge the planners and the Council to reject it. Allowing a development of this scale on this vital area of land would reflect very poorly on those who were party to allowing it to pass simply as a profit making exercise.

Comments: 14th February 2018

This proposal is detrimental to the local area and it reflects poorly on both the developer and landowner.

The area is inappropriate for densely packed housing which does not match the urban grain of the area.

The local school (like other schools) needs open areas for the children to be safe and to thrive.

This area is regularly used by the local school for sports and wildlife education.

The local historical importance of this site has been neglected by the developer as has the significant wildlife present and the important corridor this provides.

This area should be preserved as open space and we object to the development being considered

Comments: 1st May 2018

The revised plans have been noted. It is still regrettable that the area will be adversely affected as multiple people have commented (299 objections at the time of writing).

Many have noted real concerns regarding vehicle access/congestion locally as well as the effects on the local infrastructure. There aren't enough school places to accommodate these additional homes and the school affected (St Edwards) will be severely adversely affected for the education of the children it tries to provide for.

There isn't satisfactory parking for all the cars on the development leading to cars parking on the road.

The developers have tried to maximise their profits but should as requested by the Council previously reduce the density further if they are really interested in the comments made by many others.

All told it remains an inappropriate development on this valuable land.

16 Sandford Mill Road
Cheltenham
Gloucestershire
GL53 7QS

Comments: 11th September 2017

I object to this application primarily because of fears on increase risk of flooding. My road was flooded in 2007 and suffered flash floods in 2016 after heavy rainfall which closed the road and came dangerously close to property. Building on our greenfields will only add to our problem.

I secondly object to this application on grounds of loss of natural habitat. This precious greenfield should be preserved for future generations and the protective species that live there

49 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AG

Comments: 11th September 2017

I object to this proposal on the following grounds;

- Lack of access to the proposed site and the impact that the addition of the significant volume of traffic resultant from 100 new houses would have on surrounding roads which are already under strain.

- There is no feasible way of getting from the site to local schools and amenities without using a car - the hill is too steep to walk. This will result in increased air and noise pollution and is totally against policies aimed at reducing the number of car journeys undertaken.
- The development appears to contradict local policies regarding the protection of green space and the environment.
- Loss of privacy due to new homes overlooking neighbouring properties and a kindergarten.
- Heightened risk of flooding in an already flood-prone area.
- The visual impact that the development would have on the AONB and local areas.
- The area is currently used to host sporting events involving children from schools across Cheltenham, removing this facility does not seem in keeping with encouraging health and wellbeing in our children. Previous governments and councils have been heavily criticised for selling off school playing fields over recent years, CBC should not support a development which promotes a return to that.

14 Pembridge Close
 Charlton Kings
 Cheltenham
 Gloucestershire
 GL52 6XY

Comments: 11th September 2017

I object to building on this site as it is an important green space used by school children for outdoor activities and countless other local people for their recreation. Secondly there would be loss of trees and wildlife through development. Thirdly, the loss of the field could lead to floods further down the Ewens Farm Estate which was badly affected by flooding in 2007. Fourthly there would be a serious problem with more traffic passing through the narrow streets of the Ewen's Farm Estate and funnelling on to the main roads at busy London Road or, worse, pulling out from side streets with difficulty at Hayles Road. 100 houses could encourage 200 or more cars plus visitors.

39 All Saints Road
 Cheltenham
 Gloucestershire
 GL52 2EY

Comments: 11th September 2017

I object to the proposed development for many reasons. I do not believe the development is appropriate for the greenfield site at all. Access to the proposed site through Oakhurst Rise, a quiet residential cul-de-sac, or any of the other adjacent roads would be an unacceptable intrusion in terms of noise and traffic. There are serious concerns that the proposed drainage of sewage through the existing sewer in Charlton Court Road could overload a system that was not designed for this addition. The drainage of excess storm water is already insufficient and has caused flooding in 1981, in 2007 and 2016. In 1981 and 2016 local residents were necessitated to dig trenches in what is now St. Edward's school field in order to divert flood waters. This situation would be greatly exacerbated by any new dwellings. To divert the waters to the brook at the bottom of the school field would add to the waters which flooded houses in 2007.

Safety for cyclists in the area between London Road, Beaufort Road, Haywards Road and King Alfred's Way is already extremely dangerous, as cars use the roads as a short-cut between London Road and Hales Road in spite of the existing 20 mph limit in places. This is exacerbated

by the stretch which is 2-way for cyclists and 1-way for cars, where cars do not expect to meet cyclists coming the other way (and there is insufficient space to accommodate both a car and a cyclist). This situation will only be worsened by the addition of c. 100 dwellings in the area. I would question whether this in any way falls in with current national policy in terms of cycle provision.

18 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JT

Comments: 11th September 2017

I strongly object to this planning application for the following reasons:

1. Increase traffic of surrounding areas, compromised road safety
2. Unsuitable road access
3. Increase risk of flooding
4. Loss of green area
5. GP and schools already oversubscribed

Comments: 26th February 2018

I strongly object to the new updated planning application for the following reasons:

1. Increase traffic of surrounding areas, compromised road safety
2. Unsuitable road access
3. Increase risk of flooding
4. Loss of green area
5. GP and schools already oversubscribed

23 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RQ

Comments: 11th September 2017

I wish to object to the application 17/00710/OUT on the following grounds:

1. Flood Risk: Loss of natural soakaways through increased paved areas can only lead to more flooding throughout Ewens Farm & in particular in Haywards Road. The clay ground already gives rise to garden flooding in wet weather. Reference to the 100 years occurrence must be refuted by the extensive flooding into home and gardens in 2007, 2012, 2014.
2. Green Fields: The loss of established green field areas together with mature & essential trees which create a natural habitat to a variety of wild life would be detrimental. The accessibility of such areas for education & research are in decline in urban locations and should be preserved.
3. Traffic: As a resident of Haywards Rd I experience the heavy congestion around the estate each day as residents compete with traffic accessing the A40 and Hales Rd as a short cut. Neither of these major roads can accommodate the feed of traffic confirmed by the long queues at peak times. The narrow and convoluted roads of the estate many built in 1900 are not designed for heavy modern traffic and Oakhurst Rise cannot give access to a 100 new

houses. The resulting 100 - 300 additional cars would be untenable leading to increased pollution; endangering pedestrians, and restricting access to emergency services.

4. From the online documents I note a previous application in 2015 for housing in the area of the Tim Fry site was refused on grounds on traffic concerns.

On this basis, I ask the voting panel to refuse this application.

25 Hopwood Grove
Cheltenham
Gloucestershire
GL52 6BX

Comments: 12th September 2017

I wish to register my objection to the proposal for 100 homes in Battledown on the basis of, amongst other factors, increased flooding risk.

For the previous 17 years, I lived at 14 St Edwards Walk, Charlton Kings, so have witnessed first-hand existing flooding issues in the area.

42 Ravensgate Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NT

Comments: 12th September 2017

I object to this proposed development as this area in a community recreation area that is an integral part of the community.

My son is an active member of a local running group and has just started at secondary school and plans to run cross county and I understand that St. Edwards field is a well used venue for this sport in Cheltenham. It would be a shame to lose this facility on this side of Cheltenham.

Ravenswood
Stanley Road
Cheltenham
Gloucestershire
GL52 6PB

Comments: 12th September 2017

Please see below the main objections we have regarding the building application 17/007/OUT which relates to the 100 plus houses to be built in Charlton Kings - Oakhurst Drive ?????

- 1) Traffic congestion - the roads around the development are already over crowded and are likely to get worse due to the Eden Villas Development on Harp Hill. All roads from the Battledown Estate are suffering from major delays particularly at the start and end of school days . Ewuens Farm is already hugely overused as a cut through Road and further traffic pressures from 100 homes will have major negative consequences and must raise concerns about safety
- 2) Infrastructure- Charlton Kings is already experiencing considerable pressures on key local facilities such as schools and doctors . The increase by 300-400 people will only compound this already unsatisfactory situation .

- 3) Flooding Risk - we would like to see an independent report into the implications for flooding risk from this proposed development. The very significant housing density proposed must significantly increase the potential for flooding .

29 Birdlip Road
Cheltenham
GL52 5AJ

Comments: 12th September 2017

I object to this proposal and do not wish to see yet another greenfield area destroyed for more housing. Current infrastructure is poorly set up to support such a proposal.

79 Rosehill Street
Cheltenham
Gloucestershire
GL52 6SQ

Comments: 12th September 2017

We strongly object to this potential development.

There would be a severe negative impact on traffic in an area that is already very busy and often dangerous for pedestrians and cyclists. This is a residential area and the current roads would not be able to accommodate the increased traffic this would bring.

Studies show there would be an increased risk of flooding in an area that is already at risk of flooding.

The loss of the greenfield space - meadows, hedgerows and protected trees. This would be detrimental to the local environment particularly putting several protected species at risk including bats and birds

Since the development is 0.7 a mile from Balcarras School, it guarantees a place for children at the school but in doing so, would unfairly deprive 100 families already living in the catchment, albeit at a greater distance from the school than the development (ie from 0.7 mile to 0.9 mile), of their own school places at Balcarras School.

The local amenities and infrastructure, current schools, services, doctors - simply cannot support the introduction of the additional dwellings, they are full to capacity and currently have no ability to expand.

To conclude - this site is not listed for development by the parish or borough councils and provides a valuable green field amenity for many local activities which would be lost if the development were to go ahead.

I would urge the planning committee to listen to the wishes of the local residents and not go ahead with this.

17 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 12th September 2017

I object to this planning proposal on several grounds. Looking at the proposal for access to the proposed site.

I believe several of the arguments mislead and misrepresent the factual evidence of the site by omitting the key information that there is an unsuitable and challenging gradient to Oakhurst Rise which would mean it is unable to accommodate the volume and type of traffic proposed.

Furthermore this gradient not only of Oakhurst Rise but of the surrounding area makes an easy walk into town undesirable especially to the unfirm. Therefore, a reduction in through traffic due to location is unlikely. Additional access points would make the project more viable.

26 Churchill Drive
Charlton Kings
Cheltenham
GL52 6JJ

Comments: 15th September 2017

Re the plans for to build 100 houses at the back of St Edwards School, I wish to object to these plans.

As a resident of Churchill Drive, the roads in Ewans Farm estate cannot cope with any more traffic - there could potentially be another 200 cars coming and going each day. We already have to put up with a large amount of cars using the estate as a rat run from Hales Road to the London Road to avoid the traffic lights and do school runs. Oakhurst Rise is incredibly narrow and steep with cars parked in those roads also. It is a quiet little area and no through road so would be really awful for the residents to have constant traffic passing through - there would not be room for 2 way traffic particularly if building did start and construction vehicles were trying to get through. It is hard to believe that the entrance to the proposed site is even being considered here. It would have to be from the other side of the site either above or below St Edwards School. I am also strongly against any more green spaces in Charlton Kings being destroyed for ever with loss of precious trees and wildlife.

I do hope that common sense will prevail and consideration will be given to all the nearby residents who will be hugely affected, the fact that this land must remain a green field site and this application will be turned down.

4 The Orchards
Charlton Kings
Cheltenham
Gloucestershire
GL52 6BJ

Comments: 18th September 2017

I am a previous resident of Oakhurst Rise and must stress that that little road is completely inappropriate as the entry to a development of 100 houses. I well remember struggling up the steep approach from Beaufort Road with a pram, - and I was a young fit woman. And in winter it was very scary coming down when it was icy. It is a completely unsuitable access point for say 150 more vehicles belonging to the proposed houses, never mind the heavy machinery for the building work. I urge the Planning Officers to walk up to the site, preferably carrying shopping - and then reject this application if no alternative access point can be identified.

Comments: 5th March 2018

Although the revised plans may afford better scope for trees, it does nothing to solve the basic problem with this site, i.e. the totally inadequate access through Oakhurst Rise, a small and very steep residential road. The number of houses has not been reduced and they seem quite squashed in, many on smaller plots than the semi-bungalows on Oakhurst Rise. The 100 houses would probably mean about 150 vehicles, and Oakhurst Rise and the Ewens Estate could not cope safely with such levels of traffic. Actually traffic generated by half the number of houses will still be unmanageable. I cannot imagine how heavy machinery required in the building process would negotiate the slope and sharp corners. As development of a brown field site in King Alfred Way was rejected because of traffic concerns, it would make no sense if permission were granted for this greenfield site with potential for traffic chaos. The application makes much of the availability of amenities within 800metres walking distance. It neglects to mention that the return trip would be uphill all the way, getting steeper the closer one gets to the site, so I don't think the majority would go to the shops on foot. I note the badger sett is to be relocated. Is that possible, or even legal? In any event, unless alternative access can be identified - and I consider that unlikely as the only other options are via the Battledown Estate or St Edward's School, both of which will be unacceptable - then this application has to be rejected.

9 Coronation Flats
Oak Avenue
Charlton Kings Cheltenham
Gloucestershire
GL52 6JF

Comments: 26th September 2017

I strongly object to the proposed development based on; the increased flood risk that I and other residents at the bottom of the hill will be subject to, the lack of adequate access points for the amount of extra traffic it will bring and the fact it was not passed on the portfolio of proposed development plans presented to the council.

24 Pentathlon Way
Cheltenham
Gloucestershire
GL50 4SE

Comments: 11th September 2017

I wish to object to the outline planning application for a number of reasons:

Firstly as a parent of a child that runs for Cheltenham Harriers and St Edwards Preparatory School this venue provides a unique opportunity for the children to experience a true cross country course, with hills and rough ground that the children rarely get to experience as distinct from the manicured parklands and flat playing fields that seem to form the majority of cross country courses these days. This is important not only for the health and fitness benefits it brings but is character building in bringing out a steely determination and competitiveness in our children that is sadly lacking in the rather cossetted, easy lives that we often allow our children to lead. With the ever increasing encroachment housing over outdoor activity areas in our schools we are contradicting the healthy living through exercise message that everyone believes is essential for our physical and mental well being.

The area in question is also a valuable resource for the school, used for forest school, the annual fireworks display that attracts over 5,000 people from the locality and of course exercise. Indeed the school is looking to extend its outdoor education program, that can the necessary consents will see a farm within the school grounds.

Surely there must be a better location for these houses that does not risk losing for ever this vital area of countryside within an already densely populated and congested area. I therefore urge the council to reject this proposal.

Lisvane
Oakley Road
Battledown
Cheltenham
GL52 6PA

Comments: 11th September 2017
Letter attached.

Prince Of Wales Stadium
Tommy Taylors Lane
Cheltenham
GL50 4RN

Comments: 11th September 2017
Letter attached.

8 Pine Close
Ewens Farm
Charlton Kings
Cheltenham

Comments: 11th September 2017
Letter attached

33 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 11th September 2017
Letter attached.

1 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 11th September 2017
Letter attached.

10 Southgate Drive
Cheltenham
Gloucestershire
GL53 7QR

Comments: 11th September 2017

Letter attached.

105A Charlton Lane
Cheltenham
GL53 9EE

Comments: 11th September 2017

I object to this Outline Planning application on the grounds of the severe traffic impact, the loss of facilities to the school and wider community and the danger of flooding to existing properties if this mature 10 acre site is destroyed.

44 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RH

Comments: 10th September 2017

I am writing with regard to planning application wish to object to the development of the houses in this location.

I think the the impact on surrounding houses from extra cars will be significant as London Rd traffic is already at a stand still on most days. There will be additional traffic on Haywards Rd which already effectively single lane in large parts due to parking.

18 Oakhurst Rise
Cheltenham
GL52 6JU

Comments: 11th September 2017

I object to this development for many reasons the main ones being:

There will be significantly more traffic joining the A40 and Hailes Road. Both of these access points are already heavily congested at busy times of the day.

This really could not be considered as a site accessible on foot for daily use as the access roads are far too steep for comfortable walking.

The site presently has a significant use as a cross-country course for Gloucestershire schools.

Faringdon
4 Langton Grove Road
Cheltenham
Gloucestershire
GL52 6JA

Comments: 11th September 2017

The reasons for my objection are as follows:-

1. The increased volume of traffic and its impact on the surrounding roads and the potential danger to other road users and pedestrians in the vicinity of Oakhurst Rise, Beaumont Road, Haywards Road, Hayles Road, London Road and Sixways. Increased volume of traffic will also impact on the availability of adequate parking.
2. The total unsuitability of the existing access to Oakhurst Rise.
3. The increased risk of flooding to the surrounding areas from surface water resulting from the loss of the green field site by the introduction of paved areas associated with new home development. The surrounding roads and properties were very badly affected by previous flooding in 2007 and 2012.
4. The loss of natural habitat for species such as badgers, bats, newts, slow worms, birds and doubtless others.
5. The loss of trees felled in the construction process.
6. It is significant that previous applications for development in the area with particular reference to the Tim Fry premises, and a proposed development for just 30 homes off Charlton Court Road homes were both rejected on grounds of traffic and flooding issues.

62 Sunrise Avenue
Cheltenham
GL52 8EW

Comments: 11th September 2017

We are due to exchange contracts on 11 Charlton Court Road GL52 6JB imminently and strongly object to the proposal.

We have flood risk reports and investigations which demonstrate that the current systems in the area are sufficient for current properties NOT for more to feed into which would significantly increase the risk of our property flooding.

It is also a quiet residential area with population and infrastructure suitable for the amenities, schools and road systems, the proposed development would put all of this at risk.

209 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DF

Comments: 5th November 2017

Inappropriately sized development for the area - inadequate access through a small residential road. Area of green space used as a local amenity - fireworks, local inter-school cross country races etc. Unnecessary destruction of green space when we should be protecting our environment not destroying it.

3 Smithwood Grove
Charlton Kings
Cheltenham
Gloucestershire
GL53 9JN

Comments: 10th September 2017

Infrastructure (schools, doctors etc) in Charlton Kings cannot support such a big development.

Access via Oakhurst Rise is inappropriate

Loss of green space which is a habitat for diverse wildlife should not be permitted

16 Murvagh Close
Cheltenham
Gloucestershire
GL53 7QY

Comments: 11th September 2017

I am writing to object to the outline planning for 100 houses proposed on the site of St Edwards Fields 17/00710/OUT for the following reasons:

- 1) Loss of local amenity - the land is currently used as a forest school and cross country running course for local children.
- 2) Loss of a beautiful open space and nature reserve including badgers, hedgehog, snakes, and wild deer.
- 3) An increase in traffic congestion in an area which is already very congested and secondly the limited access to the site.
- 4) The doctors and schools are already over subscribed in the area, there appears to be no extra provision or funding for this.
- 5) Flood risk is hugely increased without this soak away green space.
- 6) Loss of green space - once built upon it is lost forever.
- 7) Policy GE2 Private Green Space (June 2009). The development of private green spaces, open space and gardens which make a significant townscape and environmental contribution to the landscape will not be permitted.

Flat 3
42 Lansdown Crescent
Cheltenham
Gloucestershire
GL50 2NG

Comments: 11th September 2017

I object to the building work.

51 Sherborne Street
Cheltenham
Gloucestershire
GL52 2JY

Comments: 11th September 2017

I have been made aware of the objection to build up to 100 houses on a site in Charlton Kings.

A friend has asked me to support the objection campaign of the proposed site which I am more than happy to do so. I am actually a resident of Cheltenham but my 2 youngest children attend

school in this area and we also as a family attend HA Church in CK so although not an immediate resident I do support the CK residents views on this issue. We have walked in the proposed area and attended the amazing firework displays held there. I fully oppose to the plans for all items mentioned in their objections with regards to the harm it will do to the natural habitat for animals and protected trees and also for the local community.

There is also the worry of the change the environment could make to flood issues in town. Many of my friends properties were devastated back in 2007 and we all know how new housing projects can effect Cheltenham town. This green land is such a potential sad loss to everyone.

One area that hasn't been mentioned enough I feel is the strain on our already waining A&E provider in town. With all these new developments comes a mass of people, we do not have the facilities here to cope 24hrs anyway so why are the council letting even more people in, clogging up an already poor facility.

There have been a mass of Bloor and Bovis homes made near the race course on green fields, dread to think how many more areas these developers will take. I hope the powers that be will listen to the residents and friends and a better outcome is made.

17 Station Close
Cheltenham
Gloucestershire
GL53 0AB

Comments: 11th September 2017

With reference to the subject planning application I am writing to confirm my objection to the proposal.

12 Ewens Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JP

Comments: 11th September 2017

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

A key concern for us is the access to the site is via Ewens Road and Oakhurst Rise, the increased volume of traffic from the proposed development would overwhelm the existing infrastructure on the Ewens Farm Estate. All the roads feeding Oakhurst Rise are narrow and congested with on-street parking. Having lived on Ewens Road for almost 10 years we have raised concerns over the speed of the traffic in the area on numerous occasions. The road is currently in a 20mph and vehicles using the road as a short cut from Hales Road to the A40 are constantly going too fast up the road. With local families and dog walkers accessing the Queen Elizabeth Playing Field off Ewens Road there is already a high risk of accidents from the current traffic flow.

The other end of Ewens Road (at the junction where Churchill Drive meets King Alfred Way) is an accident hot spot due to the junction being placed on a corner where cars are often obstructing drivers' view.

Oakhurst Rise is a steep, quiet residential close accessed via a blind corner on Ewens Road and is often impassable in icy conditions during the winter months. The road is totally unsuitable as an

access point for 100 new houses, let alone all the construction traffic that would be required initially.

The recent planning application for new houses to be built in brownfield Tim Fry area was rejected, one of the main reasons for this was due to impact on the local traffic. Prior to this another proposal to build 30 homes off Charlton Court Road was also rejected due to unacceptable traffic and the risk of flooding.

This links to another key concern that the development would significantly increase the risk of flooding to neighbouring properties as 10 acres of currently permeable surface located at the top of the River Chelt catchment would be replaced by impermeable surfaces, resulting in large increase in the rain water running down the hills to houses below. As yet the developers have not shown a satisfactory solution to the problem of the increased run-off from the site.

There would also be increase pressure on local services, such as schools and doctors that are already over-subscribed. I recently had to make an appointment to see a doctor at the Sixways surgery and the earliest appointment possible was 19 days from the time I called. Thankfully I was in a position to be able to wait but it highlights this key issue of pressure already on local services for those of us living here already.

The proposed development will also be a big loss to St Edwards School who have been using this land as a cross country course for over 60 years. The houses will also overlook a kindergarten playground resulting in a loss of privacy & safety for the children (& surrounding properties).

I therefore wish to object to this planning application and I strongly urge the Council to refuse it, due to the unsuitability of the land which should be retained as a valued natural habitat.

5 Hayman Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 9FD

Comments: 11th September 2017

We would like to lodge our objection to the proposal of houses being built in the field above St Edwards Prep school with access from Oakhurst Rise. This development should not be allowed to proceed for a multitude of reasons.

29 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 11th September 2017

I am writing to OBJECT hugely to the plans to build 100 houses on land in Charlton Kings.

I OBJECT due to all all the reasons I have heard from fellow campaigners against the proposal.

37 Churchill Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JN

Comments: 11th September 2017

I would like to register my objection to the above development above Oakhurst Rise.

The only access to the 100 proposed houses is up a steep, narrow, twisting residential road. This development will adversely effect everyone living on Ewens Farm, it is hard to imagine the chaos of the increased traffic having to get up and down this small road which is already treacherous in icy conditions.

The heavy plant needed to complete the building phase will be extremely disruptive, the traffic on Churchill Drive is already appalling, many people speed through using this as a cut through., it is highly likely that an accident will occur.

The much needed green area that will be destroyed forever is an important buffer between heavily housed areas.

if this plan is approved you would have to ask why planners would approve this, it is so obviously the wrong development in the wrong place.

35 St Georges Road
Cheltenham
Gloucestershire
GL50 3du

Comments: 14th May 2018

The application as it currently stands is unacceptable.

It affects the setting of Charlton Manor, a grade 2 listed building. CBC are obliged in law (sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building, its setting and any features of special architectural interest which it possesses (which in this instance include the linkage between the house and the Victorian ice house which served both Charlton Manor and Ashley Manor).

Pursuing sustainable development involves seeking positive improvements in the quality of the historic environment (NPPF paragraph 9). Planning should always seek to secure high quality design and should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations (NPPF paragraph 17).

The current proposal causes Charlton Manor significant harm in a number of ways:

- it fundamentally changes the setting of the property
- given Charlton Manor sits below the proposed housing estate, the new houses will overlook the manor house to an unacceptable degree, including direct line of sight into the main bathroom of the house
- the gardens of Charlton Manor have been restored to their original Victorian layout. The loss of light to the property from the proposed development layout would significantly affect the garden and its viability
- Charlton Manor is a spring fed property and has been since it was built in 1864. Today, the springs supply the water to the garden and the pool as part of the drive to make the property sustainable despite its size. The proposed development will alter the hydrology of the whole of the Leasowe, with unquantified impacts on the springs and the water source of the property.

- Charlton Manor was granted permission to put solar panels on the listed Victorian stable block to the rear of the property (mistakenly characterised as 'modern outbuildings' in the developers' heritage statement) - and was explicitly denied permission for solar panels elsewhere on the main building. The proposed tree planting would adversely affect the solar provision to the property; the exact opposite of sustainable development.
- a 3m hedge is proposed on the boundary of Charlton Manor; the nature of hill sloping upwards from the boundary means that this height of hedge (if legal) would deny the ground floor of the property its source of natural light, from c2pm in winter months and c6pm in summer months.

Heritage assets are subject to specific policies that require (paragraphs 132 and 139):

- great weight to be given to their conservation in all decisions;
- clear and convincing justification for any harm to significance however slight and whether through direct physical impact or by change to the setting;
- that substantial harm (direct or by change in the setting) to or total loss of grade 2 listed buildings is expected to be 'exceptional'

Not only has the application failed to make a case for harm to a heritage asset, it substantially underestimates the impact of this proposed development of Charlton Manor, the first house to be built on the Battledown estate.

I echo the heritage officer's objection to this proposal.

Ash Tree House
 Birchley Road
 Cheltenham
 Gloucestershire
 GL52 6NY

Comments: 8th September 2017

I strongly object to this planning application.

We are the owners of Ash Tree House which is located very close to the northern boundary of the proposed development site.

We have read the objections posted on the web site and wholeheartedly agree with all of the numerous comments made to date regarding the flood risk, traffic / access implications, increased pressure on already stretched local resources, and irreversible damage to the wildlife, trees, hedgerows and meadow.

With regards to the above concerns it is respectfully requested that planning permission for the above development be refused.

Comments: 3rd March 2018

Having received the Council's letter dated 9 February 2018 and reviewed the revised/additional information. I can confirm that my previous objection and reasons for such objection to this planning application remain.

Therefore, I would like to reiterate my strong opposition and it is respectfully requested that planning permission for the above development be refused.

Comments: 13th May 2018

Thank you for your letter of 30 April 2018 confirming the further revisions to the above application. I have reviewed the new documents on-line and I [still] strongly object to this revised planning application for 91 dwellings.

The nominal reduction to 91 dwellings and increased 'affordable housing' provisions do not make any material difference. The planned scale of development is completely inappropriate for this site. Access is restrictive, with a steep aspect to the approach and tight roads that are not well suited for such a development. The site is very close to the AONB and is an extremely precious resource for the school, local community and wildlife.

More specifically, the documents presented by TKC with regard to the TPO's and RPA's are based on guidance of BS5837 (4.6.1) whereby the maximum of 15m radius from the tree stem is being used. In fact, the Natural England and the Forestry Commission published in January 2018 which recommends that "for veteran trees a buffer zone of at least 15 times larger than the stem diameter or 5m beyond the crown edge if that is greater" should be used.

In addition, the councils own Tree Officer stated on 8 Mar 2018;

"Veteran trees have not been classified as per BS5837 (2012) recommendation where veteran trees should have an automatic A3 classification. Similarly, their Root Protection Areas do not conform to the Woodland Trust and Ancient Tree Forum recommended areas equivalent to an area described as a circle of 15 (as opposed to 12 in BS5837 (2012)) times the diameter of a tree or 5 metres from the edge of the canopy. Indeed, such recommendation of no hard surfacing within BS 5837 (2012) para 7.4 recommends that no construction occurs within an RPA."

This has a significant impact on the planned development in the proximity of T3 & T8 on the Northern boundary.

The amended application does not address any of my previous objections, and hence all my previous objections still stand. Therefore, with regards to the above concerns it is respectfully requested that planning permission for the above development be refused.

16 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RH

Comments: 4th May 2018

While i appreciate the need for more housing in the area, this development is completely inappropriate for the site. Access is restrictive, hilly aspect to the approach and tight roads are not well suited for these new 91 properties. More importantly, the site is very close to the AONB and is an extremely precious resource for wildlife.

I am a Charlton Kings resident, and will not be directly affected by the development in a sense that I live a distance away. But I have felt strongly enough about this to express my strong resistance to this.

I hope the council will reject this development in favour of a more appropriate setting for much needed housing.

Coversdown
Birchley Road
Cheltenham
Gloucestershire

Comments: 6th September 2017

As a resident of Battledown my house, Coversdown, joins the northern boundary of the proposed development. I strongly object to this application. Not only is it in breach of national and local planning policy, which should be promoting healthy communities, it would mean the loss of valued open space which is used as a recreational area. It is of great value to those who live in this community. It threatens an area of beautiful green space.

My list of objections are as below:

1. Charlton Kings Parish Plan published April 2017

This plan was published by the parish council to provide guidance for the next 5 - 10 years. It was produced by a public questionnaire and parish meetings. Page 8 states "a clear consensus emerged that development on open land and green spaces should not be allowed.". Page 9 states "There was preference to avoid building on 'green' sites of any description, favouring future development on brownfield/waste or infill land;"

Therefore this development is contrary to the conclusions drawn by the Parish Council and the residents of Charlton Kings.

Neil Parish M.P., the chairman of the environment select committee, recently told ministers that a drive to build a million more homes by the end of the decade risks "killing any sense of goodwill" in local communities if the new buildings are inappropriate. Mr Parish, a former council planning officer, will suggest that parish councils and neighbourhood forums are given funding to draw up binding "design codes" based on input from residents to ensure new developments reflect their views. "If we fill our towns and cities with housing people feel is totally inappropriate for their area, we will kill any sense of goodwill."

It would appear that the proposed development is exactly one such development that Mr Parish is referring to.

2. Right to Privacy

The conclusions of the developers report state that following the process of consultation, the application has been changed in a number of "significant ways". I strongly dispute this statement. At best, there has been some minor changes, but fundamentally the proposed development still has 100 houses, still has only one inadequate transport access point, is still destroying natural habitat, still gives significant flood risk, is still built on a steeply sloping site of clay, is still highly visible from offsite locations and is still destroying an environment used by the St Edwards school for environmental and sporting activities.

The report states that the density of the houses was reduced on the boundaries that border Battledown. This is certainly not the case with the northern border of the proposed development. The plan shows double storey and 2½ story houses right on our boundary. In addition, the 2½ storey houses/flats will be on a higher elevation than our house and will therefore look directly down into 4 of our bedrooms, let alone our drawing room and conservatory. This is a gross infringement on rights to privacy.

The Landscape and Visual Aspect Report, makes general mention of the impact the development will have on residents of Birchley Road, though it specifically avoids any mention of the most impacted properties such as Coversdown, Meadow View and Charlton Manor. This is a major oversight in the analysis, creating a clearly biased document.

In addition, as these houses are directly south of our house they will most definitely block light and direct sunlight into our property. In winter, we would not see any sunlight whatsoever.

We purchased in Battledown specifically because of its privacy and quietness. This proposed development will totally undermine our right to privacy and quiet enjoyment.

3. TPO Trees and Hedgerows

On our boundary with the proposed development, there is a magnificent specimen of an oak tree, which I have been led to believe is over 350 years old. There are also a number of other mature trees. At present the St Edwards school are responsible for ensuring that this tree is well maintained and dead branches are removed by their tree surgeon. This is necessary as the tree is south west of our house and the prevailing winds and storms would otherwise place our house at direct risk during storms. Who is going to be responsible for the well-being of this tree and thus ensure our house remains out of danger should this development take place? The developers have already shown scant regard for us neighbours in that they accessed the currently site illegally over our properties. They also showed no regard to the TPO tree and hedgerow they removed. To date we are not aware whether this breach of the law has led to prosecution.

Secondly, I believe that the proposed houses would be built far too close to the root system of this magnificent tree. The consequences of this would most likely lead to the tree's demise. This would then place the foundations of our house and our neighbour in 29 Oakhurst Rise in danger to subsidence and cracking of the foundations. In addition, any houses built within its vicinity would also be subject to these issues.

The developer already plans to destroy several protected trees including 400 year old oaks. The developer also plans to destroy 2 ancient protected hedgerows (seen on a map from 1825) that are BAP priority habitat and protected by law. The site has a large number of veteran trees. These need aging as some may be ancient. Many of these trees should be protected and there have been frequent requests that this is done as a matter of urgency. I believe that developer acted against the guidelines of the 1997 legislation on hedgerows when a large section close to my house was destroyed without the correct permission in the spring.

I feel that the developers survey into the biodiversity of the site is highly inaccurate and should be discarded and not relied upon. As our house overlooks part of the field we witness all the various wildlife that many other residents have already listed.

Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." So does the proposed development site meet the requirements of significant townscape and environmental contribution? It clearly has a unique environmental impact with a wide range of flora and fauna, it is kept in semi-wild condition, with once per year grass cutting and occasional tree surgery. It is a unique site that it is surrounded by buildings on all 4 sides, it is visible from the AONB areas. It is a wonderful undeveloped area and forms part of the critical green space that goes to form Cheltenham. As such I contend that any normal person would agree the proposed development site meets this criteria - hence the application should be immediately rejected.

4. Density

According to the Battledown Estate site <http://www.battledown.co.uk/covenant.asp>, in the Deed of Covenants and Regulations , number 5 states "No person is to build on the Original Lots of Estate land more houses than in proportion of one house to each half acre of land". This Estate is adjacent to the proposed site and its density of the site is 23.3 units per hectare which equates to 4.71 units per half acre of land. This is considerably more than the allowed adjacent density of 1 unit per half acre of land. As such we believe that the proposed development is not in keeping with the developments that surround the site.

The Consultants compare their development to the Ewens farm development. I believe this proposed development is of a higher density than Ewens Farm. In any event, I believe that this is an incorrect comparison as the immediate neighbours are Battledown and the Oakhurst Rise area bungalows which have a far lesser density than that proposed by the developers.

5. Increase Flood risk.

Historically there have always been significant issues with surface run off and groundwater flooding around the site. The consultant makes no mention of this in the report. The clay sub soil is impermeable. The top soil in this critical elevated site on the watershed holds water like a sponge all winter protecting the catchment of the River Chet from flash flooding. Covering large swathes of this 10 acre site in impermeable material will have a huge impact on the drainage system. I believe a full and proper impact study needs to be done investigating the impact of the scheme on the Chelt through Cox's Meadow onto Bath Road and Neptune's fountain. Some proper flood modelling is called for. Even with all the modelling done for the Cox's meadow flood barrier, the first time this barrier was put to the test, it failed, with large scale flooding of properties down-stream from the barrier.

The Flood Risk Analysis from the developer's consultant does not address the issue of technological solutions to the problems at all satisfactorily, in fact they admit that SUDS will not work. The only remedial measures they suggest are retention tanks that are obviously not large enough, a tiny pond and water butts.

I am not at all satisfied that routing all foul and rain water under Charlton Court Road will be an adequate solution at all. The ageing lower sections of the sewage system are already vulnerable to blockages and collapses according to a helpful local expert on drainage.

The consultant does not seem to recognise that there is any existing flood risk, I believe residents will tell a different story from their personal experiences.

In addition, the flood zone map created 26 March 2008 shows on page 4 a preponderance of incidents of "Recorded Flooding" in both the categories of "Artificial Drainage" and "Unknown" following the line of Oak Avenue. Anyone who has dug their garden or who remembers the old brick works will know this is an area of clay soil, which is always damp.

This is further borne out in the fact that we already have a continual spring, that starts in the field and runs through part of our property, nearly all year round. If the spring runs at present with all the natural protection that the field currently affords it, what is going to happen once this water has nowhere to go due to the impermeable surfaces that will cover the proposed site.

6. Access to site

Oakhurst Rise is a small, narrow and steep cul-de-sac. Many residents park on the road as the driveways are so steep and narrow with often dangerous drop offs due to the gradient. The gradient is 1 in 5 at the top and narrowness of the road make sole 2-way access to 100 houses from this site totally inadequate.

In snow and icy weather the road is immediately cut off as residents prioritise the grit for the lower part of the Rise and the busy and dangerous bend and slope near Pine Close. I wonder where snow bound cars will park on congested Beaufort and Ewen's Road. How will emergency vehicles access the development in snow? The Rise is accessed via the very narrow and congested streets of Ewen's Farm; one of the worst streets being Oak Avenue. Blind bends already make these roads that are occasionally 2-way in sections dangerous.

7. Change to Cheltenham skyline

The site is a very visible green part of the visual landscape. It adjoins Battledown, which is one of the highest points in Cheltenham. As the 2½ storey building and 2 storey house are going to be built on the crest of the development the skyline of Cheltenham will forever be blighted. Particularly from Leckhampton Hill, the A435 and the popular Cotswold Way at Lineover Wood where the path emerges from the trees. There is no dense housing at this elevation at present and the new estate will have a very significant impact on visual amenity. It will be a scar on the tree dense and greenfield nature of the landscape at this height on the hill line as currently afforded by the

properties on Battledown. This will further erode the character of Cheltenham as a scenic spa town.

8. Loss of a community recreation area

The field is used by the wider community and it is a well-regarded venue for county cross-country competitions hosted by the school, as well as being a huge draw on bonfire night when the school PTA run their fund-raiser. Children from the school benefit from the access to the field to get closer to nature, such as the popular "welly walks" from the pre-school section.

9. Damage to biodiversity.

The developers' environmental consultant claims that the majority of the site is "poor semi improved grassland" which is "regularly mown". They claim it is "short grassland" that is of "low conservation significance". I completely contest this. The developers study was done at an inappropriate time of year. I believe that other expert opinion has been obtained who believes that the site is actually species rich grassland which requires a detailed grass species survey, ideally done May-July. I understand the developers' nature survey was done in early September 2016 soon after the farmer had cut the grass down and driven over it with a tractor. Like most wildflower meadows throughout history the grass is cut once a year, contrary to the developers' claims this does not constitute regular mowing or cultivation. I must insist that a proper survey is done to establish the true status of the meadow.

In Ash Tree house, which was owned by my father in law until 2016, there were numerous newts in the pond in his garden. We must insist that a full torchlight survey and EDNA survey of all ponds within 500 m of the site takes place, the developer has missed 2 of the ponds on the school site and I understand that there are other garden ponds that have not been surveyed.

10. County Archaeologist

I observe that the County Archaeologist states "the wider locality is known to contain extensive archaeological remains relating to settlement and activity of the prehistoric and Roman periods. I therefore have a concern that significant archaeological remains may be present within the application site, and that these may be adversely affected by construction ground works required for this scheme" In addition he goes on to give reasons why the survey done by the developers is totally inadequate.

11. Amenities in the area

Already the amenities in the form of schools, hospital places and Sixways surgery are under extreme pressure. It is fairly common for current residents to have to wait 3 weeks to see a GP. This proposed development will further exacerbate the problem. Simple financial contributions/penalties as appear to be the norm when these issues arise in other planning applications (eg Tim Fry brown field development) will not solve the problem of residents being able to see a GP or getting places in schools.

In conclusion, whilst the developers supporting documents appear to be comprehensive and all encompassing, they are far from this. They are at best extremely biased and at worst lacking in substance for a development of this scale which has far reaching implications not only to the residents of the immediate vicinity of the development but also to the greater community of Cheltenham.

We therefore implore the council to reject these plans outright.

Comments: 12th September 2017

In addition to my early submission I would like to point out that when reading the Cheltenham Borough Local Plan Second Review Adopted July 2006, it would appear that this application falls foul of the following objectives as set out in the above document. :-

General

O3 to protect public safety and amenity

O6 to create more sustainable patterns of development, with priority use of previously-developed land

O7 to make best use of development land

O8 to meet the needs of the elderly and people with disabilities

Environment

O9 to conserve and enhance the setting of Cheltenham

O10 to conserve the natural beauty of the Cotswold Hills

O11 to conserve and improve Cheltenham's architectural, townscape and historical heritage

O12 to conserve and improve Cheltenham's landscape character and green environment

O13 to safeguard the countryside from encroachment and inappropriate development

O16 to protect and improve the quality of land, air and water

O18 to maintain and encourage biodiversity

Housing

O23 to secure a high standard of residential amenity

Utilities infrastructure

O30 to reduce the risk of flooding and flood damage

O31 to make adequate provision in development for the satisfactory supply and treatment of water

Transport

O32 to promote sustainable transport

O33 to safeguard the potential for the future provision of transport infrastructure

O34 to ensure infrastructure in development is provided to a satisfactory standard

O35 to safeguard or improve personal safety in the transport system

O36 to contribute to road traffic reduction and improve traffic flow

It would therefore appear that this application fails in so many of the prescribed principles as laid out in the Local Plan.

Comments: 7th March 2018

The additional materials do not resolve any of the issues recorded by many of our objections as well as the other well informed objections submitted to date. Therefore, with regards to these and my own previous concerns it is respectfully requested that planning permission for the above development be refused.

In particular the fact that the "flats & house" in lots 3,4&5, shall look directly into our bedrooms, has not been addressed.

In addition to all of previous comments made - which have not been addressed i wish to add the following

1. Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." This site is part of the critical green space that goes to form Cheltenham, and it is a wonderful undeveloped area that has been utilised by the local school(s) and wider community for decades.

2. The Oak Tree T17, is right on my border and will fall inside plots 1 & 2 and will impact on plots 3&4. The law states that any building should be 5 m from the "canopy of this Oak tree". I do not believe the drawings are accurate and hence I believe the buildings on these plots will be inside the protected area.

3. In the summer the sun is to the North of this Oak tree, which means these houses will be in permanent shade all summer.

4. Our home is in the direct path of the oak tree and the prevailing wind. In the past St Edwards School have ensured that this tree is properly cared for and that the risk to our house is

minimised. In particular the North facing side of the tree has been severely pruned to try and ensure that should the tree fall down it will fall into the field. Should this happen, this will destroy the properties in Plot 1 & 2 and also block the whole of the access to this development! I have major concerns that the up-keep of the oak will not take place by any new owner, as it shall be in their interest, due to the reason listed above, to allow it to deteriorate so that it can ultimately be removed.

A proper impact study has to be made with regards to T17 needs to be made and the houses in plots 1,2,3&4 in the plan removed.

5. It appears to be totally unreasonable to locate flats on lots 3&4, as these will be out of keeping with the surrounding houses on Battledown.

I close by stating that all these new submissions appear to have done is tinker with there original submission and have in NO WAY addressed the issues raised by all those objecting to the planned development. They have failed to supply the information requested by a number of the Agencies involved in this application.

Comments: 14th May 2018

Your letter dated 30th April 2018 refers.

This amended plans do not address any on my previous objections and hence all my previous objections still stand. In particular as pertains to the houses on the North boundary that are in proximity of T3 & T8.

In addition to these points, I have now received a copy of a report by Barton Hyett Arboricultural Consultants (BH), in response to the report of the developers consultants (TKC). This report highlights many shortcoming of the TKC report.

The documents presented by TKC with regard to the TPO's and RPA's are based on guidance of BS5837 (4.6.1) whereby the maximum of 15m radius from the tree stem is being used. In fact the Natural England and the Forestry Commission published in January 2018 that recommends that "for veteran trees a buffer zone of at least 15 times larger than the steam diameter or 5m beyond the crown edge if that is greater" should be used.

In addition the councils own Tree Officer stated on 8 Mar 2018

"Veteran trees have not been classified as per BS5837 (2012) recommendation where veteran trees should have an automatic A3 classification. Similarly their Root Protection Areas do not conform to the Woodland Trust and Ancient Tree Forum recommended areas equivalent to an area described as a circle of 15 (as opposed to 12 in BS5837 (2012)) times the diameter of a tree or 5 metres from the edge of the canopy. Indeed such recommendation of no hard surfacing within BS 5837 (2012) para 7.4 recommends that no construction occurs within a RPA."

This has a significant impact on the developments in the proximity of T3 & T8 to mention just a few [drawing attached].

It is further noted that the diameters for T3 & T8 as stated by TKC are merely "estimates". The actual diameters should be measured accurately. Using the diameter of "T3" as 1500mm (which is only an estimate and could well be larger than this), then the RPA from the tree that should be excluded from development should be a radius of 22,5m. This then means that the buildings on Property 1,2 & 3 fall within this excluded area of the radius of 22.5m of the Oak Tree T3. If in fact the diameter is 1700mm then this exclusion radius should be increased to 25,5m.

In addition "T8" is estimated by TKC as 1500mm and yet it has been measured by Barton Hyett Arboricultural Consultants as 1700mm. This means that the RPA that should be excluded from

development should be set at a radius of 25,5m. As a result, the properties 4,5, & 34-37 all fall within the exclusion radius.

There are numerous other instances of inaccuracies in the TKC report.

In addition to the above, we object strongly to the fact that TKC recommend that a number of the "Veteran Trees" have been demarcated to have their crowns reduced in size by 5m in height and diameter. These tree are hundreds of years old and should not be subject to the risk of being endangered in the name of housing. It is the housing that is encroaching on the trees, not the other way around.

In nothing else the recent winter serves to highlight the fact that the proposed access to this site is totally unsuitable to serve this development with its possible 180 cars.

I also fully endorse the various objections from

- Natural England
- Friends of Charlton Kings
- The Woodland Trust
- The Charlton Kings Parish Council

60 Bouncers Lane
Cheltenham
Gloucestershire
GL52 5JN

Comments: 11th September 2017
objections:

The Carmelite brothers who are selling the land owe a duty of care to the students who use the land and should be ashamed of themselves wanting to profit by the sale.

The detrimental affect it will have on traffic, the beauty of St Edwards school, the wildlife as well as safety of the children who attend the school also is reason alone to object.

The unsightly new homes will bring sewage, waste, rubbish, and damage roads as well as St Edwards as a school as parents will choose to remove their children from the school.

Chalfont House
61 The Park
Cheltenham
Gloucestershire
GL50 2SA

Comments: 12th September 2017

This site is used extensively by the local and wider community, in particular by local and county schools. The detrimental impact on the environment is obvious. Charlton Kings, once a rural area, is now already overdeveloped and congested. This irresponsible planning application does not serve any positive purpose other than to increase corporate profits for a few at the expense of local infrastructure and communities.

70 Little Herberts Road
Charlton Kings
Cheltenham

Gloucestershire
GL53 8LN

Comments: 1st November 2017

I would like to object to this proposed development primarily because of the poor road access to the site. That number of houses would generate an excessive amount of traffic all being funneled down onto an already busy couple of roads which are often subject to traffic issues at peak times. Also the area is currently important for wildlife and for community events - there are few green areas left in that vicinity that could be used for such purposes.

35 Linwell Close
Cheltenham
GL50 4SD

Comments: 12th September 2017

I object to the planning application for 100 houses to be erected on the fields of St Edwards Prep school, Cheltenham. This is a vital piece of land to the school for its educational purposes, the children at the school very much enjoy their outdoor learning in the top field.

The traffic will be significantly increased in Charlton Kings, its bad enough as it is.

St Edwards hold their annual Bonfire night which is a very enjoyable night which is attended by thousands of families in and around Cheltenham.

The wildlife that live up in the top fields will lose their homes.

9, Twyver Place
Brockworth
GL3 4AN

Comments: 12th September 2017

I am in objection to the current planning application 17/00710/OUT. My objection is that it would prevent a major annual cross-country event being held on the school site and this would hugely disadvantage hundreds of children in the district. All the state and independent schools in the Cheltenham district enter this event and therefore its effects will be felt far and wide. We should be promoting sport to our young people and finding more places for them to be involved in sport not stifling the very venues that exist already.

St. Anthony
Battledown Approach
Cheltenham
GL52 6QZ

Comments: 12th September 2017

We would like to express our concern at the proposals to build houses on Oakhurst Rise, Charlton Kings. As residents of Battledown Approach, we would not be directly affected.

However, we regularly walk and cycle in the Ewens Farm and London Road areas, and see at first hand the current traffic problems at certain times of day.

Our main concern is based on the likely serious increase in traffic in the local area.

The local road network is just not suitable for the extra burden that would be put on it. As we understand the planning application, no new access roads are planned.

We are also very concerned about the loss of green field space in this particular location. After heavy rain, our own road, Battledown Approach, has a huge volume of water running off from the top of the hill. It is difficult to understand how the concreting and paving over of the proposed area on a hill will have anything other than very negative consequences.

On these two issues alone it is difficult to believe that this planning application has been responsibly thought through. We urge you to reject this application.

35 Croft Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LD

Comments: 12th September 2017

Our schools are full, infant, junior let alone Balcarras. I object to further houses being built at the back of St Edwards school

43 Hatherley Road
Cheltenham
GL51 6EB

Comments: 12th September 2017

To whom it may concern:

I wish to express my objection with regards to the above application for new houses in Charlton Kings. I grew up in Charlton Kings, moved overseas & recently returned. I knew Charlton Kings when it was a village, now I don't know where it begins & ends. To put anymore houses in you would start to loose the community aspect of the village. Initially I was located in Charlton Kings on my return but have since moved into Cheltenham, although my parents still live there & I take my children to school in Charlton Kings. I have to negotiate the traffic on the London Road several times a day, with what is supposed to be a 25 minute round trip taking an hour somedays. There is no way that the London Road can cope with another 100 cars on the road & definitely not the 270 suggested by the government (2.7 cars per household x 100 new homes).

- The exit from Greenhills Road onto the London Road is one of the most time consuming junctions.
- Loss of usage for the community for the site highlighted - cross country (we are to encourage to keep the kids active but if you keep gobbling up the green land the kids will not have anywhere to go). Community events, such as the annual fireworks - people walk from the village, bringing people together. I, myself bumped into an old friend at one such event after I return from my overseas stint.
- Protection of green space & environment
- Protection of wildlife - deers roam around on this area. There is a badger set there.
- Protection of ancient building - ice house is located within this field
- Overburdening of already pressured services - schools (oversubscribed). GP surgery (can not get an appointment for 3-4 weeks)

For this housing to even be considered is ridiculous. Such a build would only have a negative impact on a village such as Charlton Kings. Stop being so greedy and keep villages as villages and not small towns.

Runsell House

Ashley Road
Cheltenham
GL52 6QE

Comments: 12th September 2017

I am writing to appose the building of 100 houses on the St Edwards school field. Although I admit we need more housing the field has for many years been one of the main sites for cross country running for children in the area. Take the facilities away and the next generation of would be sports people have gone.

Also I object to the number of houses planned with a very poor access for the estate, with about 1-200 cars needing access to London Road it is ridiculous to expect them to all go down one small road which was only built to serve a small area of residents.

The other main concern is the destruction of the wildlife area and trees . It is a lovely field, used for many things including the annual bonfire night celebration to which hundreds of locals have attended for many years and collect thousands of pounds for charity. Surly these reasons are stronger than building 100 houses and destroying so much of what the locals hold so dear.

Cherry Tree House
Fossebridge
GL54 3JW

Comments: 12th September 2017

We are writing to express our sincerest objection to 17/00710/OUT. As parents of 3 children who attend St. Edward's Preparatory School, we strongly object to the proposal for 100 homes to be built adjacent to the Preparatory School. This building project as currently scoped would materially change the outdoor (learning and sport) experience of our children.

Additionally, the loss of this land would end an annual event that is enjoyed by thousands of people each November - that of the annual St Edward's charity bonfire night. In our years at the school, it's clear that this family event is much anticipated. Further, it has generated tens of thousands of pounds for local charities. This annual event is one of the key memories of each school year that our children will take with them when we move back to the U.S.

As importantly, the traffic and congestion during school run hours in Charlton Kings already presents huge challenges and delays. It rivals some of the more congested cities we have lived in. The addition of this many homes, people and vehicles will negatively impact residents' ability to navigate comfortably and predictably.

Thank you for your time and consideration on this matter.

7 Bafford Lane
Cheltenham
Gloucestershire
GL53 8DN

Comments: 12th September 2017

I am totally against the planning of the above reference for various reasons.

Firstly the approach roads to the site are totally inadequate, 100 new properties would create vast amounts of extra traffic through Ewens Farm. I have family living on the estate so know how busy it is already.

Secondly the approach to the site on Oakhurst Rise was never built to accommodate any further dwellings. There are several older residents on the road and the additional traffic would cause untold stress to them and all the other residents. The properties were purposely purchased because it was a no through road....and that is how it should be left.

Thirdly the wildlife in the area deserve to remain in their natural habitat.

Fourthly where would the excess rainwater land up if the natural drainage is removed/built on? Straight into the properties in Oakhurst Rise.

Please give the existing residents of the area a right to remain in the unspoilt area and refuse planning.

31 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RQ

Comments: 8th September 2017

I am objecting to the outline application to build 100 homes. I live on Haywards Road, so my biggest concern is the elevated traffic and infrastructure throughout Ewens Farm, London Road, Hales Road and Haywards Road. This will have a serious impact on my quality of life and those of my children, particularly on the walk to school in the morning via Ewens Farm, an already dangerous cut-through to London Rd.

I am concerned at the loss of habitat of mature hedgerows and trees which are vital for wildlife, and essential in the flood risk management plan for the area.

Finally, I am concerned at the loss of a the local cross country course, an important local sporting amenity that my family and 1000's of other children use regularly.

It feels that the only people who will win in this application are the developers. The housing proposed is not for your average family, or indeed any on low incomes or needing affordable social housing. There are other sites, with better access, more suitable to a development of this scale.

29 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 11th September 2017

I object to this proposal because my family and I will lose the amenity value that we currently enjoy in our property. We decided to move to the area because it is on a quiet cul de sac with few very little traffic. The proposal would utterly transform the street and the road is too steep and narrow to cope. The noise of vehicles reversing will be a particular nuisance.

Whitewalls
30 Charlton Close
Cheltenham

Gloucestershire
GL53 8DJ

Comments: 10th September 2017

As a now former resident of Battledown I would like to most strongly object to this application on the grounds of loss of loss of Green Space in accordance with the council's own policy GE2

Cheltenham Borough Council's vision for green spaces is:

"Working together to ensure a comprehensive network of attractive, well used and valued locally distinct green spaces, that are accessible, safe and welcoming, which meet the existing and future needs of the community, improves / enhances biodiversity and are managed sustainably to reduce climate change impact." "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted."

I have read with interest the numerous comments regarding the significant detrimental impact on the townscape which are all too evident, and more eloquently put than I could manage however I would like to add comments as to why this must not be permitted on community grounds.

As someone who has been involved with and now chair of St Edward's Prep school PTA for 8 years I can state that the loss of this land would put a stop to an annual event enjoyed by thousands of people each November - that of the annual St Edward's charity bonfire night. In the eight years of my involvement this event has been enjoyed by some 34,000 people and is unique in community folklore in that it is almost exclusively enjoyed by the FAMILIES that live in the village. There are no car parks, everyone walks and is a family event that has generated tens of thousands of pounds for local charities. It is unique in it's non commercialised nature and has been running for 25 years. The loss of the top field would render the event untenable and cause a great loss of amenity to the community.

This may only be an annual event, but it is the kind of thing that makes this town, it's community and indeed this country unique and special.

On a wholly personal note, I would also like to express grave concerns regarding the tenability of this site for large scale housing on infrastructure grounds. Although we have now moved from Battledown, we were on the waiting list for the six ways doctors surgery for SIX YEARS and didn't gain a place, and whilst firmly in the catchment area neither my elder two children were able to gain a place at Balcarras, and neither of the younger two able to get a place at either Charlton Kings junior or infant schools. Given the horrendous slope of the proposed entrance to this site, one can only assume that the houses would be saleable to younger / family age groups (Not elderly for obvious reasons) and so it begs the question where are they going to be medically treated or educated.

This scheme is greatly detrimental to the unique nature of Charlton Kings, the landscape of beautiful Cheltenham and greatly negative to the community and it's events and I strongly object.

Garlands
34 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HG

Comments: 10th September 2017

Quite apart from the adverse traffic impact, this scheme would have an unbelievably adverse affect on the cluster of green spaces in this neighbourhood which connect up to the AONB.

In order to support good biodiversity green spaces must link together. These meadows, hedgerows and trees support many species whose range is extended by back gardens leading to the Ryeworth allotments and on to the AONB.

Back gardens are often good habitats, but must be supported by larger areas of greenspace in order to work well.

Building on this valuable area would, as well as causing the direct loss of many protected species, in itself inexcusable, also indirectly lead to a reduction in the biodiversity of the area.

Apart from these important biodiversity issues, people also benefit from neighbouring green spaces. Dense housing needs breathing space and cramming 100 houses in to these meadows would take away all the benefits the houses presently enjoy.

46 School Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8BD

Comments: 11th September 2017

I object to the application to build houses on the land off Oakhurst Drive, Charlton Kings - ref 17/00710/OUT as follows:

1. Responsibility to retain green spaces and protect wildlife, ancient trees and hedgerows

We have a responsibility to future generations to preserve areas that add to our local environment.

The national planning policy framework states that "the purpose of planning is to help achieve sustainable development. Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations".

This piece of land is next to a school. What does it teach children about caring for our natural environment if we build over an area where they have learnt that birds, bats, badgers and other wildlife live? There are ancient trees and hedgerows full of wildlife. The children at St Edward's School are fortunate to be able to use their wonderful grounds every day. From Kindergarten onwards, they learn about nature and how it changes across the seasons. They see deer, foxes, and other creatures in the grounds and they learn to respect nature and live alongside it. Building over this site, shows children that money matters more.

2. Visual impact

This site is clearly visible from the hills above Charlton Kings where so many enjoy getting out and about. It is part of the beautiful Cotswold landscape. Once it has been built over, it is too late.

3. Loss of local amenity

"Our natural environment is essential to our wellbeing, and it can be better looked after than it has been." (National Planning Policy Framework)

The wider community uses these grounds for cross country events, inter-school competitions plus those at district and county level. These events would not be the same, run around tracks in stadiums. To help combat obesity and the huge impact it has on the health service as well as people's lives, we are trying to introduce our children to exercise from an early age so it is a natural part of their lives as they grow older. We need spaces such as this piece of land to inspire

them to enjoy their natural environment when they exercise. It is good for the soul to get out amongst nature.

In addition, this site has been used for many years for the annual St Edward's Bonfire and Fireworks display, where thousands come to enjoy a wonderful family occasion in a safe environment. This local community event could be in jeopardy if the proposed building were to go ahead, with a resulting loss to the many charities which the event has supported over the years.

4. Increase in traffic

The number of houses proposed on this site would bring additional traffic to the already crowded roads in the area. The site is steep and uphill from local shops and other community services, meaning anyone living there would likely be reliant on their car for all journeys, however short. This goes against all advice for us to exercise more, to walk instead of use the car, particularly for short distances. This traffic would create disturbance to those living in the quiet cul de sac proposed as the access point. Add deliveries to the 100 proposed households and the whole character of the local area changes dramatically.

5. Flood risk

Building on areas which help provide natural drainage causes future problems. The impact of development on this site is likely to have major repercussions for localised flooding.

6. Impact on local Services

Building 100 houses on this site, would also negatively impact local services such as schools and doctors surgeries which are already over-subscribed and not adequate for the local community.

Conclusion

Whilst I understand the need for new housing, we must build this in the right locations. Local infrastructure must be in place to support large scale new developments. It may be technically more difficult to clear land that had a prior use but even with additional costs associated with that, building on our green spaces is not the answer. They are essential to our well-being. If we enjoy them, how can we take them away from future generations?

Tanglin
Oakley Road
Cheltenham
Gloucestershire
GL52 6NZ

Comments: 11th September 2017

I am a resident of Battledown and am writing to object strongly to the proposed development at Oakhurst Rise for the following reasons.

1. The SHLAA / SALA document - Cheltenham Borough Council [CBC] Assessment of Availability 2016-2017 - on the CBC website does not list the land at Oakhurst Rise as having been assessed for planning. There are numerous sites which are specified by CBC as being suitable for development -- this is not one of them.

2. The SALA document makes comments on Physical Constraint and states for Flood Risk that

'A site is assessed as unsuitable if entirely within flood zone 3a/b. This is informed by the Environment Agency Flood Zone Map, Strategic Flood Risk Assessment Level 1 (2008), Level 2 (2010) and Level 2 Additional Assessments (2013). A site's capacity will be adjusted where part of the site falls within flood zone 3a or 3b. Consideration will be given to whether the site includes a watercourse, culverted watercourse or planned scheme to mitigate flood risk.'

Natural springs arise from the Oakhurst Rise site and there is risk of flooding FROM the site onto the adjacent lower-lying areas of housing which will also be increased by the removal of top soil from the clay base as part of the development process.

3. Oakhurst Rise is a small, narrow and steep residential road, which is unsuitable for widening or coping with an extra 240 cars, most of which will be exiting the site between 8am and 9am in the mornings. The SALA document states in the paragraph concerning Physical Constraint: Access that

'A site is not suitable if not physically accessible and constraints cannot be overcome within the achievability considerations.'

4. The Oakhurst Rise site is steeply sloping and the SALA document states on Physical Constraint: Topography that

'A site is not suitable if the topography of the site is steeply sloping or deemed a physical constraint on development. A site's capacity will be adjusted where part of the site is physically constrained by topography.'

5. The Charlton Kings Parish Plan, published in April 2017 states that 'a clear consensus emerged that development on open land and green spaces should not be allowed' and that 'There was preference to avoid building on 'green' sites of any description, favouring future development on brownfield/waste or infill land'.

It can be seen, therefore, from this above that this development contravenes the restrictions specified by the residents of Charlton Kings and its Parish Council.

6. The Cheltenham Planning Policy GE 2; Private Green Space states that 'The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted.'

This site is a private and green area which does make a contribution to the town as it is used both regularly and frequently by members of the public and school-children for educational and sporting activities.

7. The proposed site is not a derelict, unused site. It is currently used for outdoor activities by local schools, cross-country groups, walkers, ramblers from throughout the county of Gloucestershire.

8. The proposed site contains several old trees (some with TPOs) and hedgerows, which have existed for over 200 hundred years, as shown on maps from the 1810s. This heritage and the diversity of flora should be preserved and not destroyed, as would be the result were this development to proceed.

9. Protected species such as bats, newts, badgers and birds inhabit this site. This proposed development would destroy this greenfield habitat.

10. The infrastructure and services within the Charlton Kings local area cannot cope with additional homes. School and doctors' surgery places are full. The rush hour traffic in London Road could not cope with the additional cars feeding in from Charlton Court Road. Parking in Cheltenham city centre and surrounding streets is already a serious issue.

In conclusion, I ask the CBC to reject this plan outright due to the fact this is not a SALA approved site, such development contravenes the Charlton Kings April 2017 Parish Plan and The Cheltenham Planning Policy GE 2; Private Green Space. The site is home to ancient trees, hedgerows and protected wildlife and is a used and loved space by residents of Cheltenham town and the county.

1 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RQ

Comments: 10th September 2017

1. Loss of local and regional amenity (cross country course has been used for over 60 years by thousands of school children). NPPF para 74 is the issue in hand.
2. Legal responsibility to protect against flood risk downstream (CBC have previously put in writing that this site and surrounding area has flood problems). Legal liability could pass to taxpayers if CBC are found to be negligent in this regard.
3. Protection of setting of listed buildings (x2). It isn't just visual setting, it is local context that matters, as tested and proven in the high court.
4. Protection of green space and environment (GE2 is the local policy to cite).
5. Loss of local character. Density of housing on this site = 23 homes per hectare. Zoned by CBC for planning purposes in Battledown - density of housing just over 4 homes per hectare.
6. Hedgerows legislation of 1997 (assumption against removal). Or presence of ancient trees.
7. Traffic and infrastructure throughout Ewens Farm, London Road, Hales Road. Government says 2.7 cars per home. 270 cars per day, in and out, before deliveries and support services. Really?
8. Access. Has anyone walked or cycled up Oakhurst Rise recently?
9. Overlooking and loss of privacy in a kindergarten playground (and surrounding properties).
10. Visual impact on AONB and local conservation areas.

The fact that this is NOT AONB or green belt does not give licence to build across it (despite assertions to the contrary). There is no social housing in this proposal (counter to CBC policy). This offers no respite to ordinary folk of Cheltenham, and detracts from the quality of life of local residents, particularly those in the Ewens Farm / Charlton Court / Oakhurst Rise locality. Please support them. It doesn't take long. The site has been rejected for development multiple times before. But we need YOU to record your views if we are to be successful again.

36 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 26th February 2018

I thoroughly object to this development on the following grounds:

1. Over population - despite plans for an additional secondary school to be built within the area, I believe that this is to cope with the existing population growth over the next few years and need for school places - 100 houses will increase the pressure not only on school places for both primary and secondary schools but also on already pressed doctors surgeries and the Cheltenham hospital.
2. An area of natural beauty and wildlife - with the massive development still underway beyond the local Sainsbury's Cheltenham's wildlife is continuing to be under threat - why can't the council put an importance on this?
3. For Oakhurst Rise residents and surrounding roads such as those of Ewens Farm and Charlton Court Road - none of us want this, the extra traffic, extra people, closed in views of housing. We do not want this.

26 Churchill Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JJ

Comments: 2nd March 2018

I strongly object to this planning application for the following reasons:

The impact on local residents in particular Oakhurst Rise.

The access is dangerous and steep and far too narrow.

The huge increase in traffic in an already busy estate, which is also used as a rat run by people avoiding the London road traffic lights.

The loss of the nature reserve, trees and plants which could never be replaced.

I sincerely hope that this planning application will not be approved.

Oakley Lodge
Oakley Road
Cheltenham
Gloucestershire
GL52 6NZ

Comments: 11th September 2017

We are writing to object most strongly to the proposed development of the field adjoining St Edward's Junior School and Oakhurst Rise. This application appears to be totally contrary to local planning and environmental policies and would be detrimental to the local community which currently makes extensive use of this site for a variety of valuable purposes.

Other objectors have cited very real grounds for the rejection of this application, such as: the increased risk of flooding; the loss of a valuable local green space; the unattractive visual impact of the proposed development; intolerably increased traffic and potential traffic congestion; the unsuitability of the proposed access road; and no consideration for the increased burden on local services such as schools and doctors' surgeries. We support these objections and urge the Council to reject this application as being wholly unsuitable.

Wellswood House
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 11th September 2017

I wish to object strongly to planning application 17/00710/OUT for the following reasons:

Traffic

I have lived in the area for 20 years. Parked cars on the roads between London Road and Hales Road have caused congestion and a danger for pedestrians, cyclists and other road users for many years and this has been exasperated by recent parking restrictions elsewhere in the town causing commuters to seek free all day parking in the area. To allow another 100 homes to be built in that wedge of land would cause chaos on the narrow roads of the Ewens Farm Estate.

Oakhurst Rise is a steep, quiet residential close accessed via a blind corner on Ewens Road and is often impassable in icy conditions during the winter months. The road is totally unsuitable as a single access point for 100 new houses.

Access from Charlton Court Road to London Road is difficult because of the speed bump on the upward slope and parked cars obstruct visibility at both accesses from Ewens Farm on to Hales Road (King Alfred road and Athelney Road). Allowing this development would add to the dangers for all road users in the area.

Infrastructure

It is almost impossible to get an appointment at Sixways Clinic. Without extending the building and additional staffing it is unlikely to be able to take on the families that will be housed in the proposed development. I understand that local schools are also fully stretched.

Flooding

Battledown hill is formed of clay and at the bottom in Queen Elizabeth Park there is evidence of significant water run off that never drains on the site of the former brickworks. Replacing St Edwards's school fields with impermeable surfaces is likely to cause stress on the Victorian drains to the north within the Battledown Estate and the appearance of springs which are already a problem to residents. To the south west homes in Oak Avenue, Churchill Drive and Haywards Road were flooded in 2007; development on this scale on St Edward's field above will increase the likelihood of further flooding to these homes.

Please reject this application.

2 Battledown Drive
Cheltenham
Gloucestershire
GL52 6RX

Comments: 12th September 2017

As a local resident and living close to the proposed development I strongly object to this application. I believe that if it were to go ahead it would mean the loss of valued open green space which is used as a recreational area to those in the community, the loss of a mature natural and diverse environmental habitat, the creation of a dangerous road 'environment' and place further stress on already overburdened local amenities in the area..

Fleshing out these headline points, please give due consideration to the below points of objection as follows:

- The development is on a green field site and I believe this type of site should be protected and preserved. Cheltenham Borough Council (CBC) should focus new developments of this scale on brownfield sites.

As has been highlighted by a previous objection, the Parish Council plan 2017 was published by the parish council to provide guidance for the next 5 - 10 years. Developed in consultation with the community it states "a clear consensus emerged that development on open land and green spaces should not be allowed." Furthermore it says "There was preference to avoid building on 'green' sites of any description, favouring future development on brownfield/waste or infill land."

Therefore, this development is contrary to the conclusions drawn by the Parish Council and the residents of Charlton Kings.

- Environmental / rare animal habitat destruction. There are massive adverse implications for trees, hedgerows and the local wildlife which is a key characteristic of this part of town. I am very

concerned with the developer's plans with respect to the trees and hedgerows within the site. CBC should be protecting these wonderful trees and rare green spaces.

The biodiversity report of the site appears to be deceptively inaccurate. As a young family we regularly walk in the area and see various forms of wildlife. I can confirm, based on what I've seen with my own eyes, that newts, deer, badgers, foxes, grass snakes etc. are indeed prevalent in this vicinity. Should this development go ahead there will be a significant adverse impact on this wonderful, rare environmental mix of human/wildlife habitat.

Furthermore, Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." On this point alone, as a decision making body acting with un-sullied integrity I urge you to apply this principle to this wonderful site and reject this application.

- The proposed high density development in its elevated position will have a huge impact on the view towards Cheltenham, reducing the green space feel therefore demeaning the current perception (and reality) of the town being an airy, pleasant environment to reside in.

- Increased flood risk. Others have highlighted that historically there have always been significant issues with surface run off and groundwater flooding around the site. A full and proper impact study needs to be done investigating the impact of the scheme on the area.

- Local road capacity/safety. Oakhurst Rise is a small, narrow and steep cul-de-sac - on street parking is common. It is entirely unreasonable, and unsafe, for a major building site to be accessed through this 'channel' of a road. Subsequently it would be an unreasonable and unsafe strip of road bearing traffic volumes and speeds that it was never designed to handle.

- Further stress on already stretched local amenities, e.g. schools both primary and secondary, the doctors' General Practice.

Thank you for your time and consideration to the above points.

Meadow View
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 11th September 2017

I object to this planning application on the following grounds:

- Flood risk. I understand a similar application to build 30 properties was rejected in the 1980's on these grounds. This application should also be firmly rejected. This 10 acre site is home to a natural flood defence system which benefits the residents of Charlton Kings and the rest of Cheltenham. The site consists of mature trees, thickets, hedgerows and meadow land, which soak up vast quantities of water and help to reduce the water table for the surrounding area. To remove these natural flood reduction assets, together with the top soil which binds them together and replace it with concrete, will inevitably cause an unacceptable danger of flooding from this site to existing properties and roads, and potentially to the proposed properties to be built on the site.

- Access and traffic. I understand a recent application to develop the near by brown field site of Tim Fry Landrovers, was rejected on the grounds of access and traffic. The Oakhurst Rise development will bring an unacceptable volume of traffic to the same area, and currently only has one access point. Even if the Developer finds other access points or reduces the number of properties to be built, there will still be an unacceptable volume of traffic on roads never designed

for this purpose. For the sake of consistency, and to protect the health and safety of existing residents and current road users, both pedestrian, cyclists and motorised of this busy area, the proposal to develop the site off of Oakhurst Rise should be rejected on the grounds of lack of access and unacceptable volumes of traffic.

- Loss of the unique historic site. I've already referred to the beautiful mature trees, thickets, historic hedgerows and meadow land, home to many species of plant and wildlife, an area clearly visible from an area of outstanding natural beauty. Just imagine how much pollution this area absorbs to the benefit of the local population. Please ensure this area is preserved for future generations of Cheltenham residents and reject this proposal.

- Loss of facilities. This site is used for cross country events that are attended by schools throughout Gloucestershire and surely should be designated as a Sports Field facility. My own son has competed in cross country events, on many occasions, on this field. He tells us, that given the gradient of the field, it is the most challenging course that he has run and for him, was the highlight of the Cross Country season. At a time when there is so much concern over children's health and fitness, future generations of Gloucestershire children should not be deprived of this facility.

I could go into the many aspects of the inaccuracies in the documents proved by the Developers, but I believe these have been well covered by other objection letters. I trust that this outline proposal will be firmly rejected on the four straight forward grounds that I have mentioned.

Meadow View
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 11th September 2017

I am a resident of Meadow View, Birchley Road. I will not repeat the comments expressed previously but I would closely associate myself with them. Particularly I would like to draw attention to ecologist appraisal section 3.14, which describes the pond at the back of our property as ephemeral, despite their being high water levels and much wildlife there for the best part of the year; just ask the ducks who have lived there so frequently. This single issue is symbolic of a highly incompetent planning process which has taken short cuts and deferred serious problems without due consideration. Overlooking these issues will detrimentally affect residents and will undoubtedly remain a burden on the local council for years to come, most likely at a serious financial and emotional cost for all involved.

Although I am a resident on the edge of the proposed building site, this application has a more personal edge for me; I am one of hundreds of pupils who have competed in the cross country course that begins in the grounds of St Edwards, ascends to the top of the hill, and finishes back down in the grounds of St Edwards.

To say it was a pleasure to run this course would be a lie. It was gruelling and difficult, and despite racing in the school's district cross country trials there three times, I only ever came second, thus it is something of a sour point for me personally. Nonetheless it was a challenge I was lucky to get to undertake, and one which brought my teenage self a strong sense of accomplishment.

It deeply saddens me though to think that the sense of achievement, of perseverance and grit, that I, and all my other fellow competitors enjoyed would be deprived of future generations. The course is notorious in the schools around Gloucestershire, in part for being an immense challenge for any competitive runner, but also because there are so few decent cross country courses in the area. Running around a flat sports pitch has no comparison to the feeling of

reaching the summit of the hill, traversing the apex and heading towards the descent, and being able to glimpse at the view of Cheltenham below, racing towards the finish line. These are the experiences, no matter how brief or insignificant they may seem, that create character and bring a sense of achievement and self-esteem to the lives of many young pupils in the Gloucestershire area.

This point may not be central in the minds of the decision makers involved in this process; however, they must acknowledge that if they do allow it to go ahead, they will be divesting pupils of a tremendous challenge, and diminishing in a small part the richness of their education.

223 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DF

Comments: 7th April 2018

It would seem to me that apart from narrow fairly restrictive access, the amount of additional traffic, I would assume most dwellings would have at two vehicles, there would be considerable congestion particularly at peak times. Not only causing additional delays but considerably more pollution and noise. The loss of magnificent established trees and green space would be regrettable.

60 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JH

Comments: 8th September 2017

I object strongly to this proposal to cover valuable, wildlife-rich green space with poorly-designed housing, particularly when there are plenty of options for brownfield development available nearby.

The landscape information produced to support this application is extremely partial. The LVIA fails to recognise that whilst the upper fields are managed differently to the sports pitches, that doesn't make them less valuable. Or that views across open green space can be high quality, even if the site hasn't been featured in a guide book! And so on. The landscape strategy is completely misleading and counter to normal good practice; virtually all the proposed trees shown on the plan are in private areas where they cannot be secured as a general amenity and should not be included. The reality would be something far 'harder' in character and completely out of place.

These fields have been used for generations for recreation and still form the highlight of the local schools cross country circuit. They are also regularly used by the huge numbers of local residents on bonfire night, contain protected trees and hedgerows and are prized by neighbours for the wildlife and tranquility they provide. Contrary to the statements in the LVIA, the fields aren't compromised by an 'urban' setting at all - they are very well screened from surrounding housing, but are visible from the AONB, the village and in important views from popular recreational routes. Allowing development here is counter to local policy GE2 and national policy in regard to recreation.

The fields form part of the original setting to the listed, historic building and would have been included in planned views from the approach to the house. Losing them would have an enormous detrimental impact on the setting of the listed building.

The strong slope across the site would create a considerable risk of flooding, both to the school site, the homes within the development and those downstream. Flooding is a predictable outcome of allowing development here.

The level of traffic movement required for a development of this density would bring the local roads to a standstill at peak times. Congestion is a serious problem in this area already, with some of the local roads forming a cut-through to avoid congestion on the main roads. For pedestrians and cyclists, the proposed access is difficult and dangerous enough already, due to narrow roads and parked cars, and clearly sending hundreds of additional cars through on a daily basis during the rush hour will make this much worse.

This application should be rejected. The site is not suitable for housing development and should be retained as valued green space.

12 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RH

Comments: 9th September 2017

I object to the proposed planning application on the following grounds:

1. Increased flood risk to surrounding areas
2. Increased demand on local amenities, schools and healthcare services
3. Impact on traffic congestion and public safety.

Regarding the increased flood risk to the surrounding areas, the Flood Risk Assessment focused primarily on the site itself, i.e., a field, and 'conveniently' avoided referencing significant flooding that had occurred in the surrounding areas to the south-west of the proposed site, i.e., Oak Avenue, Churchill Drive and Haywards Road in 2007.

The report proposes that surface water could be removed from the site using an outfall connection into the existing sewer to the southwest of the site located in Charlton Court Road. Given that the drains in this area already struggle to cope with surface water and overflow flooding - as evidenced by the major flooding in 2007 and persistent surface water pooling during heavy downpours, this proposal is completely inappropriate and puts houses in the above named streets at even great risk of flooding. Should this proposal be accepted, the developers must be made to take out additional insurance or provide guarantees against flooding in the potentially affected areas.

The addition of 100 plus residences with a possible 300 to 400 new residents will stretch already creaking public services to the limit. School places are already near to capacity and the ability to accommodate the projected number of additional pupils within the existing local framework will not be possible. Furthermore, local GP services are stretched with waiting times and the ability to book appointments at the clinic at Sixways becoming increasingly difficult. This will only get worse with the proposed additional housing and residents.

The proposed development will also bring a significant increase in the traffic passing through an already congested area. Haywards Road and the roads around Ewen's Farm are already used as a cut through for traffic between Hales Road and London Road. Although the speed limit has been reduced to 20 mph in these areas and traffic calming measure have been implemented,

vehicles are regularly observed to be travelling at higher speeds. The junction between King Alfred Way, Churchill Drive and Haywards Road is already very difficult for pedestrians to negotiate due to traffic using the roads as a cut through. This will become worse with the additional vehicles using and accessing the proposed site. Furthermore, the general increase in traffic in and out of the site via Oakhurst Rise will have a negative impact on the existing residents of this street plus those of the surrounding areas by not only reducing safety but also increasing noise and traffic nuisance.

Ash Tree House
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 10th September 2017

I strongly object to this planning application.

My comments are focused on three areas;

1. This site is not listed for development by the Parish or Cheltenham Borough Councils, and it provides a valuable green field amenity for many local activities which would be lost if the development were to go ahead.

Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." This site clearly has a unique environmental impact with a wide range of flora and fauna, it is kept in semi-wild condition, with once per year grass cutting and occasional tree surgery. It is a unique site that it is surrounded by buildings on all 4 sides, it is visible from the AONB areas. It is a wonderful undeveloped area and forms part of the critical green space that goes to form Cheltenham.

Also, Charlton Kings Parish Plan was published in April 2017 by the parish council to provide guidance for the next 5 - 10 years. It was produced by a public questionnaire and parish meetings. Page 8 states "a clear consensus emerged that development on open land and green spaces should not be allowed.". Page 9 states "There was preference to avoid building on 'green' sites of any description, favouring future development on brownfield/waste or infill land"

2. Access available to the site is grossly inadequate to support the significant volume of road traffic that would be generated by so many houses in this location. Beyond the immediate site access issues, the existing traffic issues around the busy A40 London Road / Hales Road junctions would be exacerbated.

A recent planning application for new houses to be built on brownfield site in 'Tim Fry' area was rejected, one of the main reasons for this was due to impact on the local traffic. Prior to this another proposal to build 30 homes off Charlton Court Road was also rejected due to unacceptable traffic and the risk of flooding.

A previous planning application on this same site, albeit for 'only' 3 acres of development not the full 10 acres was rejected on 20 December 1984 due to;

"Reasons for refusal included the loss of trees, the exacerbation of existing flooding problems, and the inability of the surrounding roads to cope with anticipated amount of traffic."

Source. Cheltenham Borough Council Borough Architect and Planning Officer.

3. Historically there have always been significant issues with surface run off and groundwater flooding around the site. The proposed development site is clay, with steep slopes. There are

natural springs in the area and complex drainage systems. This will inevitably lead to increased flooding risks on the lower aspects of the proposed site and definitely to lower lying properties.

With regards to the above concerns it is respectfully requested that planning permission for the above development be refused.

Comments: 3rd March 2018

I wish to reiterate my strong objection to this planning application.

Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." This site is part of the critical green space that goes to form Cheltenham, and it is a wonderful undeveloped area that has been utilised by the local school(s) and wider community for decades.

The additional materials do not resolve any of the issues recorded by many of the other well informed objections submitted to date. Therefore, with regards to these and my own previous concerns it is respectfully requested that planning permission for the above development be refused.

Comments: 14th May 2018

Thank you for your letter of 30 April 2018 confirming the further revisions to the above application. I wish to reiterate my strong objection to this planning application having now reviewed the additional documentation.

In my view, the nominal reduction to 91 dwellings and increased provision for 'affordable housing' does not constitute a material difference to the application. The scale of the planned development remains completely inappropriate for this site and very much out of character with the local area. Access to the proposed site is restrictive, with a very steep aspect to the approach and narrow roads that are in no way adequate for such a development. The site is located close to the AONB and is an extremely valuable resource for the school, local community and wildlife. The new documentation does not attempt to address or resolve any of the many common issues already recorded in the comments previously submitted online.

Further, there are real concerns and a significant impact on the planned development in the proximity of trees - T3 & T8 on the Northern boundary with regards to the TPO's and RPA's that have been based on guidance of BS5837 (4.6.1), whereby the maximum of 15m radius from the tree stem is being used. However, the Natural England and the Forestry Commission report published in January 2018 which recommends that "for veteran trees a buffer zone of at least 15 times larger than the stem diameter or 5m beyond the crown edge if that is greater" should be used.

In addition, CBCs own Tree Officer stated on 8 Mar 2018;

"Veteran trees have not been classified as per BS5837 (2012) recommendation where veteran trees should have an automatic A3 classification. Similarly, their Root Protection Areas do not conform to the Woodland Trust and Ancient Tree Forum recommended areas equivalent to an area described as a circle of 15 (as opposed to 12 in BS5837 (2012)) times the diameter of a tree or 5 metres from the edge of the canopy. Indeed, such recommendation of no hard surfacing within BS 5837 (2012) para 7.4 recommends that no construction occurs within an RPA."

The amended application does not address any of my previous objections, and hence all my previous objections still remain. I also fully agree with all of the numerous comments made to date regarding the increased flooding risk, increased pressure on already stretched local resources, and irreversible damage to the wildlife, trees, hedgerows and meadow. I would be

grateful if the council would take my objections into consideration when deciding this application and it is respectfully requested that planning permission for the above development be refused.

12 Lyefield Road East
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AY

Comments: 10th September 2017

I strongly object to this planning application on the following grounds :

- The loss of the local and national cross country course used for over 60 years by thousands of schools. (NPPF. Para 74). My eldest daughter uses this course as her cross country course, being one of the only places school children from state schools can train and compete. it is disgraceful to replace this precious land with yet more houses.
- the protection of green space and the environment (GE2 local policy)
- I am seriously concerned about the close proximity of the development to the kindergarten where my daughters both attended, and lack of privacy.
- traffic will be horrendous in an already over populated area that is used as a rat run at school drop off

Comments: 12th March 2018

I am writing in disgust and complete objection to this planning proposal on green land that has been used and should be used forever more for our children. My daughter is one of hundreds who recently ran in a local school cross country race here. There are fewer and fewer places for our children to exercise in the open.

Shame on the developers and those that support this scheme.

122 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LY

Comments: 10th September 2017

I object to the proposed planning application for numerous reasons, the key ones are:

- the environmental impact in terms of draining and increased flooding risk
- the traffic Implications there are already serious traffic issues in the area with delays around six ways. Building this number of properties would Have serious implications,
- the local schools are already over subscribed and one off extra classes having to be added. With 100 extra houses where will the children be educated,
- the general environmental impact with loss of,green spaces, impact on the wildlife and the trees and hedgerows that would result from this development

Please protect our area and refuse this application.

Glenwhittan
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 10th September 2017

I write to object to the above planning application. The land in question forms part of the Cotswold escarpment and, if developed, would set a worrying precedent for further development of other parts of the escarpment.

The impact of the development would have a detrimental effect on the landscape; the green band is visible for miles around and contributes to the beauty of the Cotswolds. The preservation of urban green space is important for protecting the local ecosystem, and the proposed site is also used as a cross country course for school children across Gloucestershire.

There is one approach road to the proposed development which is windy and very steep; you weave pass parked vehicles as it is, and any additional traffic would cause congestion and potentially be dangerous.

The William Morrison Residential travel plan refers to distances from the site to amenities, as being 'easily accessible by walking (and cycling)', but the reality is that the proposed access roads are very steep: the approach road is far too steep for most cyclists and especially children on bikes/scooters (difficult to go up and dangerous to cycle down), very hard for pedestrians with any shopping, mothers with buggies/prams or anyone infirm, and unsuitable for bus access.. Therefore there is poor availability of alternative modes of transport to and from the site, other than by car.

If weather conditions are poor, for instance icy, the access roads would become extremely treacherous. If it snows or is icy, 4x4s have difficulty accessing houses on Oakhurst Rise, and other vehicles have to park on Ewens Road and walk to their houses. As it is Ewens Road becomes extremely crowded, and would not cope with an increased number of vehicles.

"Large scale development (with over 100 dwellings) may offer an opportunity to include sustainable measures to provide alternative means of travel other than travel by car." This site does not fulfil that, there are other more suitable sites that could.

In numerous documents I have read (for instance Vehicular Access Standards, Advice documents for the Planning Service) they refer to daily traffic volumes. "The volume of traffic requires particular consideration when total flow on the minor road exceeds 500 vehicles per day (i.e. serving more than 50 dwellings)." So 100 houses would dramatically increase the total flow on the small access roads, potentially to 1000 vehicles per day.

If, on average, c 32%of households have two or more cars, 100 dwellings would dramatically increase the number of vehicles using the small access roads.

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

Comments: 10th September 2017

Object

Pine Lodge
50 East End Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8QL

Comments: 10th September 2017

Another 100 houses spilling onto inadequate road infrastructure before joining the A40 is only going to increase pollution along the A40, which is already bad due to queuing traffic through Charlton Kings and exacerbate existing traffic problems.

The local schools are already at capacity

Loss of another green space with diverse wildlife

The icehouse for the old manor house is also located on the field

The proposed houses have insufficient green space

4 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 10th September 2017

I am writing to object to the proposal. Having read through the developer's literature and with some knowledge of the site in question I am staggered that the council would entertain a development of any housing let alone one hundred.

As has been cited, a previous proposal for development was turned down in 1984 due to the concern over increased traffic to the area. It is well known that since this period car ownership has increased and therefore it does not add up that this increased traffic would not impact significantly on the surrounding area due to the development of 100 extra housing.

The Ewen's Farm development was never designed to cater for the flow of traffic that they currently experience and there are traffic issues here already so increased traffic is bound to have a negative impact for those families living in the area. There are two nearby parks (off Churchill Drive and Queen Elizabeth 11 playing fields) specifically designed for children and have facilities for toddlers. The increased traffic will change the nature of the community that they were designed to serve. The houses in this area cater for families. The same is true if access to the housing development is from Oakhurst Rise. The surrounding roads in this area are used by primary school children and their families to walk to their local school. The school serves the local area (Holy Apostles) and part of its ethos is to encourage its families to adopt a healthy lifestyle. I strongly believe that the council should be actively seeking to reduce increased traffic around such areas where children are either playing or walking to school rather than allowing it to increase.

The site in question is a field backing onto the original house (Ashley Manor now St Edward's Prep School). This house is of historical significance for Cheltenham and the proposed site actually houses the remains of the original ice-house that served the house during its heyday. Historic England states in its record for the house that it is,

"One of the finest villas in the Cheltenham area, its internal plasterwork is a particular feature for its diversity, depth and quality of composition."

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. It is also stated on the accompanying map,

"Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building."

It is my understanding that the owners of the house are also the landowners of the proposed development field. As the structure forms part of the land, it should be treated as a listed building. It beggars belief that a council would wish to destroy such a valuable contribution to the history of Cheltenham especially as it is listed for its historical interest.

I am also opposed to the site being developed as it plays a pivotal part for the community of Charlton Kings and indeed the wider community. Four hundred children of the Prep School have access to the site to use for environmental studies as well as the site being used for inter school and district cross-country competitions. This can involve a number of children throughout the year and the course has a reputation amongst the local and county schools for being a true cross country experience for younger children in a safe environment.

The site is also used for the community's annual Firework celebrations in November. This event is renowned for its inclusive family feel and it attracts younger families as well as elderly relations due to the fact that the school, with the accompanying fields, offer a safe and secure surroundings.

The above events illustrate how important it is that pockets of green spaces serve to encourage the community to use it's community for the greater good for all to enjoy and to unite and enrich the community. A development of the type proposed will do nothing to enhance the community.

It is for these main reasons that I strongly object to the proposed development.

High Grove Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LA

Comments: 12th September 2017

I wish to object to this proposal on the grounds of adverse visual impact. I would not be directly affected by this proposals as I am not an immediate neighbour and the site is not visible from my house. Nonetheless, I value enormously the sight of green Battledown Hill from various vantage points across the south-east of this town. This place is a uniquely beautiful feature of the town, and must not be covered and blighted by a dense housing project. Cheltenham's urban green open spaces are an invaluable asset for generations to come, and we should not be guilty in our time of wanton destruction of beautiful and irreplaceable townscape.

I am fully aware of the desperate need for new housing that is faced by Gloucestershire and the UK generally, and I know that housing developments will always be locally unwelcome and controversial, but in this case the landscape is just so valuable that we must find other, far less sensitive, locations for provision of much-needed houses.

Glenwhittan
Birchley Road
Cheltenham

Gloucestershire
GL52 6NY

Comments: 15th May 2018

Comment re revised outline application: 91 dwellings:

1. 1: 91 dwellings remains far too many for the proposed access through Oakhurst Rise (OR); see comments in my letter of 13.09.17, which generally still apply: (the steep gradient of OR, and road dimensions, the single access, inadequate linking roads away from OR).
2. 2: The positions of trees T12 and T13 are transposed on the tree layout; and T13 which is proposed to be retained, is actually about 14m east of the marked position.
3. 3: For retained trees, such as T8, root protection areas should be established and observed in accordance with BS 5837: (in the case of T8 the protection area is a 15m radius circle).
4. 4: See also objections on the grounds of Landscape and Environment in our letter of 13.09.17, which still apply.

38 Merlin Way
Cheltenham
Gloucestershire
GL53 0LU

Comments: 10th September 2017

I object to this proposed development for the following reasons:

1. The significant increase in traffic in an already busy area which will result from the development.
2. The loss of ancient trees and hedges and the adverse impact on wildlife.
3. The loss of a green space used by local schools for sporting activities and by the community for events such as the popular fireworks display.
4. The adverse visual impact, which will be seen from many vantage points in the area.
5. The negative impact on local services and infrastructure such as the local doctors and schools which are already busy and over subscribed.
6. The impact on the local area in terms of flooding which will be exacerbated by the development.
7. The loss of privacy for the Kindergarten on the adjoining land and for neighbouring properties, all of which will be overlooked by the development.

10 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 11th September 2017

I firmly object to this development

My first issue is the severe traffic impact this will create to both the local roads and access to main roads. The traffic levels and access is already severely congested at peak times and this development will make roads impassable. As a mother of young children I am also concerned about the rise in pollution levels this will create with an increase in traffic and impact to local residents.

The rise in flood risk is a given and is totally unacceptable with the location of this development on green fields

The loss of natural habitat is also an unacceptable consequence of such a development in this area.

20 Rosehill Street
Cheltenham
Gloucestershire
GL52 6SJ

Comments: 17th October 2017

Cheltenham does not need more new homes in areas without the infrastructure to support them at the expense of green spaces and the well-being of local residents

130 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JT

Comments: 12th September 2017

I object to the proposals on the basis of the follow factors:

Flood risk

Traffic congestion

Pressure on local facilities - schools/doctors etc

Loss of green space and environment

Visual impact on AONB and local conservation areas

and request the application is declined.

House On The River
22 High Street
Cheltenham
Gloucestershire
GL50 1DZ

Comments: 12th September 2017

As per so many objections. Loss of a special green space which is home to so many species of animal, bird, reptile and insects. A wildflower meadow which is only mowed once a year if that. Native hedgerows, wild deer the list goes on. An oasis in the urban sprawl that is taking over the wonderful unique village like location that is charlton kings. Visible from, charlton kings main roads, leckhampton hill and directly accessible to the pupils of st edwards. Once it's developed there is no going back it is lost forever and we will all be poorer for it.

Road congestion

Air pollution from the additional cars

Pressure on local services

Loss of a locally cherished venue for crosscounty and bonfire night

Brownfield sites need to be developed not green spaces.

Fermain
Ashley Road
Cheltenham
Gloucestershire
GL52 6PG

Comments: 11th September 2017

We strongly object to this proposal on the following grounds echoed by most of the comments I have read:

1. Access through such a small road on a steep hill cannot support 100 dwellings and the associated traffic.
2. Local amenities, doctors, schools etc. do not have the capacity for the current residents let alone 100 more.
3. The natural significance of the land with it's mature tress, ancient hedges and protected wildlife cannot be ignored, it wouldn't be if this was an individual application.
4. The flooding around the area is already substantial and creating so much hard standing on such a large area will create huge issues elsewhere. The trees that are to be removed already help to reduce this flooding.
5. The amount and type of houses/dwellings proposed is far too concentrated for such a small area of land, especially given it's location/access point.
6. Loss of local amenities of which are ever diminishing for local events and sporting events.

38 Gratton Road
Cheltenham
Gloucestershire
GL50 2BY

Comments: 20th September 2017

Letter attached.

10 Hayouze Close
Bishops Cleeve
GL52 8SR

Comments: 20th September 2017

Letter attached.

49 Gilpin Avenue
Hucclecote
Gloucester
GL3 3DD

Comments: 20th September 2017

Letter attached.

38 Gimson Close
Gloucester
GL40YQ

Comments: 12th May 2018

I am against this application. Losing more green land that is used for great cross country races and school recreation and sport. It will be a real shame for the running community, the school community and the local community if this was to go.

The Uplands
Stanley Road
Cheltenham
Gloucestershire
GL52 6PF

Comments: 12th September 2017

i object this proposal due to the density of properties proposed, the wildlife (bats, newts, deer and very old oak trees) that would be destroyed and lose its long term habitat. The access Road proposed does not make sense and the impact on traffic in Charlton Kings would be hugely detrimental, as well as the impact on local services such as schools and doctors surgeries. I also understand that this would pose a flood risk given the clay soil and large slope.

39 Roman Road
Abbeymead
Gloucester
GL4 5HR

Comments: 12th September 2017

There is insufficient infrastructure to permit further residential development in Charlton kings. The proposals do not adequately address this issue.

108 Charlton Lane
Cheltenham
Gloucestershire
GL53 9EA

Comments: 11th September 2017

I object strongly to the application to build houses on the land off Oakhurst Drive, Charlton Kings - ref 17/00710/OUT

Children use this ground for cross-country races, bringing many children from different schools together. This will have to be stopped.

The regular yearly Bonfire night will have to be changed dramatically. This will effect the numbers and space where they can put things, therefore impacting what is known as an extremely popular community event.

Widecombe
Harp Hill
Charlton Kings Cheltenham
Gloucestershire
GL52 6PU

Comments: 27th June 2018

I object to the proposed development on the basis that the site: has major ecological importance for the local deer herd; is used by St Edward's school (which my children attend) and

Gloucestershire County schools for cross-country runs; and brings significant aesthetic beauty to the surrounding area.

38 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 9th May 2018

As a resident of Charlton Court Road and former pupil of St Edwards Junior School I am objecting to this application on the following grounds:

- Loss of natural habitat and the impact on the environment/wildlife
- Impact on current and future pupils of St Ed's school
- Impact of drainage on Charlton Court Road and the surrounding areas
- Impact on school places on a very oversubscribed area

18 Shrublands
Cheltenham
Gloucestershire
GL53 0ND

Comments: 10th September 2017

Cheltenham Borough Council have claimed to value green spaces "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted".

The application on Oakhurst Rise seeks to develop on land which makes a significant environmental contribution to our great town.

Moreover, the development will have a severe impact on the already bad traffic situation in the area. While I acknowledge that Cheltenham needs more housing, doing it at the cost of a school field and the local residents is not acceptable.

Finally, the increased flood risk of paving over permeable green fields at the top of the river Chelt catchment is important to consider. Ten years ago we saw parts of the village and the town flood and it could happen again. The Oakhurst Rise houses would only exacerbate the situation.

Let commonsense prevail.

Greenfields
35 The Park
Cheltenham
Gloucestershire
GL50 2SD

Comments: 10th September 2017

As a mother of 4 children I object to this application as any development goes against the councils own policy of the destruction of green spaces . My children have competed along with many other Gloucestershire schools in numerous cross country events on that field as well as attending the annual charlton kings / St Edwards bonfire event which is enshrined in the local psyche. The proposed Development would be hugely detrimental visual impairment to the townscape as one approaches this beautiful town along the A40.

Any development on this land would be a significant loss to the community and is proposed in a wholly inappropriate location.

15 Battledown Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RD

Comments: 10th September 2017

We object to this application for the following reasons:

1. Increased flood risk for properties downhill of the site, some of whom already suffer from flooding problems. Whatever reassurances are made, it is unlikely that measures taken by the developers will be able to compensate for the loss of natural drainage.

2. Traffic congestion (and resulting pollution) in the London Rd/Hales Rd/Ewens Farm area is already bad & will be worsened.

3. The proposed access road - a steep & narrow cul-de-sac - is completely unsuitable. Furthermore, it is wrong and unfair for residents who have chosen to live on a cul-de-sac to have it transformed into a through-road used by hundreds of cars every day, increasing noise, pollution & danger. The whole character of those roads will be changed and the quality of life of hundreds of residents will be adversely affected, through no fault of their own.

4. Loss of amenity for children from the neighbouring school who use it regularly for outdoor education and all those from other schools in the county who regularly use the site for athletic pursuits. Loss of amenity for the local community who attend the annual bonfire-night event.

5. Loss of valuable habitat for the countless species of birds, bats, animals, insects etc which inhabit the (undisturbed, and therefore valuable) grassland, trees and hedgerows which will be destroyed. Felled trees cannot simply be 'replaced'; a newly planted tree does not compensate for the loss of a mature tree in respect of visual amenity, wildlife habitat or removal of pollutants from the air. We accept that new houses are needed but to refuse a brownfield site development (recent Tim Fry Landrovers application) and then allow building on nearby green fields would be wrong.

6. Inaccuracies in the application including, crucially, the assertion that St Edward's School trustees were notified of the application in April when in fact they were not notified until the middle of the school summer holidays - convenient timing for the applicants to limit the time available for interested parties to have enough time to consider the plans and get their comments in before the deadline?! (Source: Extract from online comments: "The Trustees of St Edward's School would like to draw the following to your attention. Section 25 of the Application states that notice under section 65(8) of the Town and Country Planning Act 1990 was served to the School on 06/04/17. No such notice was received, and in fact the School was only formally notified of the application in a letter from SF Planning dated 15 August 17.") To compensate for this error there should be an extension to the deadline for public responses.

7. There is no social housing in this proposal (counter to CBC policy).

8. The scheme falls foul of CBC Policy GE2: Private Green Space (supplementary planning guidance June 2009, available on the CBC site) which states:

"The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted."

This site borders the AONB, forming a visual centerpiece to the unique village environment that is Charlton Kings. The proposed density of housing is far higher than, and out of keeping with, that of the surrounding area.

Comments: 2nd March 2018

Object. The additional/revised plans/information documents do not solve any of the problems put forward by me, and those reasons - detailed and backed up by evidence - given by others. Too many houses, unsuitable and unworkable vehicular access arrangements, lack of flood mitigation, destruction of peaceful environment for existing cul de sac, loss of amenity for school children & wider community, loss of wildlife habitat including important trees, to name but a few.

70 Little Herberts Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LN

Comments: 10th September 2017

There are so few green spaces left in the village - I object to this proposal and the extra burden it will place on the local infrastructure.

150 London Road
Cheltenham
Gloucestershire
GL52 6HJ

Comments: 10th September 2017

There is already far too much traffic whizzing around Charlton Kings. There is not the infrastructure to support another 100 houses, including schools & roads resulting in increased traffic & congestion. Similarly, the appeal of this area is the small friendly community feeling, which would be lost with the proposed large increase in numbers of residents. This area boasts country side & greenery on its doorstep which would be diminished should this planning application be successful. Don't turn this area into a mirror image of other large estates which support bland economy housing crammed into small plots.

51 Buckles Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8QT

Comments: 14th September 2017

This is a lovely area. We have taken our children to the fireworks display every year here.

99 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DB

Comments: 12th September 2017

The site is an important community resource not only for the school but for the surrounding area, aside from the various sporting events held there, such as local interschool cross country, athletics, football, and rugby, it supports a wide range of clubs and events throughout the year. The annual fireworks display is an example of the way in which a local amenity brings the community together.

The current proposed access to the site is also of a concern, as there seems to have been little consideration to the huge volume of extra traffic that the houses will generate for what is already a short cut from Hewlett Road through to the London Road.

7 Ewens Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JW

Comments: 14th September 2017

Letter attached.

Sandhurst Villas
Sandhurst Road
Cheltenham
Gloucestershire
GL52 6LJ

Comments: 8th November 2017

My concern is around extra demand on an already stretched infrastructure. We are asked to support more and more housing but do not hear or see any extra money being invested into the local schools, doctors and other services. The road that runs by this field is already a rat run or a car park depending on time of day and day of the week. The road is not able to support extra traffic. Also what impact would this new estate have on the allotments and cricket club. Both very important parts of the local community.

7 Pilford Close
Cheltenham
Gloucestershire
GL53 9HA

Comments: 5th November 2017

I object to the development of this land as it will be a loss of amenity to the area. This field is utilised for the community fireworks, schools cross country, nature work, outdoor classrooms. The development would then prevent this happening and cause damage to the area.

3 Coxhorne Cottage
London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6UY

Comments: 11th September 2017

I write in relation to CBC planning application 17/00710/OUT.

I oppose the proposed development on the following points:-

Loss of local amenity:-

St Edwards School use the field to educate children about nature/environment and the need to protect these. Where else would these children learn first-hand without this facility? Many Gloucestershire schools use the field for sporting events (cross country). The annual bonfire night continues to attract thousands of local people every year, raising money for charity. There is nothing else to compare to this annual gathering of locals, most walking in family groups. It's the nearest to a festival/carnival that Charlton Kings has! Let's not lose this.

Proposed site access/Traffic:-

The current proposed site access from Oakhurst Rise is inadequate for the size of development. Oakhurst Rise is essentially a single track road (due to parked cars). It's a small residential cul-de-sac that is incapable of the amount of increased traffic from 100 new homes (approx. 150 cars? Approx. 2 journeys each a day? That's (conservative estimate) 600 movements. Add on guests, deliveries etc. 1,000 movements a day is easily conceivable).

Traffic is already at saturation point around London Road, esp. Sixways and at the Cirencester Road junction i.e these 2 points join with traffic regularly. The main input/output of new traffic to the proposed development to the 'outside world' would be via Charlton Court Road, which is central to these 2 congestion points. The inadequate traffic survey carried out by the developers does not reflect the reality of (already) heavily congested roads.

Road safety would be impacted, also. Charlton Kings has many children that, I for one, would prefer stayed

Wildlife/Nature:-

The proposed site contains many ancient hardwood trees. These are already protected by TPOs so why haven't the developers included these trees in the proposed plan? I strongly oppose any idea to touch these trees in any way.

There is a huge badger sett covering much of the proposed site. I understand there are more than 20 entrance/exit holes which indicates an unusually large clan. These are protected by law. The developer's idea of shifting the badgers towards the current St. Edwards School Kindergarten is too ridiculous to even pass comment on. I strongly oppose plan to interfere with the badgers in any way.

Other forms of wildlife that have been (recently) proven to be within the proposed site are newts and bats. These are protected by law and I oppose any plan to intrude on their habitat.

Flood Risk:-

I have listened to people who have knowledge in this area, and the proposed development would 'certainly cause flooding' lower down the hill. The developer's countermeasure is insufficient for removing the amount of extra run-off that would be created by the removal of natural absorption. The council will need a thorough and detailed survey of relevant flood risk (some food for thought - Cornwall Council were successfully sued in 2013 by Vernon Knights Associates over negligence that caused flooding...)

Safety:-

I object strongly to the idea that housing could potentially be sited a few metres from the current St. Edwards Kindergarten. It cannot be right to agree to this notion, and any countermeasure in an attempt to reduce visibility, noise and smells cannot be an adequate solution.

20 Greenhills Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 9EB

Comments: 11th September 2017

Development objections

I object to the development of the land on this site for many reasons.

I was brought up in Ryeworth Road and my mother still lives there after 44 years. My father in law lives in Ashley Close where he's lived since 1962. We all know the area very well.

1. Policy GE2: Private Green Space (supplementary planning guidance June 2009, available on the CBC site)

The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted.

If this clause does not apply to this site, then where does this apply? All open spaces are therefore open to new builds and development.

2. This land is a flood plain and smaller development planning permission has been rejected in the past because of the risks of flooding from building on this . Why is it suddenly ok now?

3. In addition, the field is a key part of the community. For example, St Edwards annual firework display is held here and it has been an integral part of community life in Charlton Kings for over 20 years. It's also a major cross country site serving the community.

4. The infrastructure cannot cope with more traffic here and the school catchment area would end up being Balcarras. This would mean that many more areas which are currently in the catchment for this school will no longer be, which will damage years and years of tradition and benefits for the existing houses. Displacement of school catchment will be an issue here therefore for existing families living beyond this development. The doctors surgery also won't be able to cope, let alone the surrounding roads.

Please rethink this ludicrous proposal. I completely object to any building on this land

59 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8EX

Comments: 11th September 2017

I write as the owner of a house in Haywards Road (16, Haywards Road, GL52 6RH) which we currently have rented out and as the current resident of 59 Cirencester Road (GL53 8EX). I have also been a resident of Charlton Kings since the age of four (in 1970).

I want to register my objection to the housing scheme proposed for the top of the St Edwards School Hill off Oakhurst Rise in Charlton Kings. My reasons for my objection are as follows:

1. As someone whose property was flooded twice in the last 10 years in Haywards Road, I would be deeply concerned about any more building and hard surfaces covering the last remaining tree and grass upland catchment in the feeder area for the surrounding Ewans Farm and Haywards Road area.

2. As someone who lived at the end of the light industrial estate between Hailes Road and Ewans Farm - where a previous planning application was rejected (based on traffic concerns mainly as far as understand it) I am bitterly disappointed that a scheme to build on brownfield land and which included a mix of affordable and executive housing has been rejected and what feels like a completely greenfield application for what will inevitably be executive, unaffordable local housing up in a prestigious area that will give the residents the feeling of living on Battledown - with all the social kudos that goes with that.

3. As someone with four boys who I have spent the last 10 years walking to and from from Glenfall School, I would be deeply concerned about yet more local traffic coming onto the roads. The number of times that we have had 'near misses' over the past years on the school walk (something I am committed to, rather than driving my children to school) has been too many already. Because of the steepness of the gradient and the lack of any cycling provision I can envisage the vast majority of people on the new estate coming to and from their houses in cars.

4. As a local resident for more than 46 years, I would mourn the loss of that iconic hillscape with its beautiful trees from the Charlton Kings environment. Especially when there is a potential brownfield site less than half a mile away, ripe for development.

5. As someone who represented the county for cross country as a teenager and who enjoyed competing over the brilliant hilly course at St Edwards I would also mourn the loss of yet more school playing fields and greenfield land to commercial development. Habits that are encouraged and environments that children are schooled in set patterns for life. If the scheme goes ahead, what it tells the children of the school and of Charlton Kings more widely is: countryside and nature don't matter; fitness and wellbeing and green spaces don't matter; and the car is king. This is bitterly disappointing and shows a distinct lack of imagination.

Yours, in the hope that Cheltenham Borough Council will take the objections of local residents seriously.

10 Arthur Bliss Gardens
Cheltenham
Gloucestershire
GL50 2LN

Comments: 11th September 2017

I strongly oppose the development of this site.

25 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JS

Comments: 11th September 2017

As a local resident of Charlton Kings, I OBJECT to this planning application. I understand that a planning application of similar size for the brownfield site of Battledown Industrial Estate/King Alfred Way was recently Rejected due to increased traffic concerns and lack of increased amenities for the community e.g. school places, doctors, etc. Therefore, to allow such a development on meadows where badgers, deer and birds of prey reside would be astonishing. There is no provision in the plans for extra support to schools, and GP places, which are already under strain.

With only one route in and out of the proposed estate, even allowing for only one car per house, would have such a detrimental effect on the Ewens Farm area (Oakhurst Rise, Beaufort Road,

Churchill Drive etc). In winter, in icy/snowy conditions it is extremely difficult to access these roads.

I would also hope that this planning application is rejected so as not to impede on St Edward's Prep School, who regularly host cross-country for children from primary and secondary schools across the County.

Questions would certainly be raised by the general public if this development was allowed to proceed when the development of Battledown Ind Estate/King Alfred Way was rejected by the Council.

65 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 11th September 2017

I object to this proposal for several reasons. Building 100 houses on the land adjacent to Oakland Rise will lead to an increased risk of flash floods and the loss of precious green fields together with the wildlife, many of which are protected species. There is also the severe detrimental impact on traffic and on local resources which is inevitable should this proposal be allowed.

7 Chester House
St Georges Place
Cheltenham
Gloucestershire
GL50 3RE

Comments: 11th September 2017

I am very concerned with the planned development at the top end of Ewans Farm. There will no doubt be a huge impact on the local community in that their lives will be blighted by the increased number of cars passing through an already congested area. Levels of pollution will increase and become an added danger to the local populous.

The impact on the environment will no doubt increase the risk of flooding with green areas turned into concrete and tarmac. Why is there such a planned development when there is such a small space for development..?

This development is not in the public interest and is aimed purely for the profit of the developers who are only interested in the bottom line and not in the interest of the well being of the community.

Lastly, Charlton Kings has I believe limited schools available and with the ever increasing population. Where is the increase number of public facilities to be built..?

There needs to be serious consideration on the affect of uncontrolled development in an already built up area.

72 Bafford Approach
Cheltenham
Gloucestershire

GL53 9JB

Comments: 11th September 2017

I strongly object to the planning application to build 100 homes on land at Oakhurst Rise.

My key objections are:

1) Loss of green fields and a unique habitat - providing not only a habitat for protected species, but also a green space used by the local community (such as for the annual Fireworks bonfire).

2) Flood risks - to me it feels like common sense not to build on a natural river catchment area. Thinking of the floods of 2007 and subsequent smaller flash floods, we should be protecting such areas to help prevent flooding, not building on them to compound the problem. We should not be putting peoples homes at an increased risk of flooding, that is not sensible or fair.

3) Impact on Traffic - Sixways is already an incredibly busy area for traffic in Cheltenham, to add around a further 200 cars to the roads will make it even worse. Previous smaller planning applications have been rejected due to the impact on traffic and serious consideration should be given to it here.

4) Impact on Local Residents - Local residents should be considered in terms of the impact of having local green space replaced by houses. The level of noise, loss of local green spaces and increased traffic will reduce the quality of life currently enjoyed from living in that area.

5) Impact on the wider Community - As a resident of Charlton Kings, such developments raise huge concerns for me in terms of ability to gain local school places for my children and the strain on local services, such as GPs.

I hope the Council will listen to the objections being raised to this scheme and do the right thing by rejecting the application.

41 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LG

Comments: 11th September 2017

This site is used by the local community for both an annual bonfire celebration and regular cross country competitions by local and county schools. There will be a detrimental impact on the local environment, including habitat loss and an increased flood risk. Charlton Kings is now overdeveloped, with houses being built on every available patch of land and garden big enough to be developed. This piecemeal house building is putting local infrastructure (schools, Drs surgeries, roads) under increasing strain.

Newlands
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 11th September 2017

I strongly object to this development.

Access is totally unrealistic. Traffic and congestion in the area already feels out of control. To add 100/200/300 more cars will drive everything to a constant standstill. Schools and surgeries etc will be in real trouble.

Flooding in the Charlton Kings area is not under control even without this development. To build here will increase the flow of rain water and flood the already at capacity drainage in the area.

It is hard to comprehend how anyone can think it appropriate and in the interests of the local area to squeeze 100 houses onto this small field.

60 Bouncers Lane
Cheltenham
Gloucestershire
GL52 5JN

Comments: 11th September 2017

Strongly object, for reasons:

-increasing traffic volume to local area,

-increased risk of flooding to the local area

-St Edwards School and kindergarten will be greatly affected causing, the loss of the cross country field and bonfire event field. New houses mean new strangers close to kindergarten, congestion to school roads. Both parents and teachers are concerned about the safety of children due to increase in traffic and strangers having closer access to the children

-loss of field which is home to a variety of wildlife

Comments: 9th May 2018

Loosing the field which St Edwards holds their yearly firework display, will cause the school to loose income generated from that day.

Children currently study wildlife and this field is used by ST Edwards. To put social welfare (40% of the proposed application) will bring unwanted trouble to what is a nice area.

The extra traffic problems it will cause will destroy the tranquility of the aerate and when these builders come in they will cause havoc.

It's very upsetting to see yet again another area ruined by houses. There are so many other places more suitable around Cheltenham to build in.

8 Oak Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JG

Comments: 7th September 2017

I believe the area cannot already cope with the surrounding roads used as a "rat run" and therefore the extra traffic will make this a lot worse. The local schools are already over subscribed and this will add to the already present pressure for places. I believe the land has more purpose for the school use than adding to the current problems.

34 Griffiths Avenue
Cheltenham

Gloucestershire
GL51 7BL

Comments: 10th September 2017

We strongly disagree with such a beautiful space being built on.

69 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 11th September 2017

I object to the proposal due to the loss of an environmentally-significant green space. I believe it is important that green space is preserved within residential areas, due to the positive effects of such amenities on both individuals and the community as a whole. Fields, trees and wildlife should be things that we encounter on a daily basis, not something that requires a special trip into 'the countryside'. Charlton Kings will lose a precious and irreplaceable asset if this development goes ahead.

14 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 11th September 2017

I would like to strongly object to this planning application.

Firstly, this development would see a large reduction in the biodiversity of the area destroying the habitats of many organisms. At present we are very lucky enough to have deer, foxes and owls in close proximity to our house which inhabit and use this space. There are a number of mature trees which are not only of aesthetic benefit but also provide health benefits.

Secondly, with the building of one hundred houses come hundreds of children all of which have a right to access education, however the local schools are already over subscribed with no extra capacity. Likewise the GP surgeries of the area are stretched at present and would not be able to absorb the extra patients.

Finally, the roads surrounding the proposed development are already congested at peak times. Greenway/London road are heavily congested at school drop off and pick up times and increasing the volume of this traffic would bring local roads to a stand still.

Overall the application seems neither sensible nor feasible.

40 Ravensgate Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NT

Comments: 11th September 2017

Feel that the infrastructure is not fit to meet the needs of a further 100 homes. The schools are already at bursting point. This is a village setting and has the community to match, I feel the

potential consequences of this build would have a very negative impact on the community as a whole.

18 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JT

Comments: 11th September 2017

We strongly object to this planning application for the reasons below:

- 1) Traffic - impact on already busy area which would have very serious pollution and safety consequences
- 2) Impact on local residents - pressure on local schools, GP services, shops etc. which the application completely fails to address
- 3) Increased risk of flooding - loss of natural river catchment area
- 4) Loss of green space

The Ridge
Ashley Road
Cheltenham
Gloucestershire
GL52 6QE

Comments: 11th September 2017

I object to the planning application that has been submitted for 100 new houses in Oakhurst Rise for the reasons set out below. Pertinently, I have highlighted just a few relevant points from Cheltenham's current Local Plan below, which clearly shows that this proposal flies in the face of just about every environmental concern outlined in the Plan. The environment is just one aspect of the Local Plan where this proposal falls desperately short. It is impossible to imagine therefore, that this application, which will, in effect, concrete over the green space in question, is able meet any of the criteria that the planners must consider when coming to a decision.

As the points below make very clear, the green spaces that need to be protected in Cheltenham are not simply public access parks and playing fields, but also private green space and I would therefore like to appeal to the planners to take very seriously their responsibility in 6.5 below 'to safeguard and enhance environmental features and qualities, seek to protect wildlife habitats, encourage their enhancement and creation', and to 'resists development on existing open spaces or playing fields' and I would respectfully draw their attention to the following;

The natural environment

Cheltenham Borough Local Plan states that:

3.21 The Government considers that the protection and improvement of the natural environment plays an important role in delivering an urban renaissance of towns and cities. Consideration of the natural environment is wider than simply the protection of traditional open spaces, taking into account areas such as highway verges, incidental open spaces, watercourses and ponds.

3.22 These spaces provide essential connections and habitats for wildlife and biodiversity, contribute to the quality of the public realm, and provide opportunities for informal recreation and education. These spaces are found throughout the Borough and are addressed in further detail in the urban green environment and countryside chapters of this plan.

LOCAL PLAN APPROACH

6.5 Protection of the environment is a key objective of the Structure Plan Second Review. Its policies, set within the context of sustainable development, aim to ensure a proper balance between development needs and the amenity and environmental quality of urban areas, such as Cheltenham. Policies S.1, S.6 and S.7 set requirements for local authorities to safeguard and enhance environmental features and qualities, seek to protect wildlife habitats, encourage their enhancement and creation, and retain and provide new open spaces when considering proposals for new development. The Plan makes specific reference to the importance of open spaces within urban areas. Policy RE.2 promotes the provision of accessible open spaces in new residential development, and resists development on existing open spaces or playing fields.

6.6 The Council is proud of its parks, gardens and other green spaces and features. In recognition of this, the Council does not wish to see their loss through development, or their deterioration through poor management and lack of resources and funding. The Council will seek to protect existing open spaces within the town, enhance and improve their management to provide improved facilities for recreation and nature conservation, and provide new green features where appropriate. The Council will also encourage others to undertake the same.

THE VALUE OF GREEN SPACE

6.7 Green space is undeveloped land, not necessarily provided for formal recreation or public amenity, which makes a positive visual and environmental contribution to the town. Green space in the urban environment occurs in a variety of forms:

- public parks and ornamental gardens associated with, and intrinsic to, the setting and form of Cheltenham;
 - grounds of large houses, institutions, commercial and educational properties;
 - public and private playing fields;
 - incidental open spaces associated with the layout of planned housing (and industrial) estates;
 - children's play space in residential areas;
 - allotments;
 - private gardens; and
- various other open spaces, including land incidental to the laying out of roads, footpaths and cycleways.

6.8 Green space in the urban environment has worth for its townscape, environmental, wildlife and recreational values. PPG17 on Sport, Open Space and Recreation, published in July 2002, describes the contribution open spaces make to people's quality of life, and in making towns and cities attractive places in which people will want to live. It states that open spaces should be recognised not only for their recreational and community value, but also for their contribution to urban quality, and for supporting wildlife. The Borough Council will take these issues into account when making development control decisions and formulating local plan policies.

6.15 Human life, health and well being depend on a healthy natural environment. Vegetation contributes to the physical well-being of a town by absorbing carbon dioxide and releasing oxygen, so improving the quality of air. Acting as a baffle, it can also absorb and so reduce noise.

Wildlife value

6.16 Green spaces are essential in providing habitats for a wide range of flora and fauna. Some green spaces, particularly the more extensive and relatively undisturbed grounds of large houses and non-residential properties, may also harbour legally protected species such as barn owls, badgers and bats. Green spaces are therefore of significance to nature conservation.

Private green space

6.23 A considerable amount of green space is owned privately, in the form of playing fields and the grounds and gardens of commercial, educational and domestic property. The value of such green spaces to the town can equal that which is publicly owned. Unfortunately such green space is often considered by owners to be a valuable resource; a financial resource which may be realised through development, or an opportunity to expand existing premises or provide better facilities such as car parking. Developments of this nature can be to the DETRIMENT of the townscape and environmental value of green space.

PRIVATE GREEN SPACE Objectives O12 and O18

The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town WILL NOT BE PERMITTED.

2 Coronation Flats
Oak Avenue
Charlton Kings Cheltenham
Gloucestershire
GL52 6JF

Comments: 12th September 2017

The flooding risk in this area is already unacceptably high. Beaufort Road (below Oakhurst Rise) becomes a river, which pours straight down to Coronation Flats at the junction of Oak Avenue and Charlton Court Road. Last June, during a storm of fairly average strength, Coronation Flats flooded, filling the lobby with water and turning the gardens into rivers. Water breached our (new) bathroom and my sons bedroom. The council, when contacted, admitted that the 'drains could not cope' with heavy rain. Additional housing will only add to this burden and risk!

Along with this, building on a greenfield site when recent applications to build on a brownfield site is illogical. Especially as the area is a habitat for protected oak trees, hedgerows and many animal species.

Traffic is already constant around the narrow roads of Ewens Farm and surrounding roads and all roads are lined with parked cars. Walking anywhere with a young child already requires constant vigilance.

10 Robinia Close
Cheltenham
Gloucestershire
GL53 8PR

Comments: 12th September 2017

I would like to add my objections to this proposed development. This is an overdevelopment of much needed green space. Its location would mean significant extra traffic movements in the vicinity, and congestion at peak times. The proposed access is quite unsuitable for this number of additional houses.

The existing pressure on school and health services is already well known locally; this cannot help.

35 Churchill Drive
Charlton Kings
Cheltenham
Gloucestershire

GL52 6JN

Comments: 11th September 2017

I am really concerned about this planning application and the effect it will have on local infrastructure, particularly traffic. Ewens Farm is already used as a rat run for people travelling from London Road to Hales Road. Where we live is at the bottom of Churchill Road close to the junction of Haywards Road. We already suffer with traffic in both directions (the rest of the estate is one way) and as people enter Churchill Drive they speed up to go up the hill, add to this another 200 cars going up and down the situation will be intolerable. I am also concerned about the safety of pedestrians particularly as the route down Churchill Drive and along Haywards Road crossing Churchill Drive is taken by many children walking to Holy Apostles School and also for children walking to Balcarras. It is already dangerous to cross Churchill Drive during rush hour, but add at least another 200 cars a day and an accident will occur undoubtedly.

. Local Doctors and schools are already at capacity, it is difficult to get a doctors appointment and I can't see how these facilities will cope with the increase in numbers wishing to use their services.

To build 100 dwellings with only one access in and out, into an estate that is already used as a rat run is ridiculous.

112 Beeches Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NX

Comments: 11th September 2017

I object to this development for the following reasons:

- 1) Loss of green fields used by the local community for cross country races and the annual bonfire that raises funds for local charities.
- 2) Loss of numerous trees and home to wildlife.
- 3) Increased traffic to an already congested area.

The Willows
Ham Square
Cheltenham
Gloucestershire
GL52 6NF

Comments: 11th September 2017

We strongly object to this application to build 100 houses on this land. It would be a huge loss to St Edwards Prep School, as it is used regularly for nature activities & outdoor education. It is also used by all schools in Cheltenham for cross country events.

Paving over this field will cause issues with flooding, the proposed access into Oakhurst Rise is totally unsuitable as it is a very steep cul de sac & the surrounding roads will not be able to cope with the extra 200 plus cars daily, adding to the gridlock at Sixways.

The field is highly visible from Charlton Kings & building on it will change the landscape forever. It is a natural environment used as a haven for wildlife with several protected trees.

We urge you to consider our objection and reject this application to preserve this natural environment for others to enjoy.

Tall Timbers
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 12th September 2017

I strongly object to the application for a number of different reasons:

- 1) unsuitable access and increased traffic: the roads surround ewens farm and oakhurst are already crowded and dangerous hence the 20mph speed limit. A higher volume of traffic through this area is not suitable or safe especially for the high number of cyclists and children who use the route to get to the local schools.
- 2) the effects to the environment. The area proposed for development is a large field which homes lots of wildlife including newts, bats and badgers and also contains protected trees.
- 3) the unfactual inaccurate documents supplied by the developers. There are many errors and manipulative inaccuracies among the papers supplied. I ask the council to fully investigate all documents at the cost of the developers and get an independent view on all documents supplied. I believe that the fact that the so called 'tree specialist' can't tell the difference between an oak and sycamore tree says it all.
- 4) the increase in flood risk. As a local resident we were affected by the local flooding in Cheltenham. The field holds a huge quantity of water when there is heavy rain and helps reduce this risk.

Comments: 4th March 2018

Firstly can someone please explain why the dates of the documents have been changed. The documents posted on the 9th February have been changed to 3rd January. I do hope this is just a mistake and be corrected rather than a blatant example of corruption within the planning team.

I'd like to reiterate my strong objection to this plan. The new documents show no evidence of improvements and no consideration of previous objections. This site would impose a huge flooding risk to current housing and I strongly advise the planning team to walk the field this week and realise how waterlogged it is. I'd also like to point out that the new documents state blatant lies, such as distance to the shops and time taken to walk to the shops and other local amenities. I do hope the council pay for an impartial travel plan that will Show the true extent of the impact of this site.

Comments: 4th May 2018

I'd like to make further objections to the plan.

The traffic survey is inadequate and I'd like to dispute the numbers given. If the planning team are even going to consider this plan they should pay for an impartial survey that will show the true impact on the local roads. The plan also continues to fail to mention the steepness of the one accessory road to the site. I'd also like to question why Boo Homes are also mentioned within reports. Are they also involved in the application?

29 Charlton Close
Cheltenham
Gloucestershire

Comments: 11th September 2017

We are the owners of Dalswinton, Birchley Road, Battledown GL52 6NY. We strongly object to the above application and our main reasons are as follows:

1. Loss of green field site

Currently the site is an attractive green field area with ancient hedgerows and mature well established trees. It is home to wildlife including badgers, bats, deer and many species of bird. It surrounds St Edwards School and is used by the school as well as being used by the wider community eg on bonfire night. All this will be lost if the development goes ahead.

We agree with previous objectors who have pointed out that the proposed development is contrary to Charlton Kings Parish Plan. The Plan, published in April 2017, states that " a clear consensus emerged that development on open land and green spaces should not be allowed" (p8) and that "There was preference to avoid building on 'green' sites of any description, favouring future development on brownfield/waste or infill land" (p9).

Thus the development would be contrary to this conclusion clearly expressed by the parish council and local residents of Charlton Kings.

2. Road access

The proposed access along Oakhust Rise is totally unsuitable. This road is a narrow, steep cul-de-sac and the gradient and narrowness of this road make vehicular access to a further 100 houses completely unsuitable. With 100 houses, there are likely to be 200 cars at the least and there would be complete chaos, particularly in snowy/icy weather.

3. Increased traffic

The development will inevitably increase traffic along Ewens Road, Beaufort Road and of course Hales Road. Hales Road is often already at a standstill with traffic queueing for long distances up to the traffic lights many times of day, particularly when people are travelling to and from work and during the school run.

We understand that a recent planning application for the brown field 'Tim Fry site' in Battledown Industrial Estate was refused due to increased traffic concerns, therefore this application should be similarly refused.

4. Increased Flood Risk

The majority of the 10 acre development site will of course be covered in impermeable material leading to an increased flood risk.

5. Visual Impact

The proposed development will be a blight on the landscape being visible from many places around Cheltenham, including Leckhampton Hill and the Cotswold Way at Lineover Wood. This will be exacerbated by the placing of the tallest (2 and 2 ½ storey) buildings on the highest point of the site. The development is not in keeping with the local area. The houses in Battledown Estate that border the area are on half acre plots so a high density development in the adjacent field is not in keeping.

6. Lack of amenities

There would be a huge impact on the Balcarras School catchment area; in time there could well be 150/200 children applying for a place at this school which is already over-subscribed.

With respect to GP places, it is already very difficult to get an appointment at Sixways Doctors surgery: there is usually a wait of 3 weeks for a standard appointment.

For the above reasons, we strongly object to the proposed development.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 26th October 2017
Letter attached.

1 Moorend Glade
Cheltenham
Gloucestershire
GL53 9AT

Comments: 12th September 2017

I object to this development. The local schools are already over subscribed, the wildlife and trees in the field should not be disturbed. Flooding risk will increase and traffic congestion will be even worse than it is now. This field is used for community events and children regularly use this field for sporting activities.

364 Old Bath Road
Cheltenham
Gloucestershire
GL53 9AF

Comments: 14th September 2017

- loss of green space
- loss of cross country venue
- Olympic legacy seems to have been forgotten
- echo the feelings of the local schools objections

NO ADDRESS GIVEN

Comments: 26th September 2017

To whom it DOES concern

The proposed housing development "off oakhurst rise" is not acceptable.

Tearing down trees that have grown on these lands for hundreds of years, not acceptable!

The planning of entrance and exit is not acceptable and there is no way to make the access acceptable!

I wholeheartedly object to the plan, and any further plan, to build on this site!

NO ADDRESS GIVEN

Comments: 26th September 2017

I gather there are extensive plans to build 100 new houses on the field between Oakhurst Rise and Ashley Road and would like to express my concerns about the plans. This seems a large number of houses for the space the access to which as I understand it would be problematic for new and existing local residents. I am concerned also about the loss of natural habitat including for protected species and impact on local amenities if the area were to be developed as proposed. Also at present the field hosts the Charlton Kings fireworks night which is a wonderful community event and various sporting events which benefit the wider community. I gather there were previous plans to develop the site which were rejected due among other reasons to the risk of flooding. Surely this risk still stands?

Many thanks

3 Christchurch Road
Cheltenham
Gloucestershire
GL50 2NY

Comments: 11th September 2017

As a child I recall - not always favourably - my Cross Country days and being lucky enough to enjoy the facility. This is where most people will associate their Cross Country Days with.

My daughter now uses this site competing in the regular Schools Cross Country events, and joined Cheltenham & Country Harriers as a result of her enjoyment in this sport.

These are wonderful events and this is renowned as a tough course, but central to the challenge. Where else offers an equally spacious training facility for a large number of people, with the challenge of the hill for endurance? The course here is renowned!

We have limited green space in Cheltenham now, and this site is important not just for athletics but for the natural wildlife that inhabits it. Many top sportsmen cite their 'grass roots' as where it all started. We need to preserve sites such as the St Edwards site for the future health and environment of our children, and theirs.

We also frequent the annual fireworks display each year which caters for hundreds of locals too, in a very safe environment for families.

1 Langton Grove Road
Cheltenham
Gloucestershire
GL52 6JA

Comments: 8th September 2017

I object to the scale of this proposal - though not to development in our locality per se:

- the local roads into and out of the proposed development seem far too constrained and busy already to cope with the additional traffic likely from 100+ 2, 3 & 4 bedroom houses. There is no easy way for this significant extra daily traffic to be absorbed or to access either London Road (A40) or Hale's Road. I feel the traffic report is somewhat disingenuous in glossing over this. These will be family homes sold mainly to relatively affluent young couples or families who will be busy and active, as families are, by car!
- I do not believe local facilities can easily accommodate this many extra families and houses. Local schools are already very, very busy. The car park at Sixways Surgery and shops is already regularly full. The Surgery itself is already exceptionally busy. I

understand the ambitions of the developers but, really, can a development of this size be sensibly accommodated within local infrastructure as built?

- I would like to see as part of this application much better assessment of the potential to ask the developer to help improve and maintain the QE2 playing fields. Or the small playing field on Oak Avenue. Both are relatively poorly equipped, only marginally used and averagely maintained relative to other playing fields in the area (Beeches, Naunton etc). If this does go ahead then there is an opportunity here to upgrade one of the historically more poorly equipped parks locally for such facilities.

I can't help feeling that real, irreversible, problems (especially traffic and infrastructure) will be left for local residents if this development goes ahead as planned. It will sit as an 'island' development in our community and add to the pressure on local services. The developer will be long gone, the new residents unaware of how things were before and the rest of us left rueing that more was not demanded of this substantial prospective development.

25 Parkwood Grove
Cheltenham
Gloucestershire
GL53 9JW

Comments: 11th September 2017

I strongly object to this planning application.

There is insufficient school/GP to cope with 100 houses being built. The area is buzzing with wildlife and very old and protected trees.

The access would create such traffic chaos for residents of the surrounding area.

21 Churchill Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JN

Comments: 11th September 2017

I object to this development for several reasons:

1. The loss of green space enjoyed by the community
2. The environmental impact of loss of green space
3. The increase in traffic through a quiet residential area
4. The pressure on local schools and amenities

165 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DB

Comments: 11th September 2017

Serious loss of amenity to the residents of Oakhurst Drive (I defy anyone to prove otherwise).

Loss of valuable wildlife habitat.

Increased traffic congestion in the area and increased pressure on the local schools and doctors.

32 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AH

Comments: 9th April 2018

I would like to object to this development on the grounds of an unsuitable site for the logistics of building these 50/84/100/150 homes. All of the objections that I have read have put their points of view much better than I could. I agree with all the reasons for their objections.

This bit of land sounds like it is another case of filling in the green spaces in and around Charlton Kings for profit. For example building five houses in the garden of a house in Horsefair Street in a Conservation area.

I have read parts of the report by Cotswold Transport Planning - William Morrison (Cheltenham) Ltd, Transport Assessment August 2017. I have tried to understand such a detailed Transport Assessment. When it comes to the development traffic to and from this site and the routes to be used, this is when I also have an objection.

At the moment residents in Copt Elm Road have been subjected to HGV earth moving lorries from a development by Charles Church at the old GCHQ site via Greenway Lane - Copt Elm Road - A435. I have no idea where the lorries go from there. I have been told by a Charles Church representative, this transportation of earth should finish by the end of April 2018. HGV lorries sometimes as frequent as one every 5 minutes. The road surface in Copt Elm is showing signs of cracking and also in places of sinking. This is not entirely due to these vehicles but an accumulation of heavy traffic and the bad weather.

I also understand that the Lilley Brook Golf Club have permission to to move 150,000 tonnes of earth using HGV lorries for three years, 5 days a week. Full HGV lorries will use a northbound direction using the A435 to the Lilley Brook Golf Club. Empty HGV lorries are possibly using a southbound direction towards the town centre. I certainly hope this traffic is not going to use Copt Elm Road again.

My point is there is going to be a lot of HGV vehicles in and around this area at the same time.

When these transport assessment reports are made, they seem to relate to the one development site. But there does not seem to be any reference to other developments taking place at the same time in the same areas and the problems that may occur.

I guess that is a committee decision.

6 Pine Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JR

Comments: 8th September 2017

I strongly object to this planning application. I have lived on Ewens Farm estate for over 40 years and have seen the increase in the use of the estate as a short cut for vehicles, both from Hales Road to the London Road, as well as vehicles from both the Cirencester and London Roads to Hales Road. Even with the construction of speed bumps, also making the estate in a one way system, this has not deterred but increased the amount of vehicles using the estate.

I believe that with the amount of houses being proposed and that the majority of these houses will have 2 cars per household, the increase of traffic in particular, will put a considerable strain on both Beaufort Road residents and in particular Ewens Road residents, as this is the only road that can be used for access to this development.

The use of public transport is going to be minimal, due to the fact that if you have either bags of shopping or small children walking or in pushchairs, you would not want to have to negotiate the significant gradients of Beaufort or Ewens Roads, then to have to further face the increased gradient of Oakhurst Rise!

The impact on local schools and doctors would also be impossible for them to accommodate, as they are already struggling with the number of new developments in the Charlton Kings area. This development would take away an area of natural beauty which supports an abundance of wildlife, which I have been fortunate to see over the years. It would also be taking away the course country course, which has been used by schools in the Gloucestershire area for a number of years.

There would also be a an impact on houses in the immediate area, of surface water which would be produced by this development, as the soil in the area is solid clay, so when there are heavy storms, water already drains into the Queen Elizabeth playing fields and this would only be made worse.

I would strongly request that the planning committee reject this application on the same grounds as they rejected the Tim Fry proposal in King Alfred Way and also on the impact of Ewens Farm and its surrounding residents.

78 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 5th October 2017

I think that this application would have an adverse effect on the local skyline as the proposed buildings are significantly taller than the current ones.

Access to the proposed buildings is inadequate to cope with the increase in traffic.

There is also a flood risk as historically the area has been subject to flooding.

Additionally, the proposed buildings would reduce the biodiversity of the area including the destruction of a number of protected ancient trees and hedgerows. This would have an adverse affect on wildlife in the area.

In view of these various points, I think that this proposal should be rejected.

51 Sherborne Street
Cheltenham
Gloucestershire
GL52 2JY

Comments: 2nd May 2018

I don't need to repeat the concerns made by other comments.

My objection is that with already existing traffic congestion to get across the town centre at both the Town Hall and the Brewery complex on Tewkesbury Road another potential 200 vehicles at peak times will have a high impact on back roads used to avoid main routes through St Luke's and St Paul's areas.

Also I highly object to the term affordable when it comes to planning applications. What do they define as affordable, under £100,000 (3.5 x national average salary)?

We have councils under funded by national government without adequate maintenance to sustain existing roads surfaces and the planning office is frequently under a barrage of pressure to build more homes.

Zetland House
25 Noverton Lane
Prestbury Cheltenham
Gloucestershire
GL52 5DD

Comments: 12th September 2017

I cannot support planning that takes away a beautiful area of land used by the whole community for the annual St Edward's fireworks and bonfire, and more importantly used by so many children in the whole Cheltenham area as part of the cross country course. My eldest son's passion for running started in that field.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 29th September 2017

Letter attached.

32 Brookway Road
Charlton Kings
Cheltenham
GL53 8HD

Comments: 1st March 2018

Letter attached.

12 Malvern Street
Cheltenham
Gloucestershire
GL51 9DG

Comments: 18th September 2017

Letter attached.

1 High Bank
Shipton Oliffe

Cheltenham
GL54 4JE

Comments: 18th September 2017
Letter attached.

126 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LY

Comments: 18th September 2017
Letter attached.

Flat 1
67 Shurdington Road
Cheltenham
Gloucestershire
GL53 0JG

Comments: 18th September 2017
Letter attached.

5 School Mead
Cheltenham
Gloucestershire
GL51 8AD

Comments: 18th September 2017
Letter attached.

6 Deep Street
Prestbury
Cheltenham
Gloucestershire
GL52 3AN

Comments: 18th September 2017
Letter attached.

15 Battledown Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RD

Comments: 18th September 2017
Letter attached.

14 Chatsworth Drive
Cheltenham
Gloucestershire
GL53 0AG

Comments: 18th September 2017
Letter attached.

1 High Bank
Shipton Oliffe
Gloucestershire
GL54 4JE

Comments: 18th September 2017
Letter attached.

11 Faringdon Road
Cheltenham
Gloucestershire
GL51 6NZ

Comments: 18th September 2017
Letter attached.

8 Chase Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YU

Comments: 18th September 2017
Letter attached.

Pickering House
Orchard Road
Winchcombe
GL54 5QB

Comments: 18th September 2017
Letter attached.

20 Churchill Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JJ

Comments: 18th September 2017
Letter attached.

11 Appleton Way

Hucclecote
Gloucestershire
GL3 3RP

Comments: 18th September 2017
Letter available to view in Documents tab.

48 Raleigh Close
Churchdown
GL3 1NT

Comments: 18th September 2017
Letter attached.

78 Jacobs Piece
Fairford
GL7 4FJ

Comments: 18th September 2017
Letter attached.

31 Bafford Lane
Cheltenham
Gloucestershire
GL53 8DN

Comments: 7th September 2017
We wish to register our formal objection to the above planning application for up to 100 dwellings on the following grounds:-

The location identified within this outline application is a significant and attractive part of Charlton Kings and as a hillside site is visible from numerous areas of Cheltenham. Greenfield locations such as this within Cheltenham not only enhance the quality of life for nearby residents but those who live and work in the Borough. Importantly, the site is bordered by a neighbouring primary school who use this valuable open space to educate children as to the importance of protecting the natural environment. This is also a notable civic amenity. It is used throughout the Winter by numerous primary and secondary schools not only from Cheltenham but beyond as part of school cross country competitions. I recall using the space on numerous occasions over 40 years ago and importantly it is still used today in this way. It would be shameful to lose this valuable green open space that has been enjoyed by generations and should continue to be used by our own children now and in the future. To undertake any form of development in this location significantly impacts on the loss of local character for the reasons that are also outlined above. I am also sighted on the fact that there are listed buildings nearby where it is clearly desirable to maintain both their visual setting that enhances the architectural importance in Cheltenham. This should not be invaded by any unwelcome development at this location and as outlined within this planning proposal.

The road infrastructure near this site is already operating beyond capacity. The main London Road junction, part of the A40 and one that that will have to be used by any new residents is already operating beyond capacity. Road users near to this location, particularly exiting from Ewens Farm/Charlton Court regularly experience queuing trying to enter the London Road. The ability to turn right onto this main road is virtually non-existent during busy periods and this will add to frustration amongst car drivers and bring with it an associated danger to pedestrians crossing at this location. The addition of what is anticipated to be in excess of between 240 - 270

cars is simply untenable for the surrounding road infrastructure, particularly where the main entry points are suggested to be Oakhurst Rise. There are no other viable entry and exit points for the proposed developments and the impact upon the existing road network is simply unworkable. The impact of more vehicles onto Oakhurst Rise and Beaufort Roads cannot be acceptable given that these are limited access residential roads. There is an obvious and inherent danger that will not only be posed to residents of these roads but also to pedestrians nearby where the addition of what is likely to be many more vehicles poses obvious dangers. Importantly, a large number of school children walk to St Edwards School, Balcarras and Charlton Kings Primary schools who will be exposed to more dangers posed the increase in vehicle traffic arising from this proposal.

I would add that the proposed travel plan does not withstand scrutiny for a location that is and will remain reliant upon vehicular transport. I recognise that this is simply an attempt to meet Planning requirements, in a location that is poorly served by public transport. The cost of the housing will mean that those who work and travel from this proposed location are highly unlikely to work within a workable cycle or walking distance and where difficulties associated with public transport would not make this a viable option, therefore it should be anticipated that single occupancy car journeys will be the norm for this location for those travelling to and from work. It is my understanding that this is contrary to guidance.

My final concern relates to St Edwards school and the surrounding properties. I have already outlined the loss that such an amenity would have upon the school and its children. The potential impact upon the school is obvious, but of concern to parents will be the loss of privacy for the school. The Kindergarten and its playground stretches to the boundary of the proposal. This will clearly impact upon children at the location and potentially compromises the safety of young people surrounded by new dwellings. This is in addition to the privacy currently afforded to houses surrounding the proposal. The substantial loss of such privacy and invasion of visual space to nearby residents whose quality of life will no doubt be affected by this proposal is surely unacceptable.

In conclusion, we would ask that this totally unsuitable proposal is rejected on the above grounds.

Ash Tree House
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 9th September 2017

I strongly object to this planning application.

A previous planning application on the same site, albeit for 'only' 3 acres of development not the full 10 acres was rejected on 20 December 1984 due to;

"Reasons for refusal included the loss of trees, the exacerbation of existing flooding problems, and the inability of the surrounding roads to cope with anticipated amount of traffic."

Source. Cheltenham Borough Council Borough Architect and Planning Officer.

This was the view 30+ years ago and car ownership / traffic volumes have significantly increased since. The local infrastructure and current road system around the A40 London Road & Hales Road traffic lights is already choked at peak periods and is simply inadequate for the existing number of dwellings, let alone any increase by a further 100 properties. The detailed objection from 'Tall Timbers' posted on the web site (1 Sept) provides a comprehensive and expert opinion in this matter.

We also fully agree with all of the numerous comments made to date regarding the increased flooding risk, increased pressure on already stretched local resources, and irreversible damage to the wildlife, trees, hedgerows and meadow.

I would be grateful if the council would take my objections into consideration when deciding this application and it is respectfully requested that planning permission for the above development be refused.

Comments: 3rd March 2018

I wish to reiterate my strong objection to this planning application having now reviewed the additional materials.

The new documentation does not resolve any of the issues previously recorded in many of the comments submitted, and it is therefore respectfully requested that planning permission for the above development be refused.

Comments: 13th May 2018

Thank you for your letter of 30 April 2018 confirming the further revisions to the above application. I have reviewed the new documents and I can confirm that my previous objection and reasons for such objection to this planning application remain.

The new documentation does not resolve any of the issues previously recorded in many of the comments already submitted - the planned scale of development remains completely inappropriate for this site, and in my opinion the nominal reduction to 91 dwellings and increased 'affordable housing' provisions are not a material changes. Access to the proposed site is very restrictive, with a steep aspect to the approach and narrow roads that are not suitable for such a development. The site is located close to the AONB and is an extremely valuable resource for the school, local community and wildlife.

Further, there are specific concerns and a significant impact on the planned development in the proximity of trees - T3 & T8 on the Northern boundary with regards to the TPO's and RPA's that have been based on guidance of BS5837 (4.6.1), whereby the maximum of 15m radius from the tree stem is being used. However, the Natural England and the Forestry Commission report published in January 2018 which recommends that "for veteran trees a buffer zone of at least 15 times larger than the stem diameter or 5m beyond the crown edge if that is greater" should be used.

In addition, the councils own Tree Officer stated on 8 Mar 2018;

"Veteran trees have not been classified as per BS5837 (2012) recommendation where veteran trees should have an automatic A3 classification. Similarly, their Root Protection Areas do not conform to the Woodland Trust and Ancient Tree Forum recommended areas equivalent to an area described as a circle of 15 (as opposed to 12 in BS5837 (2012)) times the diameter of a tree or 5 metres from the edge of the canopy. Indeed, such recommendation of no hard surfacing within BS 5837 (2012) para 7.4 recommends that no construction occurs within an RPA."

With regards to the above concerns (and that of many others on the portal) it is respectfully requested that planning permission for the above development be refused.

33 Great Western Terrace
Cheltenham
Gloucestershire
GL50 3QX

Comments: 12th September 2017

I object to the development on the grounds that the loss of the green fields and unique habitat will impoverish cheltenham for future generations. My family has enjoyed the yearly bonfire at the

school which is a wonderful community event. The importance of unspoilt meadow lands for wildlife cannot be underestimated; bats, hedgehogs, toads, slow worms etc. The birds will not be able to nest in peace once noise and cat populations rise. In the Waitrose area there has been a marked decline in bird diversity and rise in rat population which will come to this field if built on. The roads will not cope with the increased traffic of 100 houses. The loss of the fields for drainage will cause flash flooding lower down the hill. The proposed development is too dense and enormous in scale and is completely out of keeping with anything nearby.

Hillview House
Oakley Road
Cheltenham
Gloucestershire
GL52 6NZ

Comments: 15th October 2017

I would like to object for many of the reasons already listed, but in particular the increase in traffic that will be generated on Hales Rd. If a car is turning right to make way to this site it quite often leads to a stand still waiting for the traffic on the opposite side to give way in rush hour. This will be made considerably worse by the large increase in cars turning off Hales Rd to make way to this development if approved. I feel more strongly for the immediate neighbours and the school and would hope that the application is rejected.

155 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DB

Comments: 9th September 2017

I NOTE THE COMMENTS BELOW FROM COUNTY ARCHAEOLOGY

County Archaeology

Comment Date: Tue 22 Aug 2017

Thank you for consulting me concerning the above planning application. I wish to make the following observations regarding the archaeological implications of this scheme.

I advise that I have checked the proposed development area against the County Historic Environment Record: the wider locality is known to contain extensive archaeological remains relating to settlement and activity of the prehistoric and Roman periods. I therefore have a concern that significant archaeological remains may be present within the application site, and that these may be adversely affected by construction ground works required for this scheme.

I note that this planning application is supported by a report on an archaeological desk-based assessment (CgMs Consulting, November 2016), supplemented by an archaeological statement (CgMs Consulting, February 2017) regarding a 19th century ice house located in the eastern part of the application site.

In addition, the application site has been the subject of a geophysical survey (SUMO, February 2017). This survey detected ground anomalies which may represent the archaeological remains of back-filled pits. While no other ground anomalies indicative of archaeology were detected, large areas were found to be covered by magnetic debris which would obscure underlying archaeological remains.

In considering the results of the geophysical survey it should also be borne in mind that the survey will not have detected all potential archaeological remains present on this site, since there is a range of smaller archaeological features - such as pits, post-settings linear gullies and graves - which would not be detectable at the survey intervals used for the work. For that reason it is in my view imperative that the results of the geophysical survey should be tested further.

Therefore, in accordance with the NPPF, paragraph 128, I recommend that in advance of the determination of this planning application the applicant should provide the results of an archaeological field evaluation which describes the significance of any archaeological remains which may be present within the application site, and how these would be affected by the proposed development.

I look forward to advising you further when this information is made available.

ALTHOUGH THIS OBSERVATION IS NOT MADE IN AN OFFICIAL CAPACITY AND IS PERSONAL BECAUSE I LIVE IN CHARLTON KINGS, I AM A HISTORIC PROPERTY STEWARD WITH ENGLISH HERITAGE AND WOULD ASK THAT HISTORIC ENGLAND, IF THEY HAVENT BEEN ALREADY, ARE CONSULTED ON THIS APPLICATION.

16 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 11th September 2017

On grounds of my concern for the safety of residents in the vicinity of the Ewens Park estate due to the impact of increased traffic throughput as a direct result of building the proposed one hundred houses off Oakhurst Rise, I resoundingly object to the fore mentioned proposal. The one-way system around the Ewens Farm estate on a regular basis forces cars to travel in opposing directions in the only available road lane. It is highly likely that the proposed increase in housing will only exacerbate a current issue. The frankly outrageous contention of the builders that residents to the new estate will not use automobiles to climb the steep incline to the proposed housing, whilst the local public transport system in the area is almost negligible is an insult to the intelligence of all who read the proposal.

I thank you for considering my concerns.

1A Copt Elm Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AD

Comments: 11th September 2017

I object.

32 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 11th September 2017

I strongly object to this planning application for the following reasons:-

- Loss of privacy - we will be overlooked by the development.
- Pressure of traffic throughout the Ewens farm estate and local access roads. These roads are already very busy and frankly dangerous at times, especially during rush hour. The 20mph limit is rarely observed by motorists using it as a rat run from London Road/Hales Road and many cars are parked on the roadsides. It is already hazardous and unpleasant to walk on these streets at busy times.
- The access road in Oakhurst Rise is a concern due to blind bends and steep gradient. The approach is steep, narrow and with limited visibility. It would be dangerous to have an additional 100+ cars using it as an access road. Also, with a very steep gradient, these roads are unusable during icy weather. They are not gritted and are unsafe and unusable in icy conditions.
- The density of the proposed development is not in keeping with the area.
- Risk of flooding - the present infrastructure will not cope with the additional runoff water from the site. There are springs and documented flood problems on the site and adjacent to the site. The application does not take into consideration the significant flooding in the surrounding areas. Drains in the area already struggle to cope with heavy rain. I am concerned that our property may flood if this area is built on.
- Loss of wildlife habitat, hedgerows and trees. Badger sets may be extensive. Deer also inhabit the area, together with bats, woodpeckers and owls
- Loss of a rich biodiverse site, green space and sports amenity to the community Charlton Kings.
- The development will be detrimental to the visual impact of the town and an unsightly blot on the landscape. The site is visible for miles around.
- The site is not included in the strategic plan of housing development for Cheltenham and therefore should not be built on.

Tor
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 12th September 2017

I strongly object to the building behind adjacent Oakhurst Rise.

When I first moved in we had terrible flooding that destroyed the whole bottom floor of the house. With the amount of building being proposed this is likely to increase the chancing of flooding if the correct drainage is not used.

It will destroy the natural habitat that is the home to many species of animals. I often see deer, rabbit and woodpeckers in the garden that have come from the field behind.

There will be a loss of privacy as the windows from the back of the house will look straight into the windows of houses being built opposite.

19 Lawrence Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NN

Comments: 11th September 2017

I OBJECT to this application on many grounds, the least of which being that it is not plan led, is not sustainable, and will remove a large cross-country course enjoyed by the whole town.

The applicant has not bothered to submit this site to the Borough's SHLAA process, which begs the question of why try to circumvent a process that all major developments should undergo. Is this to avoid scrutiny, especially over lack of affordable housing?

The plans are for a housing estate with few sustainable credentials, and only one small access through a steep cul-de-sac. The additional 248 cars, plus an unknown number of delivery vans, will cause local congestion and increase traffic hazards. The use of public transport, walking and cycling are poorly examined and accounted for.

Furthermore, the removal of over 1.76 ha of topsoil will reduce the catchment capacity to hold rainwater in its upper reaches. The potential detriment to downstream wards in the town is not assessed at all by the applicant.

Foul sewage appears to be underestimated, in a similar vein to that of vehicle movements.

The use of the site for recreational purposes has been enjoyed by the town for many years, both for inter-school cross-country running and firework displays. These proposals will remove these activities entirely, to the detriment of the town.

The application documents are full of factual errors, omissions, and conflicting statements, to the point that they are likely to mislead the public and Councils. If the public can easily pick these up, why can't professional officers do likewise and require revised full evidence?

55 Bafford Approach
Cheltenham
Gloucestershire
GL53 9JF

Comments: 13th September 2017

This development would result in increased traffic flow, in an already busy area, loss of natural habitat and loss of community recreational space therefore I object to this development.

33 Park Place
Cheltenham
Gloucestershire
GL50 2RE

Comments: 11th September 2017

I use the grounds of St Edwards on a very regular basis for schools cross country - it a great site for this as it provides a long enough space to run, a hill for endurance - all of which is getting harder and harder to find within the confines of Cheltenham.

We also visit the school for the fireworks every year which is a fabulous safe environment for such as event.

It would be a great shame to lose the fields not only for events that are held but the green space, the hedgerows, the insects and animals that are so crucial to our living environment.

The building is also going to impact on the surrounding roads, infrastructure and schools let along the noise and inconvenience to local members of the community.

We need to preserve our local green spaces, our schools and our educational fitness areas for our children into the future.

27 Churchill Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JN

Comments: 20th March 2018

I have concerns about the increase in traffic on Churchill Drive and Ewens Road that an additional 100 properties will generate.

I live on the junction of these two roads, my driveway is elevated and exiting it can be problematic at peak times due to traffic coming from three directions. The kerbside is used for parking which further reduces visibility of traffic for all road users, and also restricts the road to a single lane which makes manoeuvring difficult. Increased traffic will make access to my property increasingly hazardous.

I have witnessed one accident directly outside my property and there have also been several near misses I have seen, these have not only involved just vehicles but also pedestrians as well. The latter is of particular concern as the neighbourhood is a key route to Holy Apostles School.

25 Longway Avenue
Cheltenham
Gloucestershire
GL53 9JH

Comments: 12th September 2017

I strongly object to this planning proposal based on the following reasons;

- Loss of community space
- Saturated local schools & doctor surgery
- Increased risk of flooding
- Inadequate road infrastructure
- Loss of community feel.
- Development of brown field Vs green space
- Loss of natural habitat

This is a community space that is enjoyed by thousands of people each year. It has significant use as a cross-country course for Gloucestershire schools, and as the site for the annual charity bonfire night, which has raised significant funds for charities over the years and not to mention the important learning resource for children that attend St Edwards School.

The local schools and doctor surgery are already saturated. Charlton Kings does not have the infrastructure to support an additional 100 homes. Large housing developments, which is what this is. Should be in the areas where schools have capacity/can expand or schools are scheduled to be built.

There are existing flooding issues. Any development on this land and the consequential ground and surface water drainage from this elevated site will exasperate this issue.

The road infrastructure cannot support this. The development of a further 100 homes in an already congested area with the increased air & noise pollution as a result is hard to comprehend. The nearby industrial estate and Ewens farm is constantly used as a rat run due to the traffic buildup along sixways/London road. The developer's concept that most people will walk or cycle is not attainable. As previously mentioned by a fellow objector an independent traffic survey is required, as the results presented on behalf of the developer are laughable.

Which brings me on to the Brown field site at Tim Fry Land rover. This was rejected, based on traffic flow, lack of affordable housing, and the increased demand for education and library resources. None of these issues have been resolved and therefore still valid reasons in rejecting this blot in our community.

The sites elevated position makes this space visible from a wide area, and changing this would be to the detriment to the community as well as visitors and tourists to the Town. This area boasts country side & greenery on its doorstep which would be diminished should this planning application be successful.

The bio biodiversity report makes no mention of the badgers and their established sett!. The report feels very biased towards that of the developers, why is there no mention of the badgers? This is an established sett, meaning that these badgers have lived here, within our community for many years. Badgers are protected and so are their setts (burrows) they live in. Under the Protection of Badgers Act 1992, in England and Wales.

The only good thing that this application has highlighted, is the true sense of community pride here in Charlton kings. A vision adopted by Cheltenham Borough council and its vision in making Cheltenham a place where "communities thrive"

I once again want to express my strongest objection to this planning proposal.

Rye House
12 Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LW

Comments: 4th April 2018

Again a reduced planning application for 84 houses/16 flats has been submitted on the above site.

Although it is realised that more housing is needed in the U.K. this is not a sensible request. In Charlton Kings we have one secondary school, Balcarras, which is heavily oversubscribed, and because of its excellence it is known that people move here for a temporary period just to get their children a place.

Regardless of this, the numbers are increasing for places in all schools and unless a new school is built to serve CK/Leckhampton and surrounding areas, to cope with the new Redrow development, this really is impossible. The whole reason for a catchment area is so children can walk to school and not be driven/bus because they have to attend schools out of their area which is now happening frequently.

Apart from this the Sixways Doctors' clinic is relatively small and will not for much longer be able to cope with more residents in the area.

Oakhurst Rise is a quiet residential development, the access not being suitable for the number of new residents suggested. The London Road/A40 is already stretched to capacity much of the day with heavy traffic, with access to and from Ewens Farm causing congestion particularly with morning/evening traffic every day. This would of course impact substantially on access to and from this development.

4 Brook Vale
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JD

Comments: 8th September 2017

I wish to register my objections to this planning application. I could not be party to the increased potential of local flooding or an elevated possibility of road incidents and hope the planning committee feel likewise.

I witnessed the devastating floods in Brook Vale and Oak Avenue in 2007 and any development that reduces the absorbent hillside on Battledown can only enhance the likelihood of such reoccurrence in the future.

I, personally, have had 3 near misses on my bicycle in Oak Avenue due to on-street parking causing blind spots and a lack of awareness of the cycle contra-flow. Increased volumes of traffic and additional on-street parking in an already congested Ewens Farm Estate can only exacerbate the situation and possibly lead to collisions involving cyclists or pedestrians, both young and old, with potential life-changing effects.

To add to this, I object to yet another green, wildlife haven being lost as well as the addition of an unsightly blot on the Cheltenham skyline. And as for the access via Oakhurst Rise - what planet are they on?

46 School Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8BD

Comments: 11th September 2017

The proposed development for 100 houses on land off Oakhurst Drive is inappropriate for various reasons so I object to this application.

Primarily, the impact on the adjacent school where the Kindergarten risks being overlooked, where an important green space currently used for Forest School, nature walks and cross country events (also used by the wider community) would be lost. The proposed site is populated by numerous established trees and hedgerows, which are home to an abundance of wildlife. This space is also used for the annual St Edward's Bonfire night event which has been enjoyed by many thousands over the years.

Secondly the impact on the local area where traffic is already congested, where local services such as schools and medical providers already struggle to cope with demand.

The proposed development on the nearby Tim Fry land was rejected due to reasons which are also relevant to this site.

This proposal should also be unanimously rejected.

The Hearne
12 Hearne Road
Charlton Kings Cheltenham
Gloucestershire
GL53 8RD

Comments: 13th September 2017

I am writing to object strongly to the proposed development of 100 houses on the grounds of St Edward's School in Charlton's Kings.

Flood risk - the grassland and clay soil on the slopes of the proposed development act as a large soak away and a natural defence against flash flooding in areas down stream of this hillside site. Previous planning applications for developments on this land have been refused on the grounds of flood risk. The proposed development may also increase the risk of flash flooding from heavy rain into the St Edward's School buildings.

Inadequate traffic access - it is currently proposed that the development of 100 houses will have road access through the Ewens Farm Estate. The traffic flows at peak times will exacerbate delays on the London Road, thus increasing air pollution and reducing air quality for local residents in Charlton Kings. The Ewens Farm Estate has a 7.5 tonne vehicle weight limit, which would preclude the movement of heavy construction traffic to the site.

Loss of wildlife habitat for protected species including badgers, bats and newts.

Loss of amenity for school pupils across Cheltenham, who use the current site for sports activities, cross-country running, and nature studies.

Inappropriate loss of green space, visible from Charlton Kings and Leckhampton, when alternative brownfield sites are available for development.

Significant impact of 100 new homes on local school place availability and access to GP services.

12 Ewens Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JP

Comments: 8th September 2017

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

The proposed siting of the development is particularly ill-considered: the location is currently a green field site with a wide array of wildlife, including 7 species of bats, newts, deer & dozens of bird species, and the proposed development will destroy their natural habitat which includes cutting down a number of large, well established trees (included protected oak trees), ancient hedgerows and organic meadow.

The access to the site is via Ewens Road and Oakhurst Rise, the increased volume of traffic from the proposed development would overwhelm the existing infrastructure on the Ewens Farm Estate. All the roads feeding Oakhurst Rise are narrow and congested with on-street parking. Having lived on Ewens Road for almost 10 years we have raised concerns over the speed of the traffic in the area on numerous occasions. The road is currently in a 20mph and vehicles using the road as a short cut from Hales Road to the A40 are constantly going too fast up the road. With local families and dog walkers accessing the Queen Elizabeth Playing Field off Ewens Road there is already a high risk of accidents from the current traffic flow.

The other end of Ewens Road (at the junction where Churchill Drive meets King Alfred Way) is an accident hot spot due to the junction being placed on a corner where cars are often obstructing drivers' view.

Oakhurst Rise is a steep, quiet residential close accessed via a blind corner on Ewens Road and is often impassable in icy conditions during the winter months. The road is totally unsuitable as an access point for 100 new houses, let alone all the construction traffic that would be required initially.

The recent planning application for new houses to be built in brownfield Tim Fry area was rejected, one of the main reasons for this was due to impact on the local traffic. Prior to this another proposal to build 30 homes off Charlton Court Road was also rejected due to unacceptable traffic and the risk of flooding.

There are a number of listed buildings, including St Edwards School, that border the proposed site. The building of 100 houses at 23 homes per hectare will ruin the outlook and retract from the local character & quality of life for residents of this area.

The development would significantly increase the risk of flooding to neighbouring properties as 10 acres of currently permeable surface located at the top of the River Chelt catchment would be replaced by impermeable surfaces, resulting in large increase in the rain water running down the hills to houses below. As yet the developers have not shown a satisfactory solution to the problem of the increased run-off from the site.

There would also be increase pressure on local services, such as schools and doctors that are already over-subscribed. It will also be a big loss to St Edwards School who have been using this land as a cross country course for over 60 years. The houses will also overlook a kindergarten playground resulting in a loss of privacy & safety for the children (& surrounding properties).

I therefore wish to object to this planning application and I strongly urge the Council to refuse it, due to the unsuitability of the land which should be retained as a valued natural habitat.

Penn House
Tivoli Road
Cheltenham
Gloucestershire
GL50 2TF

Comments: 12th September 2017

All the other comments say it well enough - green areas for Cheltenham, enough pressure on schools and local amenities, increased traffic that is already horrendous etc.

All in all, this development should NOT go ahead if we are to preserve some of what Cheltenham was/is/should be in the future.

30 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JT

Comments: 12th September 2017

We object to the proposed development of 100 houses reference 17/00710/OUT.

The road we live on is already extremely busy and the surrounding roads simply would not cope with the additional traffic that the development would bring.

Woodlands
Oakley Road

Cheltenham
Gloucestershire
GL52 6PA

Comments: 7th September 2017

My strong objection to this application is based on the following grounds:

- this site is not listed for development by the parish or borough councils;
- the site provides a valuable green field amenity for many local activities which would be lost if the development were to go ahead;
- the site has extensive flora and fauna which would also be lost if the development were to go ahead;
- the development would significantly increase the risk of flooding to neighbouring properties as a large permeable surface would be replaced by impermeable surfaces;
- the access road would not be able to cope with the increased traffic flow and the exit onto London Road, which already is often jammed, would be difficult and dangerous;
- local facilities (schools, doctors, etc) would not be able to cope with the increased number of residents. They are already full and have no room to expand;
- many neighbours to the site would suffer from loss of privacy, increased noise, and other negative environmental effects;
- -It would be a tragedy to lose yet another green area to bricks and mortar in our beautiful town when there are so many brownfield sites available for development in the area;
- I would urge the Planning Committee to treat information provided by the developers with caution, as much of it is inaccurate, and listen to the wishes of the local residents.

Comments: 14th May 2018

I do hereby resubmit my objections (sent to you on 7th September 2017 see below) to the planning application referenced above. It is clear that my objections of September last year have been largely ignored.

please confirm by return email that my objections are received by you and that these objections will be considered and addressed in accordance with your legal obligations.

Ashley House
Ashley Road
Cheltenham
Gloucestershire
GL52 6QE

Comments: 11th September 2017

Following a review of the application documentation, including the mountain of common sense submitted by the unanimous dissenting voices of those who actually live in the surrounding area, we strongly object to this planning application.

Our objections centre on the following:

1. The site is zoned in Battledown on planning documentation (max 4.2 houses per hectare). The density of housing outside Charlton Kings has been used to justify a density in this

- application of 23 houses per hectare - being 5 times the density of the local area build - thereby ignoring adequate consideration of the local setting and character.
2. Local amenity provision - National planning guidelines require sufficient community and social facilities to be provided. The application says nothing about oversubscribed local schools and medical practices.
 3. Traffic - 100 houses will generate traffic to transform Oakhurst Rise from a quiet cul de sac to a very busy access route. Indeed, CBC have documented the inadequacy of the surrounding road system in previous smaller applications. Further, traffic surveys may not reflect the fact that residents in the proposed new development will be allocated places in schools miles away - requiring car transport in many casesand at common peak times daily.
 4. Local amenity provision - National planning guidelines require sufficient community and social facilities to be provided. The application says nothing about currently oversubscribed local schools and medical practices.
 5. Mature trees and ancient hedgerows are being sacrificed and protected species are at major risk. How does this square with the CBC planning policy that an environmentally significant impact from a private green space development is prohibited?
 6. Flood risk - Smaller versions of this application have been repeatedly rejected on grounds of flood risk, drainage, access, visual impact, loss of local amenity and environmental impact. Nothing has changed here. Indeed, Battledown has many natural springs and the water table is renowned locally for its instability. Therefore, the proposed building on 10 acres of permeable green fields sited on top of the River Chelt catchment appears somewhat reckless without a much more detailed investigation of the run off problem.
 7. Loss of visual amenity - the site is distinctive and if successful the application will change the landscape of Charlton Kings from green to built up urban. This impact on the townscape is in contradiction of planning policy GE2 which prohibits such development on private green space. It is interesting to note that the Landscape Architect for this application highlights as a material consideration the fact that the development would fundamentally change the character of the site, and would reduce landscape quality.

1 Water Lane
Cheltenham
Gloucestershire
GL52 6YD

Comments: 12th September 2017

I live off Glenfall Way in Charlton Kings and I am emailing to object as follows to the application to build 100 houses off Oakhurst Rise in the grounds of St Edwards School.

100 houses = at least 100 extra cars

100 houses = potentially 200 extra cars - most families that I know have at least 2 cars per household if not more as teenagers learn to drive.

100 houses = potentially an average of 150 extra cars.

Currently to drive into St Edwards School you do so off the London Road and exit via the private road entrance to the Battledown Estate onto Greenway Lane and this already causes huge bottle necks at school drop off and pick up.

Having timed the traffic lights it usually is roughly every 5 minutes at a minimum that no more than 5 cars Maximum get through these lights at any one time. The road there is very narrow and cars already park on it on the left hand side outside the houses which again can cause issues. Cars back on up way past the bend in the road.

So an average of 150 extra cars coming out of this entrance would be an average of 30 Traffic Light changes x 5 minutes therefore an additional 150 cars to get out at the traffic lights via Greenway Lane would be 150 minutes at a minimum. So over two hours...You do the sums for the more realistic scenario of an additional 200 cars plus.

If this new estate (for that is what it is and it will open the floodgates for further development if allowed) goes ahead, then there can be no access to or from it via Greenway Lane.

It is bad enough in the mornings in particular trying to get out of Glenfall Way - especially if trying to turn right up to Sixways without having the additional burden of extra cars from this proposed estate.

And as a Cheltonian don't get me started on the loss of green land and flood risk. Where will the people from these new homes go to the Drs etc? its bad enough getting appointments as it is. I always smile when I walk my dog out that way as it does feel like you are in the countryside and often see deer etc in the fields and know for a fact that they frequent many of the gardens on the Battledown Estate itself along with badgers etc. It is a real wildlife haven and public amenity and its loss would be detrimental to Cheltenham - not just those who live near it.

1 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JE

Comments: 12th September 2017

I wish to register my protest at the future building of 100 houses at St. Edwards field/ Oakhurst Rd. Site.

It would be a terrible mistake and one which could never be rectified.

Please I beg of you do not give planning permission

14 Chatsworth Drive
Cheltenham
Gloucestershire
GL53 0AG

Comments: 11th September 2017

Traffic in Charlton Kings is already horrendous - the impact of a further 200 vehicles in the area will not be good. There is far too much traffic already and if these kind of developments are allowed to go ahead it will not be long before Cheltenham is gridlocked. The affect on peoples journeys to work will be negative. Increased traffic also makes it very difficult for the emergency services to get to incidents as at peak times there is no space for the traffic to pull over and let them through. I object to the development on the grounds of severe traffic impact, in Oakhurst Rise particularly, but in the area generally.

High Grove
Greenway Lane
Charlton Kings Cheltenham
Gloucestershire
GL52 6LA

Comments: 12th May 2018

I have read the latest revision to this proposal (which reduces the number of dwellings to 91) and it seems to me little better than a rearrangement of the deckchairs on the Titanic. Perhaps one or two local householders will be pleased by the marginally reduced impact of the new proposal on

their properties, but for most other residents of Charlton Kings and Cheltenham, whose homes are not directly impacted, the new proposal still seems like a disastrous wreck in the making.

If the Planning Committee approve this proposal to turn lovely Battledown Hill into a concrete and masonry staircase, looming grotesquely over St Edwards Prep School, they will be remembered by future generations for vandalism of an extreme order. This magnificent, prominent green slope can be seen and enjoyed for miles around and it is one of those vital features which make Cheltenham such a beautiful town. To destroy it as this developer wishes would have an aesthetic effect on our town similar to that of the construction of the Eagle Tower in the late 60s. Our Planners are the successors not only of those who made the Eagle Tower mistake, but also of the brave and committed group who successfully opposed the building of 20-storey and 16-storey towers in Charlton Park earlier in the same decade. Cheltenham needs the same level of resolve now from our present Planning Committee. Battledown is far too important an asset to ruin for the sake of meeting housing targets.

5 The Old Marketplace
Andoversford
GL54 4AY

Comments: 13th September 2017

I object to the 17/00710/OUT planning application request. There must be some more appropriate brown field sites that could be developed rather than ruining green land. There are run down old buildings and old disused commercial properties that I feel would be more appropriately converted to new houses than land like this.

Glaramara
Ashley Road
Cheltenham
GL52 6PG

Comments: 13th September 2017

Objects.

Loss of local and regional amenity.

4 Church Street
Charlton Kings
Cheltenham
GL53 8AR

Comments: 13th September 2017

I wish to object to the planning application to build homes at Oakhurst Rise in Charlton Kings (planning ref 17/00710/OUT).

I am a local resident of Charlton Kings and I believe this development will damage our local community placing too much strain on an already fragile infrastructure (roads, schools, traffic, amenities, health etc), not to mention ruin our valuable green space, a well established schools/county cross country running facility, ancient trees and wildlife.

Please acknowledge receipt of this email. I tried to use your planning portal but it wasn't functioning correctly.

11 Oakhurst Rise

Cheltenham
Gloucestershire
GL52 6JU

Comments: 13th September 2017
Letter available to view in Documents Tab.

15 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 13th September 2017
Letter attached.

51 Beeches Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NL

Comments: 13th September 2017
Letter attached.

9 Hamilton Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HN

Comments: 13th September 2017
Letter attached.

Balcarras School
East End Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8QE

Comments: 13th September 2017
Letter attached.

Field House
Ashley Road
Cheltenham
Gloucestershire
GL52 6PH

Comments: 13th September 2017
Letter attached.

Comments: 5th March 2018

Letter attached.

Comments: 15th May 2018

Letter attached.

14 Ewens Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JP

Comments: 5th March 2018

We would like to express our concern about the proposed build at St Edwards School Fields. The fact that all access is only going to be through Oakhurst Rise, a narrow small, curving up hill road is insane, not only during construction (large , heavy traffic) but afterwards; 100 houses plus the equivalent vehicles (100 a day also), the infrastructure is NOT built to take this.

Chiltern Lodge
Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 5th March 2018

Letter attached.

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

Comments: 11th September 2017

I strongly object to development on this land for a number of reasons. We need to protect green spaces for future generations to enjoy. The site is enjoyed by many in the local community for bonfire night, cross country and of course the school children at St Edwards. The ancient trees and wildlife also deserve to be protected. Access is not sufficient for such a large number of houses and development on such a big scale presents a flood risk. Please protect our beautiful green spaces for future generations!

1 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JS

Comments: 11th September 2017

As a resident of Beaufort Road at the junction with Oakhurst Rise I strongly object to outline application that has been submitted.

This site is not listed for development by Cheltenham Borough Council and it provides a valuable green field amenity for many local activities which would be lost if the development were to go ahead including the annual fireworks event at St Edwards School, enjoyed by thousands of visitors.

Paragraph 109 of the NPPF confirms that the planning system should contribute to and enhance the natural and local environment generally including protecting and enhancing "valued landscapes" which may include landscapes outside of nationally protected landscapes.

Cheltenham Planning Policy GE 2; Private Green Space states "The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted." This site clearly makes a significant environmental contribution to the town with a wide range of flora and fauna, it is kept in semi-wild condition, with once per year grass cutting and occasional tree surgery. The site is also visible from the Cotswolds AONB and forms part of the setting of the AONB.

As 100 dwellings are proposed the proposed scale of development, at 23 homes per hectare, will affect the setting of the AONB through a change of use of land at a significant enough scale to cause harm to landscape character.

Access available to the site is grossly inadequate to support the significant volume of road traffic that would be generated by so many houses in this location. Oakhurst Rise is accessed by a sharp bend from Beaufort Road with a gradient steep enough to be difficult to pass when icy. This road will not be able to handle the extra few hundred car movements every day. While HGV traffic will also find access very difficult during construction causing further disturbance and inconvenience to local residents.

Beaufort Road and Ewens Road are used as rat runs for commuter traffic travelling from Hales Road to London Road. Despite traffic calming measures, a 20mph speed limit and on street parking, cars still travel at great speed on these roads. Adding further traffic to these roads with sensitive junctions will affect the safety of school children and dog walkers. A recent planning application for new houses to be built on brownfield site in 'Tim Fry' area was rejected, one of the main reasons for this was due to impact on the local traffic.

The proposed development makes no contribution to local services with local doctors and schools already stretched.

Counter to Cheltenham Borough Council policy there is no social housing proposed in this scheme.

3 Coxhorne Cottage
London Road
Charlton Kings Cheltenham
Gloucestershire
GL52 6UY

Comments: 11th September 2017

I strongly object to this proposal.

The proposed access to this site is narrow and incredibly steep. Access will be compromised at all times and the residents homes of Oakhurst rise will become the passing place for all traffic. This is not acceptable for the residents who chose to live in a quiet road. A minimum of two cars per household (200 cars passing through at least 2 times a day) is also not acceptable and would be dangerous especially in harsh weather. There should not be any additional traffic on that road it is not suitable.

Charlton kings already has a traffic issue. Ewens Farm and the industrial estate is constantly used as a rat run to avoid the constant traffic jams on the London Road. The addition of any number of houses to that area will create massive issues especially during rush hour each day. The traffic survey that has been presented by the developers must be an error because everyday I sit in traffic. I requested that an independent traffic survey is done with more realistic results. The Brown field site at Tim Fry Landrover (which one of its points was rejected on the traffic flow going through) hasn't changed and would only increase the flow of traffic.

There are a number of houses at the top of Battledown, Oakhurst Rise, Charlton Court road which have and do suffer with flooding issues. Any removal of the ancient trees and hedgerow will open up issues regarding flooding. The trees help in the absorption of the rain water and removal of the trees will cause major issues. There is a reason that this land has never been developed. The queen Elizabeth field which lies between the brown field site (which was rejected and is much more suitable for housing) and the proposed site was once part of the Battledown Brick works. This was filled in to be used as a playing field but it was soon realised that the ground which is clay does not absorb rain water and this causes the field to become a lake. The removal of trees will only create more issues with flooding and subsidence.

The trees and hedgerow have TPO's on but it appears that the proposal will be removing the ancient hedgerow (which can be seen on a map from 1746) and a number of these trees are also marked on the map. The protection of the trees is essential. You cannot remove an ancient oak or sycamore and justify it by saying that an alternative shrub will be put in its place. Some of these trees can be identified on maps from 1746, 1840, 1880 etc. if they are removed they will not only change the landscape for which Cheltenham and the Cotswolds is renown for but they will open up and expose the whole area making the development stand out like a sore thumb. Once they are gone they are gone forever.

Part of the group of TPO'd trees in the centre of the site houses beneath its roots a Main, well established Badger sett which reaches for 50m x 20m or more. This sett has more than 20 entrances and ventilation holes, meaning that generations of badgers have lived there. This would also indicate that the badgers have potentially been there for 100 years or more. This sett in its elevated position is the perfect habitat for them. Badgers can tunnel up to 800m and it is likely that these tunnels reach across to the sub setts on the site. There will be a huge number of tunnels under this site because foxes also use the badgers homes with them. There is evidence of a sett in the hedgerow marked to be removed and another large sett that has not been acknowledged in the proposal is situated in and around the 'Icehouse'. Houses cannot be built round this area. The Badgers are protected and so are the setts (burrows) they live in. Under the Protection of Badgers Act 1992, in England and Wales.

The trees are also home to bats which are also protected. All bat species, their breeding sites and resting places are fully protected by law. The information in the proposal does not satisfactorily highlight the richness of the site in terms of its wildlife and how they propose to protect the enormous array of wildlife.

The site is not only already habited by all this wildlife but it is and has always been used for the county cross country and 60 schools make use of the facility. The field is also used for the annual bonfire night where the whole community uses the site.

This field is in regular use not only for the benefit of the school but for the whole of Charlton kings and Cheltenham. To remove this makes no sense.

I reiterate that I strongly OBJECT to this proposal.

9 Haywards Road
Charlton Kings
Cheltenham

Gloucestershire
GL52 6RQ

Comments: 12th September 2017

We object to this proposal primarily due to the impact it will have to the local roads and safety of pedestrians. The Road network around Ewen Farm estate is already overused and is used not only by residents, but also commuters who use it as a rat run to avoid the traffic lights at Hayles Road and London Road crossroads. The amount of traffic that comes through Haywards Road is very high, and the speed limit of 20 mph is often not observed. This means that it's already dangerous for pedestrians in the area, and an increase in traffic (which this development would certainly bring) would increase the danger. Additionally, at the Haywards Road/London Road/Cirencester Road traffic lights, it is difficult to join London Road from Haywards Road due to the amount the traffic that has already backed up. This is happening from 0730 onwards Mon-Fri, and the increase in traffic (which will happen as no alternative ways of managing the traffic produced by the proposed houses have effectively been provided) will make this even worse.

We wholeheartedly oppose this planning application and would request that you do not approve it.

34 Chase Avenue
Charlton Kings
GL52 6YU

Comments: 10th October 2017

I wish to object to the plans to build houses on St Edwards school fields. I list some reasons below:

- These green fields are currently used for sports and community activities.
- I don't think local roads to cope with the extra traffic that these houses would generate.
- Local schools will not have enough places for the extra children.
- Access roads will not cope with the extra traffic.
- Wildlife will suffer - many animals and birds live in this area.

Charlton Court Cottage
7 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 12th September 2017

I object to this proposal because the access route, via Oakhurst Rise, is very narrow, steep and therefore entirely unsuitable for a development of this scale.

Furthermore, there will be a severe impact on traffic. Local traffic through Ewen's Farm is already very busy, with parked cars throughout and non-residents using it as a 'rat run' to avoid congestion on main roads. The risks are heightened by the high numbers of children and young people who live in the area and use these roads to reach schools at both ends of our neighbourhood. This new development will exacerbate existing problems - presumably adding 150-200 cars into the mix.

Flooding is also a concern because the bottom half of Charlton Court Road is in a dip and already considered a flood risk (e.g. by home insurers). Building over the top of the River Chelt catchment without satisfactory solutions for run-off etc is therefore risky for existing homes and Sixways.

Thanks for considering this objection.

House On The River
22 High Street
Cheltenham
Gloucestershire
GL50 1DZ

Comments: 12th September 2017

Additional infrastructure required will be to the detriment of the local people and destroy the very nature of Charlton Kings.

15 Ash Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8PW

Comments: 12th September 2017

I object to this application because it is another development on our precious green spaces Cheltenham has a policy to protect green space and environment (GE2).

There is also a lot of wildlife and important hedgerow habitat that would be lost.

14 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AB

Comments: 14th September 2017

As the planning portal was playing up, I don't think my objection went in so...

I OBJECT to 17/00710/OUT

Why?

100 houses is a minimum of 100 additional cars but realistically 200 cars if not more. Access simply does not allow that many cars. The only access is up a narrow, steep and twisting residential road

the loss of this land would put a stop to an annual event enjoyed by thousands of people each November - that of the annual St Edward's charity bonfire night. enjoyed by some 34,000 people and is unique in community folklore in that it is almost exclusively enjoyed by the FAMILIES that live in the village. There are no car parks, everyone walks and is a family event that has generated tens of thousands of pounds for local charities. It is unique in its non commercialised nature and has been running for 25 years. The loss of the top field would render the event untenable and cause a great loss of amenity to the community.

This may only be an annual event, but it is the kind of thing that makes this town, its community and indeed this country unique and special."

There is a Legal responsibility to protect against flood risk downstream (CBC have previously put in writing that this site and surrounding area has flood problems). Legal liability could pass to taxpayers if CBC are found to be negligent in this regard. Many homes are at risk down stream of this site.

Protection of green space and environment (GE2 is the local policy to cite). There are many wildlife spotted in these very fields, deer and badgers to mention a few.

The Uplands
Stanley Road
Cheltenham
Gloucestershire
GL52 6PF

Comments: 8th September 2017

I would like to add our household's name to the to the, already, large number of strong objections (from various parts of Charlton Kings) to this planning application.

I agree wholeheartedly with all of the numerous comments made to date regarding the flood risk, traffic nightmare scenarios, increased pressure on already stretched local resources and irreversible damage to the wildlife and habitat for many rare and protected animals and the trees, hedgerows and meadow.

Inches
Birchley Road
Cheltenham
Gloucestershire
GL52 6NX

Comments: 12th September 2017

In reviewing this application, I understand that the council must - by way of precedent - apply the same grounds raised by councillors in their reasons for rejecting the Application to build 80 houses nearby at Tim Fry Landrovers, King Alfred Way in August 2015.

Two of these grounds apply directly to the 100 proposed houses/flats off Oakhurst Rise:

1. The "rat run" through Ewen's Road

One of the reasons given by councillors for rejecting the Application to build 80 houses at Tim Fry Landrovers, King Alfred Way was the specific concern over increased traffic flow in the area, even though the traffic officer in that case did not expect a net increase in traffic by changing the commercial site into 80 new houses.

Specifically, councillors referred to concerns that Ewen's Road had already been turned into a "rat run", as a cut through between London Road and Hales Road, and that any increase in housing development in the area would make this situation even worse.

In this case, the proposed Oakhurst Rise access road leads directly into Euan's Road.

If we assume that the owners of the proposed 100 houses and flats off Oakhurst Rise will have 2 cars per household, the proposed development will introduce a further 200 cars directly into the very same Ewen's Road "rat run" the council were concerned about making any worse.

Furthermore, the only access to the proposed 100 houses is through Oakhurst Rise, which is predominantly a retirement close, leading into Ewen's Road. The council must be mindful of the

sheer hell that such a development and increase in traffic will surely inflict on the inhabitants of Oakhurst Rise and Ewen's Road, and must surely reject it.

2. Offer of Affordable Housing was not credible

The commitment by the developers at Tim Fry Landrovers to allocate 40% of the development to provide affordable housing was rejected by councillors as being treated "with a very big pinch of salt", and rejected further "as a desperate attempt to buy votes and it won't happen," and as "pie in the sky".

As outlined above, these comments could not be more relevant in this case.

The sole commercial rationale for the development of these 100 new houses/flats in the middle of Charlton Kings is the offer to all those buying the houses/flats of an automatic place for their children at Balcarras School, which we all know to be one of the top comprehensive schools in the country.

The value of houses and flats within the Balcarras catchment already attract a considerable premium of up to 30% over the value of houses located just outside the Balcarras catchment. The prize of planning permission to build 100 new houses/flats here for the three local individuals behind the development is clear. (These three local individuals clearly appear willing to undermine the entire neighbourhood for the sake of their own personal profit, but judging by the level of objections, this is not a price which the neighbourhood is willing to pay).

At present, the Balcarras School catchment is theoretically 1 mile from the School, but has been reduced to less than 0.9 mile in practice due to the recent surge in population of younger families buying or renting houses or flats within the catchment area for this specific purpose.

Every house or flat coming up for sale within the Balcarras catchment, however small, is purchased by a young family seeking places for their children at Balcarras School. Every house or flat made available for rent within the Balcarras catchment, however small, is rented immediately by young families seeking school places for the children at Balcarras School. A small house or flat (whether bought or rented) simply provides an address within the Balcarras catchment for those frequently living outside.

Since the development is 0.7 a mile from Balcarras School, it guarantees any young family either buying (or renting) a house or flat, a place for each of their children at Balcarras School. It is reasonable to assume that each new house or new flat built off Oakhurst Rise will attract an average family of 2 children, equating to 200 school places at Balcarras School.

There can therefore be no genuine basis for claiming that the development will provide affordable housing, and should not be allowed on the basis that it will. It will not. That part of the development will simply provide a cheaper address (owned or rented) from which to apply to for a place at Balcarras School.

It should also be noted that whilst the 100 new houses will hand the new owners (or tenants) of the proposed houses/flats an 200 additional school places, it will also deprive 100 families already living in the catchment, albeit at a greater distance from the school than the development (ie from 0.7 mile to 0.9 mile), of their own school places at Balcarras School.

[Concerns over providing school places to the 80 house development at the Tim Fry Landrovers site - for an estimated 160 new school children - was addressed by the availability (at the time) of school places at Pittville School. Pittville School is now full, and the Balcarras School catchment is rapidly shrinking. As a separate issue therefore, the local amenities cannot support the introduction of an additional 200 school children into the area].

In conclusion, I sincerely hope that the council will take full account of the reasons given by councillors in their reasons for rejecting the proposed 80 houses at Tim Fry Land Rovers, King

Alfred Way, and in applying these reasons which appear directly relevant to this application for 100 new houses/flats off Oakhurst Rise, vote to reject this application accordingly.

1 Giffard Way
Leckhampton
Cheltenham
Gloucestershire
GL53 0PW

Comments: 12th September 2017

I am writing to object to this planning application for the following reasons:

1. Loss of local and regional amenity (eg the cross country course has been used for over 60 years by thousands of school children). (NPPF para 74)
2. Legal responsibility to protect against flood risk downstream (CBC have previously put in writing that this site and surrounding area has flood problems). Legal liability could pass to taxpayers if CBC are found to be negligent in this regard.
3. Protection of setting of two listed buildings, not only in their visual setting, but also in the local context which is most important
4. Protection of green space and environment (local policy GE2).
5. Loss of local character. Density of housing on this site will be 23 homes per hectare. Zoned by CBC for planning purposes in Battledown, where density of housing is just over 4 homes per hectare.
6. Hedgerows legislation of 1997 (assumption against removal) and the presence of ancient trees.
7. Traffic and infrastructure throughout Ewens Farm, London Road, Hales Road will not support up to another 270 cars in and out of the estate, plus delivery vehicles and other support services. (Based on the Government's own figures of 2.7 cars per home).
8. Inadequate access to the site.
9. Overlooking and loss of privacy in a kindergarten playground (and surrounding properties).
10. Visual impact on AONB and local conservation areas.

This is a totally unsuitable setting to add 100 new houses.

80 Beeches Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NU

Comments: 12th September 2017

I object strongly to the proposal to build upon land at Oakhurst Rise. Too many of the applications are being approved which is endangering the green spaces around Cheltenham. We are suffering from too much urban sprawl now.

9 Ewens Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JW

Comments: 11th September 2017

As a resident of Ewens Road, I believe this proposed development will add an unbearable level of extra traffic to an already busy residential street, which is used by a high volume of traffic who use it as a cut through to bypass the Hales Road/London Road traffic lights. Added to this, Oakhurst Rise is a completely unsuitable access road which will only add extra traffic pressure to the already narrow streets of Ewens Farm estate.

Also, this proposed development is swallowing more of Cheltenham's precious greenbelt land.

Building on this land will be adding to surface water pressures and must increase flooding risks further down the surface water run off path.

10 Robinia Close
Cheltenham
Gloucestershire
GL53 8PR

Comments: 12th September 2017

I strongly object to this planning application for a number of reasons.

It will result in a large increase in traffic on what are already very busy roads. The Sixways junction and A40 into town are always very busy and often at a standstill. This development will only make the situation worse. The access to the site is very limited and totally unsuitable both during construction and post construction. The traffic noise and pollution will increase both during and post construction. 100 houses will have approximately 200 cars between them. That's 200 more cars in the rush hour trying to leave this housing site and exit onto the A40 either turning into town or through the Sixways junction - what a nightmare!

There will be an increase in demand for school places in what are already heavily over subscribed schools (Charlton Kings Primary and Balcarras secondary). 100 houses could have 200 children between them, all needing school places. There is no capacity in any of the local schools.

The site is on 10 acres of permeable green fields at the top of the river Chelt catchment. There will be an increase risk of flash floods and a greatly increased rainwater run-off into drains and sewers which will have severe consequences for wide areas of Cheltenham.

There will be a significant loss of green fields and unique habitat - meadow, hedgerows, protected trees and wildlife.

I reiterate that I strongly object to this planning application.

10 Warwick Crescent

Charlton Kings
Cheltenham
Gloucestershire
GL52 6YZ

Comments: 11th September 2017

I object to the building of housing on this land, for various reasons: impact on Charlton Kings village community spirit and loss of amenity by not being able to hold school cross country races there, nor the annual firework display; impact on water table that could lead to flooding and poor drainage; impact on infrastructure by having greater volumes of traffic; visual impact as this land can be seen from the hills, protection of green space and the environment and impact on wildlife, trees and hedgerows.

24 Castlefields Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YR

Comments: 12th September 2017

The proposed access route is inappropriate given that it is unsuitable for the volume of cars involved and very steep. The site is well used by the local community for both an annual bonfire celebration and regular cross country competitions by local and county schools, as well as being part of the regular lessons for St Edwards' pupils. Losing this amenity would therefore be a great loss. There will be an unacceptable detrimental impact on the local environment, including habitat loss for wild animals such as badgers, bats, foxes and an increased flood risk. Local infrastructure (schools, doctors surgeries, roads) will be put under unreasonable strain. I strongly object to these proposals.

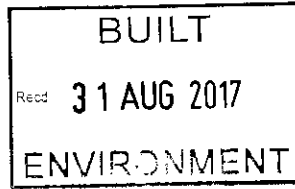
8 Pine Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JR

Comments: 2nd May 2018

I read that yet another application for houses on the st Edwards school fields has been received by the planning department. I also read on the same letter that there is no need to repeat previous objections.

It beggars belief that the developers have submitted yet another! set of plans for these same fields. I believe i'm correct in saying that applications for 200 and 100 properties on this site have already been rejected by the planning department, for reasons that they felt in their wisdom was correct, and possibly other reasons that the public may have pointed out.

Lets call these reasons X Y & Z. Now how can it be right that these developers that have had their previous applications rejected, reapply with yet another! set of plans (albeit with fewer properties, but other matters reserved for future consideration. wonder what that might be, LOL) and think this is right and ok. Surely the same X Y & Z are still relevant? What happens if these latest set of plans are rejected? (which I think is only right and proper that they should be). Do they just keep applying until they get their way? How many bites of the cherry are they allowed?



The Herdies
33 Brookway Rd
Charlton Kings
Cheltenham

Planning application

RL53 8HF

30/8/17

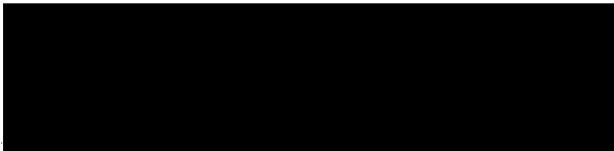
17/00710/00T

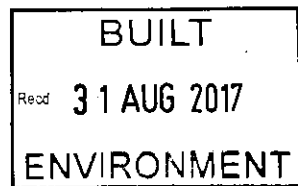
Re the building of 100 houses
in fields off Oakhurst Rise.

How can you be even considering
such an idea - even the amended application.

The 57 site has been of such significance to
all local residents to think of it being
covered with houses + flats is awful.

Dallas surgeries + schools are already
very over-subscribed. The traffic on the
London Rd + the access roads to the site
are illegal to take more cars. flats would
not make the number of cars any less. In
any case you not listen to local opinion
+ turn down the application. (hope this
reaches you I do not have access to the internet





Dunkeld
Ashley Road
Battledown
Cheltenham
GL52 6NU

Planning Officer
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
Gloucestershire

30th August 2017

Dear Sir or Madam

Re: Planning Application
Reference No: 17/00710/OUT

I wish to protest in the strongest possible terms against the proposed development of land at St Edwards School Field's. This is an area of outstanding natural beauty bordering the beautiful BATTLEDOWN ESTATE of which I and many other residents are extremely proud of. This area should be protected against all speculative developments and I urge the planning committee to reject this application.

Yours Sincerely



BUILT
Recd - 6 SEP 2017
ENVIRONMENT

"Pinewood"
12, Buttle Down Drive
Chertham,
Glos
GL52 6RX

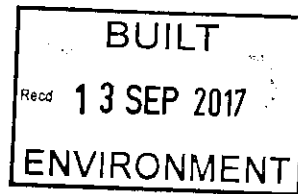
4th September 2017.

Dear Sir,
As the owner of the
above property, I understand why
there is a danger of overbuilding
in this area.

This no doubt will devalue
my property and others in the
vicinity, and also other considerations.

I therefore oppose the
planning application Re Oakhurst
Rise - 1100 houses.
Planning Ref 17/00710/00 T.
Yours faithfully
[Redacted]

Tel [Redacted]



21 Oakhurst Rise
Cheltenham
GL52 6JU

10th September 2017

Dear Miss Payne

Planning Application 17/00710/OUT

As a resident of Oakhurst Rise I am very concerned about this proposal.

Oakhurst Rise is a quiet Cul-de-Sac with two sharp bends and two steep gradients. It is a struggle for anyone who is not very fit to walk home from Sixways, particularly if they have a bag of grocery shopping - it's just not "walking-friendly". I have never managed to cycle up the road - it's even less "cycle-friendly". As a result, driving is the only option, although this is already made dangerous by the T-junction with Ewens Road/Beaufort Road, as several vehicles park in Oakhurst Rise, next to the junction, so that access to Oakhurst Rise is blind from the Ewen's Road approach and when approaching the T-junction from Oakhurst Rise, you must be on the wrong side of the road, to avoid the parked cars, so run the risk of collision from cars turning into Oakhurst Rise from Ewen's Road.

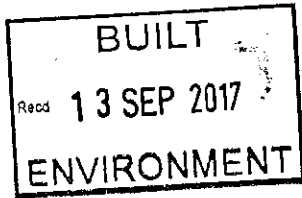
The proposed development will also bring a significant increase in the traffic passing through an already congested area. Haywards Road and the roads around Ewen's Farm are already used as a cut through for traffic between Hales Road and London Road. Although the speed limit has been reduced to 20 mph in these areas and traffic calming measure have been implemented, vehicles are regularly observed to be travelling at higher speeds. The junction between King Alfred Way, Churchill Drive and Haywards Road is already very difficult for pedestrians to negotiate due to traffic using the roads as a cut through. This will become worse with the additional vehicles using and accessing the proposed site.

I chose to live on Oakhurst Rise because it is a beautiful and tranquil place and this will be lost. The noise of traffic and loss of privacy will be very severe. I am very concerned that the new estate above us will become cut off in snow and cars will have to park at the bottom. The road is treacherous in winter.

I love the beautiful old oak trees and birds, deer and foxes that I regularly see. In addition, I am very concerned about the impact the development will have on flooding to my neighbours downhill.

I hope that you will listen to the serious and varied concerns of local people.

Yours sincerely



[REDACTED]
15 OAKHURST RISE
CHELTENHAM
GLOS
GL52 6JU

10th September 2017

Dear Miss Payne

Your Ref : 17/00710/OUT

I object to this proposal. My reasons for this are the damage to a special environment, increased traffic, flood risk and the loss of an important cross country venue for Gloucestershire Schools. I sincerely hope that you will reject this proposal.

The site contains many mature oak trees and several are protected. I understand that a large number of these trees will be destroyed. This will cause untold damage to the environment in terms of loss of habitat for bats, owls and rare birds. It will also cause considerable problems with extra run off of rain water as trees absorb and intercept so effectively.

Paving over these green fields will dramatically increase flood risk downstream. Many residents in Charlton Kings experience flooding and I cannot see how the current system of drains and sewers can cope with the extra demand.

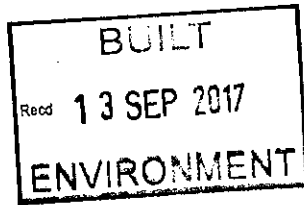
Overflowing drains will go into the brooks to create another 2007 scenario.

The loss of the Cross Country course which is quite unique in the area will be a terrible mistake. Children need to be encouraged to keep fit in these days of increasing waistlines.

I trust that you will listen to my concerns.

Yours sincerely

[REDACTED]



11 Oakhurst Rise
Charlton Kings
Cheltenham
GL52 6JU

10th September 2017

Dear Miss Payne

Planning Application Reference : 17/00710/OUT

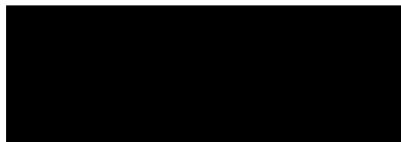
I would like to see this proposal rejected. My main reasons for this are on the grounds of flood risk and increased traffic.

The council has spent a fortune on schemes at Cox's Meadow, Sixways Brook and at the play area on Oak Avenue. They did this after the disastrous flooding in 2007. It seems absolutely crazy to put all this expense, I assume many millions of pounds, in jeopardy by building on green fields at the top of the catchment. Areas that I know flooded were Oak Avenue and houses next to Lilley Brook and along Cox's Meadow. Please be very careful before you allow development of this site. There is a reason why it has never been developed.

I am also extremely concerned about the impact of hundreds more cars on the congested side roads and London Road and Hayles Road. Haywards Road in particular is already very busy with commuters avoiding the lights on the main road at rush hour. I look forward to seeing this proposal turned down in the strongest possible terms. The roads on Ewens Farm are totally unsuited to the current level of traffic and will not cope with hundreds more cars.

I trust that you will do the right thing.

Yours sincerely



Re Planning Application 17/00710/OUT
5 Oakhurst Rise
Cherlton Kings
Chaltonham
GL526JU

Dear Sir/Madam,

I find it incomprehensible that the developers, having initiated surveys of the roads and traffic around Ewens Farm and Oakhurst Rise, have come to the conclusion that the steep, narrow and congested roads would be suitable access for 100 dwellings and possibly up to 200 vehicles,

Accessing Oakhurst Rise from the left (the only way ^{way} can) is a most hazardous move on a blind corner and must be taken with extreme caution. The reverse move is even more dangerous, as when turning right out of Oakhurst Rise you are frequently faced with a steady stream of traffic taking the well known short cut from Hales Road to Six Ways, thus avoiding the long delays at the Hales Road traffic lights. Unfortunately a lot of these motorists don't realize that although Beenford Road is an entry from the

(2)

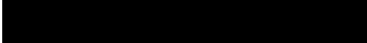
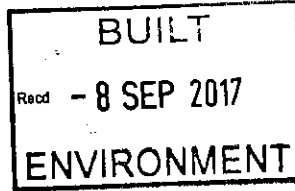
bottom of the hill, if you are in it you can go either way. They tend to cut the corner on the steep, sharp bend by the bus stop and you are faced with fast moving oncoming traffic. This situation is an accident waiting to happen.

Having lived in Oakhurst Rise for 35 years, I feel qualified to point out that there have been many occasions in bad winter weather that the first hill from Beauford Road has been impossible to vehicular traffic and difficult on foot. Our cars have therefore been scattered wherever possible round the estate. The council gritter lorries went stray from the bus route through the estate, and although we have a council installed grit bin at the top of the hill, currently many of the residents adjacent to this bin are elderly and not now able to take a turn in gritting the hill as they have done in the past.

We do hope that good plain common sense will prevail when this application is considered.

Yours Sincerely

[Redacted Signature]



3 Oakhurst Rise
Charlton Kings
Cheltenham
GL52 6JU

1st September 2017

Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL50 1PP

Dear Sirs,

Ref 17/00710/OUT

I wish to register my objection to the proposed development on land adjacent to Oakhurst Rise of up to 100 dwellings.

My reasons for such objection, apart from the obvious one of the detrimental effect on a quiet hitherto cul-de-sac, and hence lowering of property values are: -

- 1) Vastly increased traffic flow on a road which is unsuitable for the purpose, especially considering that some dwellings in Oakhurst Rise do not have garages, and on road parking is the only option.
- 2) Heavy flooding has occurred in the past (especially in 1987) and this development would exacerbate the situation considerably.

These are my objections (in respect of planning matters)

Yours faithfully





████████████████████
33 CHARLTON COURT ROAD
CHARLTON KINGS
CHELTENHAM
GL52 6JB

01/09/17

Dear Sir/Madam

Re: St. Edwards School Fields
REFERENCE N° 17/00710/OUT

My objections are as follows:-

- 1) Severe traffic impact on Oakhurst Rise and holdup of traffic onto the London Road
- 2) Very concerned about loss of greenfields/unique habitat and ancient trees.
A huge loss to environment
- 3) Amenity:
Visual impact in the area & affects of possible flooding

Yours Sincerely
████████████████████
████████████████████

54 King William Drive
Charlton Park
Charlton Kings
Cheltenham GL53 7RP

3 September 2017

FAO Michelle Payne
Planning Officer
Cheltenham Borough Council
PO Box 12 Municipal Offices

Dear Ms Payne

Land off Oakhurst Drive: Application for up to 100 Dwellings Reference 17/00710/OUT

I wish to object to the above proposal for the following reasons.

1. Outline should be unacceptable

It is an outline application in what I consider to be a very sensitive location. If granted, the site would be given residential permission but for who knows what eventual scheme. For the avoidance of doubt as to developer intentions I believe a full application should be submitted for any controversial site such as this.

2. Quantum of dwellings proposed excessive

The number of dwellings is excessive for the site. To achieve the number, whatever the developer states in his Design and Access Statement, no real account of local 'grain' has been taken. Both plot size and accommodation have obviously been squeezed to a minimum, not, as stated, relating to Ewens Farm or Oakhurst Drive itself. Nor could they ever relate to the Big Houses in Battledown: the very slight increase in space along the site border with Battledown is less than useless.

3. Sewerage proposals adversely affecting neighbours

I also object to a proposal which will require sewerage to be gravity fed from the site and to travel down and across King Edwards land and thence into the existing system at Croft Road – neither of which is part and parcel of the application and both of which will suffer the inconvenience of the works.

4. MAIN OBJECTION: TRAFFIC GENERATION BY THE DEVELOPMENT

4a Likely car ownership

By 2021 according to Office for National Statistics projections, car ownership will be 2.7 vehicle per household, that is, the application site inhabitants will be likely to own and use 270 cars. This is virtually admitted by the developer who has allowed 248 car parking spaces on the site.

4b Omission by developer of a very significant factor

Whether on purpose or by oversight, the developer seems nowhere to have set out

- The actual summit level of the site entrance AOD
- The difference in levels between the southern end of Beaufort Road and the site entrance at the top end of Oakhurst Rise.
- The road gradient between the two.

From inspection, the climb seems inconveniently long and steep, particularly in bad weather or if you are heavily loaded.

4c Improbability of proposed Residents Travel Plan succeeding

The developer has commissioned the 'de rigueur' Travel Plan supposed to reduce the amount of car travel, increase use of public transport, increase walking and cycling, and minimise the impact of the development on the local area and transport infrastructure.

Cycling or walking DOWN that hill might be popular, but the trek back UP after work voluntarily would surely put off all but masochists.

It is distinctly unlikely that the P or Q bus starting at 9.30 and finishing at 4.30 would contemplate a cul de sac diversion to Oakhurst Rise, so, without walking down to the existing stops, public transport is not an answer.

Instead, it seems that the 248 cars will be pressed into use – particularly to get people to work on time – adding to A40 junction congestion in the morning.

4d Adverse effect on Oakhurst Rise and Beaufort Road

These two were designed as Local Access Roads, narrow to take only a limited amount of traffic. The addition of a possible 248 users at any time of the day and night emerging from an equally narrow restricted access should surely be unacceptable.

CONCLUSION

In Section 3 of the RTP, Site Accessibility, Paragraph 3.1 reads:

“When considering the overall sustainability of a site with regard to highways it is important that a site can be demonstrated to be accessible for all potential residents without relying on heavy on travel by car, particularly single occupancy journeys.”

As it does not appear that this can be demonstrated, I believe that the development must be considered unsustainable on highways grounds at least.

Pleas However take the other points I have raised into consideration.

Yours sincerely



Former Charlton Kings Resident

Tall Timbers
Ashley Road
Charlton Kings
Cheltenham
GL52 6NS

10

Director of Planning
Cheltenham Borough Council

Cc: Miss Michelle Payne

(by email)

1st September 2017

Dear Sirs

Planning application 17/00710/OUT

Thank you for your letter dated 22nd August 2017 inviting me to comment on the outline application for residential development at Land Adjacent to Oakhurst Rise.

Summary:

I object to the application for a variety of reasons but predominantly because it is inconsistent with the Local Transport Plan and creates a less safe environment and less efficient economy. The assumptions, subjective inputs to models and resultant conclusions in the Transport Assessment plan, commissioned by the developer, should be treated with caution. The scheme would breach the advice given in the Manual for Gloucestershire streets 4th edition. If the planning authorities, after considering the weight of other objections to the scheme, are still minded to take this matter forward then I would suggest that they consider commissioning their own independent traffic and transportation analysis at the developer's expense. The planning authorities should consider ensuring that the developer can provide a means to mitigate fundamental transportation safety concerns and mitigate the strain on the surrounding highway networks through providing commuted payments towards the provision of walking and cycling routes and for use in public transport.

By way of background I trained as a Civil Engineer, became a Chartered Engineer and Member of the Institution of Civil Engineers in 1986 and majored in transportation, road design and drainage. Schemes that I have been involved in include the M42, the M54, the A483 Oswestry by pass as well as many smaller road improvement schemes.

I have briefly studied many of the documents produced in the outline planning application and I am surprised at both the tone and the material inaccuracies in the statement of community involvement and suggest that the Council planning officer would do well to spend time reviewing the precision of this and many of the developer commissioned supporting documents that accompany the application and refer the entire matter to a planning Committee for a decision. I can for example confirm that statement 3.1 is incorrect. Neither I, nor a number of other residents in Ashley Road, received any leaflets notifying us of public consultation.

..... Continued

My major objection to the application is based upon my own field of expertise, transportation.

This application is inconsistent with the Local Transport Plan in a variety of ways. The layout of Oakhurst rise is entirely inappropriate and unsafe as a suggested feeder road for 100 new dwellings. This proposal will therefore reduce the safety of all travellers and compromise the principle of an efficient economy by adding to traffic delays.

The developer's transport assessments, commissioned by the developers to support their own argument, should be treated with care. The subjective criteria used in their modelling and the survey carried out to underpin their modelling appear to me to be designed to produce the most favourable figures to support the application. I highlight two examples below, there are more:

1. The demographics of the occupiers of the new development (typically young family residence and young professional) are likely to be different from those of the current residents in the area which include retirement type bungalows. The developers have chosen to ignore this and extrapolate figures based upon a similar elderly (and crucially less mobile) demographic. Cl 6.8 and subsequent calculations of Transport Statement part 1 refers.
2. Cl 6.27 of Transport Statement refers to left hand turns from the A40 onto the A435 and, although they acknowledge that vehicles do not currently undertake this movement the transport assessment has chosen to assign traffic to this route. This will create a false picture of traffic volumes on the surrounding residential streets that are currently used to avoid the left hand turn.

I note that the developer is suggesting that 248 parking spaces be approved for the site. The subjectivity that they have chosen to apply to their modelling leads them to suggest an increase in peak flow of only 48 vehicles per hour! My own estimate of over 150 vehicles per hour at peak times would be unmanageable and unsafe on the small approach road, Oakhurst Rise. I would encourage the planning officers to test this key assumption themselves using their own experiences of developments occupying young families. If it is assumed that only 90% of the parking spaces are occupied and only 2/3rds of those vehicles move in a normalised manner during the peak two hour period (07:00 to 09:00) one arrives at a peak outflow figure (using normal distribution) of 120 vehicles/hour. Add the inflow from returns from the school run and the burgeoning fleet of home delivery vans and 150 vehicles per hour is reached easily. Planners will also note that a 90% occupancy rate of spaces is extraordinarily conservative. In fact, local experience suggest that more vehicles will seek to occupy the 248 spaces provided in the application leading to overspill on to local streets which will provide a further hazard on Oakhurst rise.

I also note that the developers transport assessment has utilised traffic count data from one continuous week of observations as the basis of their conclusion. It is better practice to utilise data taken on different days in different weeks and even different seasons. A count taken during Cheltenham Gold Cup race week, when these roads are gridlocked, would not be considered appropriate and neither should the count in this quiet week in December.

..... *Continued*

I would advocate that the planning officers consider commissioning their own independent traffic and transportation analysis at the developer's expense. The following publications should be considered once the planning authorities have findings from a reputable independently commissioned transportation consultancy:

- Highways Agency design manual for roads and bridges
- CIHT's Manuals for Streets 2 - Wider application of the Principles
- The Manual for Gloucestershire Streets.

The manual for Gloucestershire Streets states at 3.53 that "any departures or relaxations from national or local design standards should be fully justified." They are not fully justified in the submissions accompanying these proposals. It also states at 5.1 that "good connectivity between proposed development and existing services and facilities is essential if pedestrian and cycle journeys are to be encouraged." I can find no suitable additional connectivity suggested and costed in these proposals.

People accessing the new development via its only proposed access, Oakhurst Rise, on foot, cycle or in vehicle would be served by a road that, at its narrowest, is 5.5 metres wide with a 1.6 metre and 1.8 metre footway at either side. Where the road transitions left travelling up the hill a taper is built in to the road but this taper eats in to the width of the footway. Where the road transitions right there is no taper. The original design of this piece of road would have served only five properties that are further up hill of this 90 degree bend rather than the potential one hundred and five properties that it would serve if this proposal was to go ahead.

If the developer truly believes in his proposal to increase walking and cycling then the mixed use that this creates commands minimum widths of 2 metre wide footways and a 6 metre wide carriageway. Anything less from the designers and planners is clearly a compromise of the safety of the pedestrians and cyclists who would use the access.

The development will also make the other roads in the vicinity, particularly Beaufort Road, Charlton Court Road and Ewens Road considerably less safe. These roads named above should be examined for reclassification as local distributor roads if this development were to be permitted and higher traffic volumes created. An independent traffic count is likely to reveal much higher traffic volumes. As such these roads would typically be designed at 6 metre to 7.3 metres in width with 2 metre footways. Currently there are many places where this is not the minimum.

This scheme would also compromise the concept of an efficient economy by adding to the already lengthy peak time delays that are experienced in the vicinity of Sixways. Delays of ten minutes or more are common for vehicles using the arterial A40 corridor between the Hales Road traffic lights and the Eastern side of Charlton Kings. The addition of over 150 additional vehicles during peak times would only hinder attempts to reduce these delays.

..... *Continued*

Unless the Developer can provide a means to mitigate these fundamental transportation safety concerns and mitigate the strain on the surrounding highway networks through improving the access roads and through providing commuted payments towards the provision of walking and cycling routes and for use in public transport then this application should be refused.

Although I have designed several road drainage schemes I cannot claim that land drainage is an area of my expertise. Never the less I would draw the planning officer's attention to further examples of a developer commissioned report drawing conclusions that command further independent assessment. The Ground Water Emergence Maps utilised by the developer are NOT informed by the catastrophic flooding that took place in the area in 2007. It is widely acknowledged by insurers and engineers that the flooding that took place in properties built in to the hill side in Ashley road, Birchley road and other surrounding areas was caused by movement of the normal aquifers following a rise in the water table in the surrounding escarpment to the East of the proposed development. This same risk will therefore be present in this new development. The flood risk assessment report notes at clause 5.24 that the assessment of "minimal" flood risk is based on historical (pre 2007!) records and is NOT based on a formal risk assessment. I would advocate that the planning officers should commission an independent report on the proposed scheme at the developer's expense. This should cover a full formal risk assessment for flood risk from Ground Water Emergence and the new and severe danger that will be faced by lower lying properties in Charlton Kings and Cheltenham town centre from runoff. An independent report should produce comprehensive recommendations on risk mitigation schemes.

Finally, I would draw the planning officer's attention to the following shortcomings of the proposed development:

- Insufficient playspace provision in the new development proposals - in fact the proposal could be considered to reduce playspace considerably by removing an area that is used extensively by the community (inter school and county cross country competitions, bonfire night celebrations, local childrens play amenity).
- Insufficient affordable housing provision
- Insufficient mitigation of increased demand on medical, education and library facilities

Commuted sums should be considered, agreed and itemised at this stage to redress these items.

In the interests of transparency, I should declare that one metre of my property borders the land that is under consideration at its South-East corner.

Yours faithfully





View of the proposed site from the Charlton Kings village

Charlton Manor,
Ashley Road,
Cheltenham,
GL52 6NS

2nd September 2017

To all involved in the planning application for up to 100 homes on Oakhurst Rise,

This is a special green place at the heart of Charlton Kings and of Battledown.

The last time this site came up for planning, CBC documented that it was unsuitable because of the loss of trees, the unsuitability of the roads, and the existing flooding problems of the area would be exacerbated. The time before that, **the Secretary of State for the Environment ruled against development.** The time before that, CBC ruled against.

It is difficult to write objections to an outline application, particularly when so much of the supporting documentation is factually inaccurate, and silent on facts that are pertinent to this application and both local and national planning frameworks. How are these issues going to be raised as this application progresses, without independent and properly informed consideration, if the applicants are allowed full and unfettered access to all involved, but are not



obliged to have technically accurate and fully representative data on which to make their case? I hope our comments will not be dismissed, as has happened to many of us recently in the planning process, as insufficiently technical or authoritative, just because a paid for report exists that presents one part of the argument.

We are not planning officials. There are a range of reasons why this process feels skewed against residents and local expertise, and why we feel we have none of the benefits afforded to those behind this application. But this is our home, our community, and we believe we know it better than consultants who have visited on a couple of occasions.

As the minister responsible states in his introduction to the national planning framework, "this should be a collective enterprise. Yet in recent years, planning has tended to exclude, rather than include, people and communities. In part this has been a result of targets being imposed, and decisions taken, by bodies remote from them". Or to quote the Localism Act, planning currently "leaves people feeling 'done to' and imposed upon - the very opposite of the sense of participation and involvement on which a healthy democracy thrives."

I request that Cheltenham Borough Council and those that are responsible for decisions around this site give visible and evident weight to the views of the residents affected by this application, even if my comments (or theirs) aren't sufficiently articulate in detailed technical aspects of planning policy.

I oppose this application on several grounds. While accepting the need for affordable housing and the presumption in favour of urban development, this is a >23 home per hectare housing estate on private green space that is central to the townscape of Charlton Kings and its conservation areas and its unique village environment. It borders the AONB and is central to the view from it.

Development of this site (in part or in totality) would result in the loss for us, residents and future generations of school children in the Gloucestershire community, of a richly bio-diverse steep and hilly site that used extensively for primary school children for sport (by all schools in the county) and by our own school for education on the best of our natural environment – organic fields, extensive mammalian, reptile, insect and birdlife, rare plants and protected species under national legislation.

All for housing on an area that floods from the ground up at the top of the site, has problems with drains at the bottom of the site that are documented as insufficient for further use, with no sustainable transport plan or mitigation for oversubscribed local facilities, which destroys protected and ancient trees and important, nationally protected, hedgerow, that removes a unique local amenity in the annual bonfire, that obliterates a 60 year old tradition and county wide amenity in the school, district and county cross country running course, and that fundamentally changes the setting of not one but two listed buildings. Presumably because

of a thirst to meet the regional housing demand – but from a site that is unmentioned in the Cheltenham housing projections over the last decade, is on private green space subject to its own restrictive local policy provisions that preclude such development, delivers no social or affordable housing, no environmental or sustainable features, has no realistic transport or access plan, and all in the Battledown development zone according to Cheltenham Borough Council, where development where the local character is less than 5 properties per hectare and garden grabbing and infill inappropriate - well it is frankly beyond comprehension.

1. **“Public engagement”**: The paperwork supporting the application references national planning policy around local engagement and has produced an impressively glossy 16 page report to demonstrate that they are taking this seriously (“applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably”).

As residents, our experience is markedly different. We have not been consulted effectively, as individuals, or as a community. “Public engagement” was advertised through a connection into the St Edwards school PTA and by the hastily convened Friends of Charlton Kings – it was sheer accident that enabled engagement, as a result of which signs were painted by 8 year old school children the day of the event – perhaps not well versed in the finer points of planning, but passionate about their environment (for future generations, as well as for themselves). At that consultation I was told, in the company of elderly neighbours, that the developers would be paying for a new GP’s surgery to mitigate pressure on amenities. My 14 year old son was told that the traffic survey had taken place on 3 different dates; he pointed out two were in school holidays (none were consistent with the data provided in the consultants report). A PR representative when pushed on wildlife mitigation asked, in front a range of witnesses, an off the cuff remark about badgers including the immortal and incomprehensible line expressing a preference for shooting them.

There has been no follow up with residents.

The site has a primary school as current tenants. School safeguarding policies require visitors to the school to be documented and registered, and for the site to be secure at all times. The developers and their proxies have refused any such identification or registration when seen by residents (including myself), insisting on accessing land by various means without announcing their presence. That’s been both over private land on the Battledown Estate, and by cutting a hole in an area TPO covered and presumed important hedgerow. This at the end of Oakhurst Rise during the nesting season and despite the fact that there are two perfectly serviceable access routes to the site that are used by farm machinery and emergency vehicles as required.

Residents have made complaints under the Countryside and Wildlife Act, to Natural England and to the RSPCA (particularly with respect to the operation of machinery in close proximity to a very large and significant badger sett). We have made CBC aware of our concerns at the destruction of hedgerow, and of trees covered by an area Tree Protection Order.

Local residents have been reported to the police for parking on the street outside their own properties on Oakhurst Rise. Signs have been put up to intimidate residents.

The application claims significant work has obviously been done with Cheltenham councilors.

It is to the detriment of this application, and to the residents' sense of democracy and faith in the planning process, and to the intent of national guidance and localism legislation, that no such care or consideration has (yet) been afforded to those affected by this proposal. These views are doubtless not material to the application, but it is patently unacceptable for comments to be put forward in support of this application that are demonstrably false in the eyes of those most affected – namely residents.

General objections

2. Environmental impact: National planning guidance requires that development moves from a net loss of bio-diversity to achieving net gains for the future. It is inadequate that no ecological survey has been done in spring or summer. This site is an almost unique environment to Charlton Kings and to the wider Cheltenham area in a number of regards:

- being organic grass and wildflower meadow (it has not been treated with herbicides, fertilisers or pesticides in decades, nor has it been subject to any grazing in at least a decade). It is only cut once a year, making it a haven for an enormous variety of reptile, bird, mammalian, butterfly and insect life. Loss of such a site in its totality would be inexcusable – not least because it is used for nature studies by over 400 primary school children on a routine basis. **The ecologist report is inaccurate on these details, having visited the site before the growing season starts, and after the annual cut of the grass.**
- containing a number of important and protected hedgerows (which are covered by a combination of individual and area tree protection orders, in addition to being afforded protection which assumes against removal under the 1997 Hedgerow legislation). The hedges on the sites are all older than 30 years – as evidenced by the fact that the area tree protection orders covering them were signed in the 1980s. They contain wildlife protected by the Wildlife and Countryside Act of 1981, as evidenced by the fact of an enormous badger sett that underpins the hedges, the presence of newts, bats, a multitude of songbirds and much more. And they are included in the maps of Battledown when the estate was first conceived (in 1864). **The ecologist report is inconsistent on these details, surveying the land and admitting to the presence of**

protected species – including in the hedgerows, in the ecology reports - but then claiming the hedgerows contain no protected species in the hedgerow evaluation.

- Being a site extensively covered by mature, even ancient (protected by individual TPO and area TPO) and irreplaceable trees.
- The presence of a mature, extensive badger sett (for which the proposed mitigation is inadequate)
- The presence of multiple reptiles from newts to adders to grass snakes (where planning guidance recommends that the site is not developed – and if it is, a site of larger size and higher quality is needed as mitigation within the same planning locale)
- And a huge range of other non protected species, all of which contribute to the local environment and are unique to an urban and educational environment, even if not ‘rare’ at the national level. Planning legislation does not presume this loss of habitat will be taken lightly.

A brownfield site less than 500 metres from Oakhurst Rise has recently been rejected. It is inconceivable that this site is preferable to that turned down by CBC. And **Cheltenham planning guidance GE2 states that building on private green space will not be permitted when there are detrimental environmental impacts.**

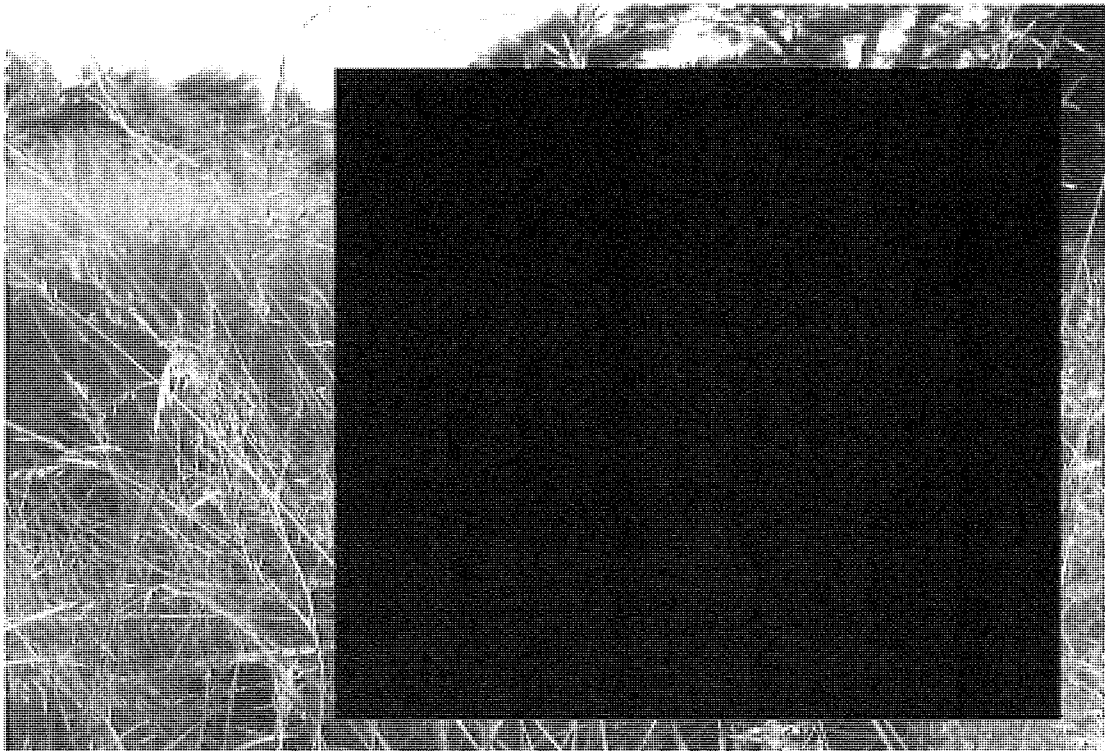
3. Townscape and visual amenity from across Charlton Kings and the AONB: The Landscape Architect highlights that the development would fundamentally change the character of the site, and would reduce landscape quality. Cheltenham’s planning policy prohibits development of private green space in this way (again policy GE2 **which states that development of private green space with a significant contribution to the townscape cannot be authorised**). **It is difficult to think of any site of greater significance to the townscape of the Charlton Kings area as evidenced by the photo above;** that is before the visual impact of the site and its impact on the character of the AONB. It is in sight lines from the Charlton Kings conservation area including the direct view down the street from St Mary’s Church, it provides the setting for the unique nature of the Battledown area, and if approved this would become the **ONLY** high density development on this side of town above 210 metres above sea level, clearly visible from the totality of the AONB surrounding Charlton Kings.

3. Transport and sustainable development: National planning guidance requires the fullest possible use of public transport, cycling and walking, and that key facilities such as primary schools and local shops are within walking distance. Yet this application contains no footpaths, no cycle paths, and makes no mention of the really steep hill that the site is on, and which forms part of the access route to the site. It is inconsistent within its own documentation; in one place quoting the increase in parking spaces, in another stating that it will support a sustainable transport plan. The distances cited in the transport report are wrong by an error margin of up to 150%, particularly for those properties proposed for the bottom right hand corner of the field. It is inevitable that cut throughs will be sought to take path of least resistance – either through the Battledown estate, or through St Edwards Preparatory School, exacerbating the

crime problems across the Battledown area and putting school children at potential risk. Other residents have commented in much greater detail on the traffic risks and implications for Ewens Farm and the residents of Oakhurst Rise.

4. Local amenity provision: National planning guidance requires sufficient community and social facilities to be provided; this application is silent on the fact that all local schools are already oversubscribed (primary schools have no places, Balcarras school has insufficient places even for the current catchment area). No resident of Battledown has succeeded in getting a child into Holy Apostles school in recent years unless they are a church goer or have siblings already in the school, including a family who live 3 doors from the school; nor is it possible to get on the oversubscribed Sixways doctors register. Yet Holy Apostles is cited in the transport data – it might be just over 1km away, but it has no spaces! This adds to the fiction of the transport modeling, as current residents in this area are allocated places at schools and doctors' surgeries many miles from their homes. Most drive. Most leave home at the same time of day.

5. Sustainable development and environment: Children have been walking to school through this field for decades – as this picture of two kindergarten students at St Eds from 2010 shows (at slight odds with the description of the field as short unkempt grass, and more in keeping with the organic wildlife rich version). The ecologists report states "The grassland that covers the majority of the site is short and regularly managed making it poor habitats for reptiles." Except the grassland isn't short. It isn't regularly managed – it is cut once a year. And it isn't poor quality – but then the ecology visit was done on a day in February, before the grass grows, and on a day in September; it is cut, annually, just before school goes back in September.



Specific objections

5. Preservation of the setting of Listed Buildings: National planning guidance and **legislation under section 66 of the Listed Buildings Act places a duty on the decision maker to preserve the setting of heritage assets.** The definition of setting in this regard has been contested through to the court of appeal (Steer vs SSCLG [2017, EWHC 1456(admin)]), and the legal opinion is that challenge can be mounted (including to inspector decisions) if insufficient consideration is given to the listed status of properties and the impact of planning decisions on the setting of such properties – where **setting is NOT just visual appearance, but is the historic, social and economic association between the property and its agricultural lands and the environment in which the listed asset is experienced.**

As the owner of one of the listed buildings affected by this development, it is notable that we have not been consulted in any way shape or form, by those seeking to build up to our boundary. We did not get informed of the “public engagement” exercise in January despite a claim that Ashley Road was leafleted (we have yet to find a single neighbour who was benefited from such leafleting).

We have painstakingly restored a Grade II listed building in routine consultation with the heritage department of CBC. We have agreed to retain the stable block of Charlton Manor as a non-domestic building at their (rightful) insistence – but this site would mean that **our Grade 2 listed stables are within 5 metres of a housing estate, rather than a field.** Irrespective to the screening chosen, given the slope of the hill rising above our property we would both have a dramatic lose of privacy and we would lose light from our land that would affect the aspect of the house, the entire layout of the property, and would significantly impact on a Victorian garden and stabling that **has enjoyed much of its current layout since 1864, including linkage to grazing and ‘historic hunting grounds’ through Leasowe** (our property was previously called Leasowe) as evidenced by the maps provided by residents of Oakhurst Rise. We have planning conditions on the type of paint used on our drainpipes. But we would have new build houses that look straight into our bathroom.

Likewise the aspect of the second (Grade 2*) listed building that forms part of the school would be completely changed (notable that this building is a bat roost, although the ecology report is silent on this fact), impacting the experience of the 400 children each year who are educated there, and for whom the lands were donated.

In addition, the ice house documented in maps from at least 1864 and is directly associated with this Grade2* property – it definitively forms part of the setting for that listed building, and therefore that linkage is a material consideration in granting any development approval.

These issues are dismissed as necessary harms to achieve the “benefits” of a new estate by the consultants’ report. Legal opinion is not on their side and we ask

that CBC seek detailed legal and independent heritage opinion before proceeding with the application, on this technicality alone. I trust CBC will see it differently from the opinion expressed in the heritage report procured by the developers, and will treat the development of the curtilage of a listed building with the rigour applied to those of us who own and manage such properties for future generations.



View of the site from Charlton Manor (Grade II listed) showing the waist high summer meadow (suitable for reptiles – despite an ecology report stating that the site is unlikely to contain reptiles because it is routinely mown). Current plans build to this black fence line, which is the property border.

6. Loss of local amenity: we, like other residents enjoy the annual bonfire and firework display that is held on the site. Our children compete in cross country races around the field, and we watch them from our house. We have seen deer, foxes, badgers, 14 species of butterflies, newts, mice, voles, hedgehogs and endless birds of prey (including buzzards, peregrine falcons, kestrels, tawny owls and little owls). Bats are present nightly throughout the summer. We have had photos of many of these sightings if required. Our children have had nature lessons in the field on a weekly basis; they used a kindergarten playground for 2 years each that was bounded by green fields, clean air and the occasional deer to watch. They attend after school forest school clubs that use the site, attend weekly cross country clubs that use the site – they and 400 other children a year from across the county benefit from a unique county amenity. **Loss of this site would be catastrophic to local amenity – and it would run complete counter to both Cheltenham Local Planning Policy (GE2) and NPPF para 74.**

Also on local amenity, we are fortunate enough to still be a family because of the use of the field as an emergency evacuation by air ambulance when my husband was badly burned in an accident 3 years ago. The speedy medical attention was attributed with saving his life.

7. Legal risk associated with building on a known flood risk site: A visit to Ashley Road should demonstrate the claims made in this application are not accurate or viable. Battledown has springs throughout the hill (presumably that is why the Victorians were able to build up here?). One emerges at multiple points on Ashley Road, and moves significantly depending on the level of the water table, highlighting the destabilizing impact a range of development has had on the local aquifers. The water table is changeable and unpredictable – but springs and standing water emerges at multiple points on this site, mostly marked by the tree lines, and standing water is retained extensively across the site after any rain. **Charlton Manor has a spring fed 5,000 gallon Victorian water tank underneath the house. It is currently used to manage the flood risk to this property. Multiple properties bounding this site have similar or specific features pertinent to the fact that we are affected, significantly, by flooding from natural water rises and severe run off down the hill during times of routine rainfall, let alone extreme weather events.** There are extra drainage pipes under basements, flood cellars, sump pumps and more. Many properties on the hill flooded in 2007 and others have annual problems. Properties have needed to mitigate flood related subsidence as well as management of excess run off. Our local experience is completely counter to the technical data that has been presented, although that is notable in its assumptions, modelling, and lack of any precision information about risk management.

The field itself has a standing pond, and at least two further seasonal ponds can form, in addition to the 150 + year old reservoir noted by Oakhurst Road objections. Rain water doesn't drain up here – it comes over the surface and up through the ground. Proper technical assessment (not the current assertion, assumption and 'modelled data') that accepts and identifies how to mitigate not just the current run off and spring rises, but that also mitigates the broader impact of the elimination of so much natural landscaping and mature trees to the water table and therefore the flood risk across Cheltenham is a necessity. It is notable that some parts of this application state that SUDs technology will be the answer to this previously insolvable problem; but the technical report admits that the clay will make use of SUDs inappropriate to this site, and then proposes that a pond will suffice (there is already a pond – it doesn't).

This survey work has to be done prior to taking this application further, given the **NPPF para 103 puts a duty firmly on LPAs to ensure flood risk is not increased elsewhere. CBC have previously documented the fact that development of even a portion of this site could increase flood risk elsewhere AND exacerbate existing flooding problems on the site itself** (see paperwork provided by 29 Oakhurst Rise). As residents of flood affected properties, we have evidence to support our assertion that this site being developed will have a significant impact on run off, on the water table, and that

the homes on the site will be at risk of ground water flooding from the outset. Previous applications to develop this site have agreed with this diagnosis and rejected applications on grounds of flood risk. Given the current known defects in infrastructure (as documented by Severn Trent Water over the drainage system supporting Charlton Court Road), the specific problems of the site and Oakhurst Rise (documented extensively by residents and the Charlton Kings Flood Action Group, including photographic evidence) and the fact that the Environment Agency responsible for the open watercourses downstream of the site cannot be compelled to act, it is technically impossible for CBC to comply with this basic requirement.

I draw the attention of planning officials to the judgements of Simon Brown LJ and Dyson LJ in the Court of Appeal decision in *Kane V New Forest DC* (2002) 1WLR where the defendant planning authority was held not to be immune to a claim of negligence because they were exercising a statutory function under planning legislation. **Where flood damage is foreseeable, probable and in clear breach of NPPF para 103, it is hard to envisage a defence to future claims of negligence being brought against CBC by any affected residents in the area.** Given this site has been refused permission on grounds of flood risk, and Charlton Kings and Cheltenham properties have been extensively damaged in the vicinity of this site and directly downstream, before there is any realistic prospect of this application being allowed, perhaps you would bring this matter to the attention of your insurers and your legal team.

I would further note that above and beyond recent developments that have flooded prior to even being occupied (cf the Leckhampton Daisy Bank sites and others), Cheltenham has prior history of poor development on a steep clay bank. One ended up with the houses sliding down the hill. This site is above a kindergarten playground – it is simply inconceivable that build would be authorized there without detailed technical evaluation of soil structure in wet and dry seasons.

8. Site history: Smaller versions of this application (3.5 acres, 6.5 acres) have been repeatedly rejected on grounds of flood risk, access, visual impact, loss of local amenity and environmental impact. None of those issues has changed. There is no technical solution to water coming up through the ground, nor can clay be made more porous.

Please refuse outline permission at least until there is a technically accurate and policy aligned plan – this is neither.

In summary:

1. Loss of light and overshadowing; our (listed) property will lose 3-8 hours of sunlight a day, 365 days a year, fundamentally changing the setting of the house and its grounds.
2. Loss of privacy; our garden will be overlooked (and we will overlook the proposed gardens of 50% of the proposed properties from our top floor), our bathroom will be the direct view from 3 new builds – and as a listed

building we can't change that, having designed the layout of the house according to the original 1862 vision for the property, and under the strictures of listed building consents! Another 11 neighbours are similarly affected by loss of privacy and significant overlooking, as well as a kindergarten playground occupied daily by 2-4 year old children.

3. Loss of visual amenity; the site is distinctive and visible (and above the natural build line of Charlton Kings), changing the landscape of Charlton Kings irrevocably from green and village like, to urban and built up. The view from across the AONB is impacted significantly. **This impact on the townscape is in contradiction of policy GE2 which prohibits such development on private green space.**
4. 100 homes (2.7 cars per home?) will generate traffic to transform Oakhurst Rise from a quiet cul-de-sac to a busy access route. Loading on the weight restricted roads of Ewens Farm will be significantly affected. The A40 will be (even more) congested. **Again, Cheltenham Borough Council documented the inadequacy of the road system in previous smaller applications, even 30 years ago!**
5. Residents who currently enjoy dark and silent nights and the occasional sound of the school bell or a buzzard screeching overhead will be subject to the noise and light pollution of a 100 home housing estate and the attendant traffic. And the prevailing winds are from the south west, so the currently quiet Battledown area will be worst affected.
6. Mature trees and important hedgerow are being eliminated; there is supposed to be a **strong assumption against important hedgerow removal** in planning applications under the 1997 Hedgerow Regulations.
7. 2 Grade II listed buildings are reduced to plots bordering a building estate, losing their setting, transforming their curtilage, affecting their grounds, and diminishing them in stature as 2 of Cheltenham's original Victorian manor houses, in direct contradiction of national and local planning policy BE9 and section 66 of the Listed Building Act, which states that the setting of listed buildings will be taken into consideration.
8. The site is zoned in Battledown on Cheltenham's local planning documentation (maximum 4.2 houses per hectare). This design uses the density of housing estates from outside Charlton Kings to justify a density of 23 homes per hectare. 5 times the density of the local area build is not adequate consideration of the local setting or character.
9. **No sustainable features exist in the design**; no solar panels, no ground sourced heat pumps, no cycle lanes, no environmentally friendly or carbon neutral features whatsoever.
10. The Cudnall Street and St Mary's conservation area will be impacted; particularly the already noted issues in the local management plan of traffic management and space around the Six Ways junction, with a detrimental impact on its setting and views.
11. The impact on wildlife and the ecology of Charlton Kings would be unquantifiable – **CBC's planning policy states that environmentally significant impact from private green space development is prohibited.** Not that mitigation is appropriate – but that the development should be prohibited.

12. Loss of local amenity is a certainty, impacting on thousands of school children and thousands of local residents, the former, **in direct contradiction of NPPF guidance on school recreational facilities (para 74)**
13. This site has repeatedly **been rejected on grounds of flood risk and poor drainage**. This application has insufficient local detail to assure residents or lawyers that this risk has been mitigated. Cheltenham has suffered catastrophic local floods, and had repeated problems with rising ground water, especially on clay hills. Battledown has springs. They rise in a number of locations across this clay site, and the water table is locally renowned for its instability.

There are a range of technical, policy and legal reasons for sending this application back to the drawing board. Please do so. And please encourage those managing the application to think about the intent behind the NPPF guidance on engagement of local opinion. It isn't a tick box exercise. It matters.



Charlton Manor



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conservation of listed buildings | heritage planning matters | expert witnesses | audits | research
listed buildings | conservation management and advice | archaeology | historic interiors

Tracey Crews
Director of Planning
Cheltenham Borough Council
Municipal Offices
Promenade, Cheltenham
Glos, GL50 9SA

AHC/ND/9686

20 June 2018

Dear Ms Crews,

RE: Outline application for residential development of 91 dwellings including access, layout and scale, with all other matters reserved for future consideration on land off Oakhurst Rise, Cheltenham (as revised April 2018). LPA REF. 17/00710/OUT

I am writing this letter to you as Director of Planning at Cheltenham Borough Council on behalf of [REDACTED] the owners and occupiers of Charlton Manor, Ashley Road, Cheltenham, as part of their objection to the above planning application currently in front of your Council. I should emphasize that this letters deals only with heritage matters, as this is the area of my expertise. My qualifications and experience are set out at **Annexe 1** to this letter and I have, of course, visited the site and surrounding area before writing it.

The starting point for my consideration of the application proposals are the two heritage reports prepared on behalf of the applicants, a Built Heritage Statement by CgMs Consulting (revised in April this year) and the Heritage Statement produced by Architectural History & Conservation in November 2017. I have also had regard to the Tabulated Historic Environmental Appraisal prepared by ECUS Ltd in December 2017 on behalf of the Council as part of its identification of the

site in the Local Plan as one suitable for housing, albeit for a much lower number, together with their 'clarification' letter to the Council dated 28 February 2018.

Although on first impression, these reports might appear to be thoroughly researched and carefully prepared documents, they are actually in many ways both flawed and inadequate, particularly with regard to the scant attention they pay to the clearly adverse impact the scheme they support would have on the setting of Charlton Manor as a Grade II listed building.

To begin with the Architectural History & Conservation report, as this purports in its Introduction (paragraph 1.2) '*...to establish the significance of the Grade II* St. Edward's School in heritage terms and the likely impact any schemes for developing the field to the north (the application site) would have on the heritage asset*', it might initially be possible to forgive it for not even mentioning Charlton Manor in its text.

When however one notes that Charlton Manor is clearly visible in plate 16 of the report and reads the report's conclusion that '*There is no objection in principle to the development to the north and north-west of The Oaklands (the original name of the Grade II* listed building). The proposed development site was never part of the historic parkland of The Oaklands*', tolerance for the omission of any consideration at all being given to the setting of Charlton Manor in this report begins to lessen.

It may well be that the scope of Architectural History & Conservation's instruction from the applicant was a narrow one (in paragraph 1.2 of their report, they freely acknowledge that their brief was to '*take into account the comments made on 30 October 2017 to Cheltenham Borough Council about the proposed development scheme by the Historic England Inspector and will counter the objections raised therein and seek to justify the development*'), but simply to focus on this one issue without (apparently) giving any consideration at all to the setting of another important nearby listed building (i.e. Charlton Manor) does not appear to me to be either helpful or appropriate.

Indeed, in their anxiety to demonstrate that the application site was not originally parkland associated with The Oaklands and from there to conclude (paragraph

5.1 of their report) '*...that, subject to the shelterbelt (to the north of Oaklands) being restored, there would be very little, if any, harm caused to the setting of the Grade II* house. The development would be in accordance with National and Local Policy*', this significant omission could be extremely damaging to the chances of retaining what is significant about the setting of Charlton Manor if allowed to remain unchallenged.

Before turning to this issue however, I should emphasize that, notwithstanding the conclusions of Architectural History & Conservation's report and the CgMs letter dated 1 November to your Council rebutting Historic England's objections to the application, I very much share Historic England's concerns over the significant harm that would undoubtedly be caused to the setting of the Grade II* listed school building if the proposals were to go ahead.

Indeed, in my professional opinion (my qualifications and experience are set out at Annexe 1), Historic England have, despite the attempts made by the applicants' three separate firms of heritage consultants to discredit their comments, provided your Council with entirely coherent and sustainable reasons for rejecting the application proposals simply on the severely adverse impact they would have on the setting of the Grade II* listed school building alone.

To that clearly harmful impact, must be added the even more harmful effect the application proposals would have on the setting of Charlton Manor.

Unlike the Grade II* listed school building, which I accept when it was built as a private house was not oriented to face the application site, Charlton Manor was clearly sited where it is in order to take full advantage of the views over the adjoining fields and the area beyond.

Charlton Manor (originally known as Simla Lodge – presumably a reference to its airy, elevated position – and later Leasowe before taking its present name) was first built in 1864, possibly to the designs of Henry Dangerfield, Cheltenham Borough Engineer, who laid out the Battledown Estate. As noted in the Historic England list entry (Charlton Manor was first listed in 1983 at a time when many Victorian houses of this type were not deemed to meet the criteria for statutory listing), the house was the first to be built on the Estate.

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The CgMs Built Heritage Statement (revised in April this year) does refer at various points to Charlton Manor but not in a way that suggests its authors have any real appreciation of either its significance and (perhaps even more disturbingly) of the highly adverse impact the application proposals would have on that significance. In this connection, I understand from my clients that, in common with the other heritage consultants employed by the applicants, no representative from CgMs sought access to their property as part of preparing their report.

It might well be that CgMs would argue that such access was not necessary given that the site's direct proximity and visibility to and from the listed building has enabled them to form an opinion on the likely impact of the proposals on its setting, but this would be to seriously miss the point.

As even the description of the building provided in the CgMs report (paragraphs 3.3.22-3.3.27) suggests, this is a case where the rear elevations of the house are at least as important in architectural and historic terms as the front one. This is reflected not only in the architectural detailing and treatment of the rear elevations, but also in the way in which they have been sited precisely where they are to gain maximum benefit of the open views looking south-west and west from the property.

The main ground- and first-floor rooms of the house are all at the back of the house, their large windows clearly designed to take advantages of the fine views from them over the house's garden, the adjoining fields (the application site) and the area beyond, which include the grounds of the school, the Cotswold escarpment and the Black Mountains beyond.

In addition to these rooms, there is a two-storey canted bay window projection (incorrectly referred to as oriel window in the CgMs report) in the angle between the main rear elevation and the house's rear wing. Internally, this is located near the principal staircase and its original purpose (one which it continues to serve today) was to cast additional light into the staircase area, and particularly on the first floor, to provide additional views out from the house.

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Perhaps unsurprisingly, given that they have made no effort to visit the property themselves, none of these critical points has been identified by the authors of the CgMs report.

Their analysis of the significance of the site as part of the setting of the house, in terms of the contribution it makes when viewed from the field is similarly partial, if not severely flawed. At paragraph 3.3.26, for instance, it is noted that *'The Site also forms part of the wider setting, and contributes to the significance of the asset through providing a degree of seclusion, but also open views which give the property a feeling of rurality (before in the very next sentence saying that) This is however secondary to other values in contributing to the significance of the Manor'*.

In light of the inadequate attention paid to what is significant about the setting of Charlton Manor in heritage terms, the section of the CgMs report entitled 'Assessment of Impact', also fails to pass muster, the paragraph on Charlton Manor (paragraph 4.2.7) being quoted here in full, with my observations underlined in brackets alongside: *'Charlton Manor currently experiences open views out from the rear over the open land and this will be largely (almost completely) removed with the proposed development. Additional tree planting will be provided between the Manor and the development, filtering views towards the built form even in winter months, in order to mitigate harm. (Here the authors of the report would do well to be aware of the advice in Historic England's latest guidance on 'setting': 'The Setting of Heritage Assets- Historic Environment Good Practice Advice in Planning Note 3, (2nd. edn. Dec. 2017) paragraph 40 that: 'As screening can only mitigate negative impacts, rather than removing impacts or providing enhancement, it ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets. Screening may have as intrusive an effect on the setting as the development it seeks to mitigate, so where it is necessary, it too merits careful design'.*

The proposed built form within the north east reaches of the Site, closest to the listed building, is also lower in density than the remainder of the development, with large gardens intended to provide a buffer against the listed building (this appears to me to be further acknowledgement of the severe harm caused to the setting of Charlton Manor).

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The asset was originally constructed as part of the Battledown Estate development, and whilst its name suggests that it originally had large grounds, the plot of the asset has always remained consistent, with the Site never having any functional connection to the asset. (The name Charlton Manor is a relatively recent one and the house was never a 'manor' in the true sense of the word. What is more, as the historic and more recent OS maps in CgMs' own report show, the boundary between the house and the field to the east (the application site) remains exactly as it did at the time of the house's construction in 1864).

It is therefore considered that the proximity of the proposed development to Charlton Manor will result in some harm to the setting of the heritage asset due to the loss of views. The principal significance of the Manor is its architecture and historic associations with the Battledown Estate. The views to the rear, whilst providing a degree of context and setting, are not identified as a key contributor to the significance of the Manor and consequently the impact of the proposed development will be moderate and result in less than substantial harm. (I trust that what I have written earlier in this letter will prove sufficient to dispel this ill-conceived and unjustifiable opinion).

This should be weighed against the public benefits of the proposals set out in the planning statement, in line with paragraph 134 of the NPPF' (It is notable that neither CgMs, nor the applicants' other heritage consultants, pray in aid any heritage benefit that might flow from the application proposals. Certainly, I can see none, while for my part it is clear that the degree of harm caused is sufficient for this to outweigh any other public benefits that might be considered to accrue from the development proposals).

In this critique of the various heritage reports (the Tabulated Historic Environmental Appraisal prepared by ECUS provides nothing of substance as regards the application site) submitted on behalf of the appellants it is important to emphasize that I have only picked out the elements with which I most strongly disagree, but it certainly should not be inferred from this that I agree with the other points they make that I have not considered here.

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These issues include consideration of inter-visibility and the heritage significance of views between the application site and the St. Mary's Conservation Area, together with the proposed treatment of the ice house and the ancient north-south field boundary on the application site itself.

Given the significance of the heritage issues raised in this letter, coupled with the fact that as I understand from my clients (apart from the strong objections raised by Historic England to the proposals), this is the first time there has been any independent professional analysis of the 'heritage views' provided to the Council on behalf of the applicants, I would very much welcome a meeting with you and the case officer to discuss the way forward.

I look forward to hearing from you.

Yours sincerely



Dr Nicholas Doggett, FSA, MCIFA, IHBC
Managing Director

Email: nicholas.doggett@assetheritage.co.uk

Cc. Historic England

Enc: Annexe 1: Qualifications & Experience

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Asset Heritage Consulting Ltd: Registration No: 07502061

ANNEXE 1

QUALIFICATIONS AND EXPERIENCE

NICHOLAS DAVID BARTHOLOMEW DOGGETT, BA, Ph.D., Cert. Archaeol., FSA, MCIfA, IHBC, Managing Director and Head of Asset Heritage Consulting:

After reading archaeology and history at the University of Southampton and completing a postgraduate qualification at the University of Oxford I worked for several years as an archaeologist, both in the United Kingdom and abroad. From 1984 to 1988 I was employed on the English Heritage Resurvey of listed buildings in Shropshire, Oxfordshire and Cornwall. From 1988 to 1989 I was a member of the Conservation Team at Bedfordshire County Council before joining South Oxfordshire District Council, where I was head of Conservation from 1991 to 2002, before leaving for CgMs in October 2002, of which I was a Director from 2004.

I left CgMs in November 2010 to establish Asset Heritage Consulting, a specialist heritage consultancy based in Oxford but working across the country.

My doctoral research on 16th-century English architecture was completed in 1997 and has subsequently been published. I am a member of the Institute of Field Archaeologists and the Institute of Historic Building Conservation.

I am the author of two books and several articles and papers on archaeology, building conservation and architectural history, including contributions to the *Oxford Dictionary of National Biography*, and have given lectures and taught on summer schools on these subjects for Oxford University Department of Continuing Education and many other organizations. I was formerly committee secretary of the Buildings Special Interest Group of the Chartered Institute for Archaeologists and am currently a committee member of the Oxfordshire Architectural & Historical Society. I was elected a Fellow of the Society of Antiquaries of London in October 2016.

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In the private sector my clients have included Bournville Village Trust, Oxford colleges, several local planning authorities, the Metropolitan Police, the Home Office and major house builders. I have also acted as a consultant for English Heritage and Cadw on applications for listing, re-grading, de-listing and Certificates of Immunity. I have given evidence relating to the historic built environment at numerous public inquiries and hearings and in court, both for appellants, third parties and local planning authorities.

I am, of course, familiar with the application site and its surroundings.

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Cheltenham BC Planning Application 17/00710/OUT

Public comment response

I would like to formally comment on the above application. I am deeply against this development and agree with the objections already listed to this date. Hence I will cover additional areas.

This covers 3 distinct areas: -

1. The quality of the stakeholder engagement so far.
2. The outline planning application in general.
3. Specific aspects of the planning application which pertain to the proposed development that forms the boundary to our property.

Hence in detail: -

1. The quality of the stakeholder engagement so far

- 1.1. I believe that the community stakeholder engagement was extremely poor. As a Birchley Road Battledown resident with my property forming part of the northern boundary of the proposed site, Syvret Media and SF Planning were unable to notify us of the proposed public exhibition, on challenge they stated "they could not find the letter box." In itself this may seem trivial, but I believe it shows a good example of the poor quality work, low cost work done by the developer and his choice of consultants and advisors.
- 1.2. The public exhibition was not well managed and the developers and advisors gave arrogant and off-hand answers – such as; "the trees with TPOs are of no merit, so they will come down."
- 1.3. The conclusions listed in the SF Planning Statement of community Involvement are astonishing for their bias. From their own survey only 3% of those surveyed would be "mindful to support the development" – this is covered in the conclusion as a "very enthusiastic public consultation process."
- 1.4. The conclusions state that following the process the application has been changed in a number of "significant ways". I strongly dispute this statement. At best, there has been some minor changes, but fundamentally the proposed development still has 100 houses, still has only one inadequate transport access point, is still destroying natural habitat, still gives significant flood risk, is still built on a steeply sloping site of clay, is still highly visible from offsite locations and is still destroying an environment used by the St Edwards school for environmental and sporting activities.
- 1.5. During the initial consultation period I entered email communication with Syvret Media and SF Planning (20 January 2017). I raised the following issues which have been ignored in subsequent submissions: -
 - 1.5.1. Underground springs and complex existing drainage arrangements
 - 1.5.2. Lack of secondary access for the site
 - 1.5.3. Loss of amenity for St Edwards School
 - 1.5.4. Provision of access during winter period of ice and snow
 - 1.5.5. I offered to allow my property to be used for Landscape and Visual Aspect work. This was ignored.

- 1.6. As such I strongly disagree that the process has met the requirements of NPPF as stated in the SF Planning conclusions paragraph 5.3 and 5.4, I believe the stakeholder engagement has been a total failure.

2. The outline planning application in general

- 2.1. The proposed development fails on a number of critical areas that have not been considered in the application documents.
- 2.2. I find it inconceivable that for a development of this size and complexity there is only 1 access point. This is through Oakhurst Rise which was never designed for this purpose. Any form of incident (fire, flood, accident, road repair, large delivery) on Oakhurst Rise will render the entire development site inaccessible by car. This will result in residents abandoning their vehicles in surrounding streets and walking to their homes. In winter periods of ice and snow, Oakhurst Rise will have to take the full traffic for the estate. As a Battledown resident myself, I can confirm that even on gritted estate roads, properties can only be accessed by 4x4 vehicles or cars fitted with snow chains.
- 2.3. The topography of the site, though detailed is not commented upon that the internal roads on the proposed development will have a gradients of around 1 in 6 or 17%. This is extremely steep and will be a challenge for cyclists and walkers. The developers in the Residential Travel Plan are proposing that cycling and walking is used as way to reduce car travel. Though I agree this is a great idea for a flat site, the document is wholly inadequate as it does not take any notice of the topography of the site. It is quite apparent that the author of the report either never visited the site or was on instruction to avoid any mention of the gradients involved. The steep gradients will encourage greater car use, effectively resulting in the entire transport assessments worthless. Another example of an extremely ill-conceived project, biased reports from poor quality consultants and advisors.
- 2.4. As an example of the inadequacy of the access to the site, consider the following example. A parent on the new development purchase a property in the south east of the site, say location 81. They want to meet their child from St Edwards School, effectively close to bottom of their garden. There is no access to the school, so they have to travel up the development to Oakhurst Rise, with steep gradients. Come down Oakhurst Rise, Beaufort Road, along the A40 London Road, up Greenway Lane and up Ashley Road. In total over a mile. Then repeat the entire trip back home. As such they will inevitably use the car. This will add traffic to an already over-burdened road system at school start and finish time. Clearly, people will not tolerate this and as such holes will be made in hedges, fences etc which will impact on the security of the school and the proposed development.
- 2.5. The proposed development site is clay, with steep slopes. We know there are natural springs in the area and complex drainage systems. The preliminary ground investigation report, basically identifies that the site doesn't drain and as such complex drainage solutions will need to be found. From my perspective, this will inevitably lead to flooding on the lower aspects of the proposed site and definitely to lower lying properties. A comprehensive comment from 29 Oakhurst Rise, details underground springs in the area and list them on a map. I can confirm that a neighbouring property has an underground spring which appears in their basement, requiring constant pumping. At the bottom of our garden and just in the development site is a

pond, listed in the Preliminary Ground Investigation Report and detailed as photo 8. This seems to be fed by springs and or ground water. No mention is made in the report as to what is done with this pond. As it appears to be in the back garden of plot 69 and/or 70 – a potential health and safety issue for families and a flood risk.

- 2.6. The Landscape and Visual Aspect report is heavily biased, using selective irrelevant locations and a thoroughly poor piece of work.
- 2.7. The loss of flora and fauna in the site is significant, with again inconsistent and biased analysis.
- 2.8. Cheltenham Planning Policy GE 2; Private Green Space states *“The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted.”* So does the proposed development site meet the requirements of significant townscape and environmental contribution? It clearly has a unique environmental impact with a wide range of flora and fauna, it is kept in semi-wild condition, with once per year grass cutting and occasional tree surgery. It is a unique site that it is surrounded by buildings on all 4 sides, it is visible from the AONB areas. It is a wonderful undeveloped area and forms part of the critical green space that goes to form Cheltenham. As such I contend that any normal person would agree the proposed development site meets this criteria – hence the application should be immediately rejected.

3. Specific aspects of the planning application which pertain to the proposed development that forms the boundary to my property.

- 3.1. Our property is Meadow View, Birchley Road. Under the proposed development, I will have 4 new properties that border my property, these are plots 67, 68, 69 and 70. These will be large 2 story detached properties, but do not deem to be part of the “low density housing area” that start immediately to the east.
- 3.2. On the boundary are 4 ancient English Oak Trees subject to TPOs. These are classified differently in the arboriculturalist’s report as T19 and G1 (comprising 3 English Oaks), both of B3 classification. The Tree Assessment and Inspection Survey for Bat Roost Potential, only found 3 trees (not 4), all deemed tree of moderate potential. It is unbelievable that if a dawn and dusk survey was carried out by the trees, that the experts could not correctly count the number of trees. This questions entirely their competence to carry out such fieldwork.
- 3.3. In the arboriculturalist’s report, he at least recognizes the 4 English Oaks with TPOs on the boundary, though what he proposes is unclear and inconsistent through his report. It appears as if some of them may be retained but others cut down. This is also reflected through the Landscape Strategy Plan and the Site Layout Plan. My personal view is that all the trees on site with TPO should be left alone.
- 3.4. In the Ecological Appraisal, section 3.14, photo 12, the ecologist recognizes the pond on our boundary. Claiming it was not there in September 2016, but was a large pond in February 2017. This pond is clearly identified within the Preliminary Ground Investigation Report drawing 4130/2/2 dated 8/11/16. However the ecologist describes it as an ephemeral pond (meaning - these **ponds** are depressions with impeded drainage, usually in forest landscapes, that hold water for a period of time following snowmelt and spring rains but typically dry out by mid-summer). Having lived in Meadow View for 8 years, I can assure you that the pond level does vary and will dry out during dry summer periods, however for most of the year it is wet

and a source of life and used for birds and animals to drink. I do not know how this pond works, we do know there are springs in the area and the level increase rapidly after rainfall. The ecologist will be aware that ephemeral or vernal pools, do not have fish in them and as such can be excellent breeding grounds for amphibians and invertebrates, as we have seen. There is no mention in the planning documentation as to what is proposed for this pond. At present it appears to be in the back garden of either/or plots 69 or 70. The County Tree Officer in his report mentions this pond from his survey in January 2017 and states it would "not be appropriate in a rear garden". Yet again this shows poor quality work by the developer and his advisors, inconsistencies and avoiding difficult and complex issues. I have included photos from 4th February 2017 and 21 August 2017, both showing the pond full of water.

- 3.5. The Landscape and Visual Aspect Report, makes general mention of the impact the development will have on residents of Birchley Road, though it specifically avoids any mention of the most impacted properties such as Meadow View and Charlton Manor. This is a major oversight in the analysis, creating a clearly biased document. As stated in section 1, I offered the developers to use my location for their visual aspect analysis and before and after drawings. This was ignored, presumably because it would not help their cause. See attached "homemade" impression. Figure 1.
- 3.6. If there are such major problems with the proposed development for the 4 properties that border my property, it is reasonable to assume that the lack of thought, inconsistencies and bad design cover the entire proposed development.

In summary, the application fails for a multitude of reasons

- The stakeholder engagement has been poor, with few matters of substance being correctly considered.
- There are major oversights and omissions in the proposal in general
- The traffic issues have not been correctly considered, especially with the single access and topography of the site
- Drainage and flooding risk have not been correctly considered
- The quality of work from the consultants and advisors is inconsistent, biased, lacking in rigour
- Issues local to our property are totally inadequate, in particular the destruction of trees, the pond, drainage and visual impact
- The developer should apologize to the community for producing such an incompetent and poor proposal that has wasted our time

I would propose that the application is rejected on numerous grounds, the site is listed as a Conservation Area for future generations to enjoy and for preservation of the flora and fauna.


Meadow View, Birchley Road, Battledown, Cheltenham GL52 6NY

Figure 1

Before and after visual impact assessment from Meadow View looking south

Current visual situation



After proposed plot 67 and 68 built and TPO trees removed



Figure 2 – The Pond – 21 August 2017 (top) 4 February 2017 (below)



Meadow View response to updated application 17/00710/OUT

I am deeply frustrated and annoyed with the ongoing process!

I strongly objected to the 2017 application and the 2018 application is equally unacceptable to me.

On 8 September 2017, I produced a detailed response to the application. At that time, I covered the following 3 areas: -

1. The quality of the stakeholder engagement so far.
2. The outline planning application in general.
3. Specific aspects of the planning application which pertain to the proposed development that forms the boundary to our property.

Hence, my new comment will follow the same approach.

1. The quality of the stakeholder engagement so far

- 1.1. In 2017, the community stakeholder engagement was extremely poor. In 2018 it has moved from extremely poor to non-existent. The developers, both William Morrison and the Carmelites have failed to engage at all. Clearly, they have spent significant time trying to “tinker” with the application, but it is unacceptable not to try a repeat a stakeholder engagement process. On this ground alone, the application should be rejected as they have failed to follow normal process as outlined in NPPF.
- 1.2. The recent modifications to the planning application have not fundamentally addressed any of the major defects. the proposed development still has 100 dwellings, still has only one inadequate transport access point, is still destroying natural habitat, still gives significant flood risk, is still built on a steeply sloping site of clay, is still highly visible from offsite locations and is still destroying an environment used by the St Edwards school for environmental and sporting activities.

2. The outline planning application in general

- 2.1. The proposed development still fails on many critical areas that have not been considered in the application documents.
- 2.2. I find it inconceivable that for a development of this size and complexity there is only 1 access point. This is through Oakhurst Rise which was never designed for this purpose. Any form of incident (fire, flood, accident, road repair, large delivery) on Oakhurst Rise will render the entire development site inaccessible by car. This will result in residents abandoning their vehicles in surrounding streets and walking to their homes. In winter periods of ice and snow (as we are experiencing late February / early March 2018), Oakhurst Rise will have to take the full traffic for the estate. As a Battledown resident myself, I can confirm that even on gritted estate roads, properties can only be accessed by 4x4 vehicles or cars fitted with snow chains.
- 2.3. The Transport Assessment Rebuttal is an amazing piece of work, full of inconsistencies and remarkable conclusions. There is no sign of independence of thought in this document. It is interesting to see the proposed A40 / Hales Road junction improvement. Which I think the

developer is suggesting he will cover with a S106. I would suggest that the improvements suggested are totally inadequate for a development of this scale. The correct S106 should cover road widening, traffic management, traffic calming, all the way from Oakhurst Rise to the A40 junction. However, I believe this would make the whole development hugely expensive.

- 2.4. The issues associated topography of the site have not been adequately considered in the updated application. The internal roads on the proposed development will have a gradient of around 1 in 6 or 17%. This is extremely steep and will be a challenge for cyclists and walkers. The developers in the Residential Travel Plan are proposing that cycling and walking is used as way to reduce car travel. Though I agree this is a great idea for a flat site, the document is wholly inadequate as it does not take any notice of the topography of the site. The steep gradients will encourage greater car use, effectively resulting in the entire transport assessments worthless. Another example of an extremely ill-conceived project, biased reports from poor quality consultants and advisors.
- 2.5. As an example of the inadequacy of the access to the site, consider the following example. A parent on the new development purchase a property in the south east of the site, say location 81. They want to meet their child from St Edwards School, effectively close to bottom of their garden. There is no access to the school, so they must travel up the development to Oakhurst Rise, with steep gradients. Come down Oakhurst Rise, Beaufort Road, along the A40 London Road, up Greenway Lane and up Ashley Road. In total over a mile. Then repeat the entire trip back home. As such they will inevitably use the car. This will add traffic to an already over-burdened road system at school start and finish time. Clearly, people will not tolerate this and as such holes will be made in hedges, fences etc. which will impact on the security of the school and the proposed development.
- 2.6. The proposed development site is clay, with steep slopes. We know there are natural springs in the area and complex drainage systems. The preliminary ground investigation report, basically identifies that the site doesn't drain and as such complex drainage solutions will need to be found. From my perspective, this will inevitably lead to flooding on the lower aspects of the proposed site and to lower lying properties. A comprehensive comment from 29 Oakhurst Rise, details underground springs in the area and list them on a map. I can confirm that a neighbouring property has an underground spring which appears in their basement, requiring constant pumping. At the bottom of our garden and just in the development site is a pond, listed in the Preliminary Ground Investigation Report and detailed as photo 8. This seems to be fed by springs and or ground water. No mention is made in the report as to what is done with this pond.
- 2.7. The Landscape and Visual Aspect report is still heavily biased, using selective irrelevant locations and a thoroughly poor piece of work.
- 2.8. The loss of flora and fauna in the site is still significant, with again inconsistent and biased analysis. A few of the trees with TPOs are now preserved, but their roots will be close to foundations, which will lead to ongoing problems.
- 2.9. Cheltenham Planning Policy GE 2; Private Green Space states "*The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted.*" The developer has made no comment on this issue. Presumably because this is an immediate "red flag" to the development. It is a

wonderful undeveloped area and forms part of the critical green space that goes to form Cheltenham. As such I contend the application should be immediately rejected.

3. Specific aspects of the planning application which pertain to the proposed development that forms the boundary to my property.

- 3.1. Our property is Meadow View, Birchley Road. Under the proposed development, I will have 4 new properties that border my property, these are plots 66, 67, 68 and 70.
- 3.2. On the boundary are 4 ancient English Oak Trees subject to TPOs. These are classified differently in the arboriculturalist's report as T19 and G1 (comprising 3 English Oaks), both of B3 classification. The Tree Assessment and Inspection Survey for Bat Roost Potential, only found 3 trees (not 4), all deemed tree of moderate potential. It is unbelievable that if a dawn and dusk survey was carried out by the trees, that the experts could not correctly count the number of trees. This questions entirely their competence to carry out such fieldwork.
- 3.3. In the arboriculturalist's updated report, he at least recognizes the 4 English Oaks with TPOs on the boundary, though what he proposes is unclear. It appears as if some of them may be some impact on them, but they will certainly be in the back gardens of 68 and 69.
- 3.4. In the Ecological Appraisal, section 3.14, photo 12, the ecologist recognizes the pond on our boundary. Claiming it was not there in September 2016 but was a large pond in February 2017. This pond is clearly identified within the Preliminary Ground Investigation Report drawing 4130/2/2 dated 8/11/16. However, the ecologist describes it as an ephemeral pond (meaning - these **ponds** are depressions with impeded drainage, usually in forest landscapes, that hold water for a period following snowmelt and spring rains but typically dry out by mid-summer). Having lived in Meadow View for 8 years, I can assure you that the pond level does vary and will dry out during dry summer periods, however for most of the year it is wet and a source of life and used for birds and animals to drink. I do not know how this pond works, we do know there are springs in the area and the level increase rapidly after rainfall. The ecologist will be aware that ephemeral or vernal pools, do not have fish in them and as such can be excellent breeding grounds for amphibians and invertebrates, as we have seen. There is no mention in the planning documentation as to what is proposed for this pond. At present it appears to be in the back garden of plot 68. The County Tree Officer in his report mentions this pond from his survey in January 2017 and states it would "not be appropriate in a rear garden". Yet again this shows poor quality work by the developer and his advisors, inconsistencies and avoiding difficult and complex issues.
- 3.5. I do have major issues with the Ecologists report on HSI assessment of the pond on the boundary. He estimates that the pond has a drying factor of 0.01. From my understanding of the lowest value is 0.1. However, having lived in the property for over 8 years and discussed with the previous owners, this pond is generally wet and occasionally dries in drought period. As such, I would suggest a pond drying score of 0.2. This has a significant impact on the HSI with a revised score of 0.51. This means the pond is classified as "below average." Which is very different to "poor" and suggest a possible habitat for Great Crested Newts. This is assuming I agree with his other classifications such as shade, terrestrial habitat etc. It is

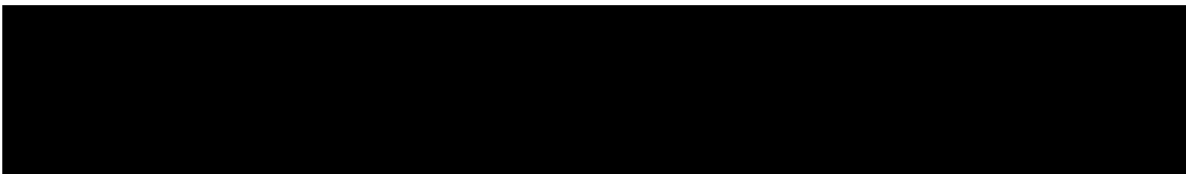
unfathomable that the Ecologist has not tried to discuss this pond with me but has formed his own opinions based upon 2 site visits. Another example of poor and biased reporting paid for by the developer.

- 3.6. The Landscape and Visual Aspect Report, makes general mention of the impact the development will have on residents of Birchley Road, though it specifically avoids any mention of the most impacted properties such as Meadow View and Charlton Manor. This is a major oversight in the analysis, creating a clearly biased document. As stated in section 1, I offered the developers to use my location for their visual aspect analysis and before and after drawings. This was ignored, presumably because it would not help their cause. I repeat, I would be delighted to offer my property for visual aspect analysis.
- 3.7. If there are such major problems with the proposed development for the 4 properties that border my property, it is reasonable to assume that the lack of thought, inconsistencies and bad design cover the entire proposed development.

In summary, the application still fails for a multitude of reasons

- The stakeholder engagement has gone from poor to non-existent.
- There are major oversights and omissions in the proposal in general
- The traffic issues have not been correctly considered, especially with the single access and topography of the site
- Drainage and flooding risk have not been correctly considered
- The quality of work from the consultants and advisors is inconsistent, biased, lacking in rigour
- Issues local to our property are totally inadequate, in particular the destruction of trees, the pond, drainage and visual impact.
- Since the initial application, this site has been considered as part of the Cheltenham Plan – Pre-submission Consultation. In this document, it considers that 25 “units” could be considered for the site. This would appear to more realistic number. However, any development is in breach of Cheltenham Planning Policy GE 2; Private Green Space states “*The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted.*” I will be responding to this consultation separately.
- The developer should apologize to the community for producing such an incompetent and poor proposal that has wasted our time and continues to waste time.

I would re-iterate my proposal that the application is rejected on numerous grounds, the site is listed as a Conservation Area for future generations to enjoy and for preservation of the flora and fauna.



Meadow View response to 3rd updated application 17/00710/OUT

So yet again, the stakeholders and neighbours involved in the Oakhurst Rise proposed development need to respond to now the 3rd minor variation of the developer's and the Carmelite Charitable Trust's ambition to destroy a natural habitat for personal enrichment.

The changes detailed in this third version are relatively minor and do not address the fundamental weaknesses of the application.

In addition, as a concerned member of the public, I have responded to the Housing and Mixed-Use Topic Paper - The Plan 2011-2031 (Issued CBC January 2018). In this document the plan considers the site could possibly be considered for 25 properties. Personally, I have objected to that concept as well.

However, I cannot understand why both the developer and CBC, is allowing 17/00710/OUT to be determined in advance of the Cheltenham Plan, especially for such a contentious and ill-conceived application.

As this is the third response, I will state that I strongly objected to the 2017 application and the first 2018 application, this second 2018 revision is still totally unacceptable to me.

In March 2018, I covered the following 3 areas: -

1. The quality of the stakeholder engagement so far.
2. The outline planning application in general.
3. Specific aspects of the planning application which pertain to the proposed development that forms the boundary to our property.

Hence, my new comments will follow the same approach.

1. The quality of the stakeholder engagement so far

- 1.1. In 2017, the community stakeholder engagement was extremely poor. In 2018 it has moved from extremely poor to non-existent. The second 2018 application has had absolutely no stakeholder engagement, other than submitting a large number of slightly revised documents to the planning portal. The developers, both William Morrison and the Carmelite Charitable Trust have failed to engage at all. Clearly, they have spent significant time trying to "tinker" with the application, but it is unacceptable not to try a repeat a stakeholder engagement process. On this ground alone, the application should be rejected as they have failed to follow normal process as outlined in NPPF.
- 1.2. The recent modifications to the planning application have not fundamentally addressed any of the major defects. The proposed development now has 91 dwellings, a reduction of 9%, still has only one inadequate transport access point, is still destroying natural habitat, still gives significant flood risk, is still built on a steeply sloping site of clay, is still highly visible from offsite locations and is still destroying an environment used by the St Edwards school for environmental and sporting activities. The modifications involved are at best "minor cosmetic."

2. The outline planning application in general

- 2.1. The proposed development still fails on many critical areas that have not been considered in the application documents.
- 2.2. I find it inconceivable that for a development of this size and complexity there is only one access point. Though the number of properties is reduced by 9%, I do not consider this will make any material improvement to the traffic flows. Oakhurst Rise and surrounding roads were never designed for this purpose.
- 2.3. The issues associated with the topography of the site have not been adequately considered in the updated application. The internal roads on the proposed development will have a maximum gradient of around 1 in 6 or 17%.
- 2.4. The proposed development site is clay, with steep slopes. We know there are natural springs in the area and complex drainage systems. The preliminary ground investigation report, basically identifies that the site doesn't drain and as such complex drainage solutions will need to be found. From my perspective, this will inevitably lead to flooding on the lower aspects of the proposed site and to lower lying properties. At the bottom of our garden and just in the development site is a pond, this is shown in the OS maps, Figure 3 and 6 in the Simpson report (Flood Risk Assessment). No mention is made in the report as to what is to be done with this pond. This seems unbelievable that a professional firm such as Simpson, would not review the status of the current ponds on site. It would appear as this will be in the back garden of plots 66 and 67, which will be a safety issue for the owners. I strongly believe this pond will lead to flooding of lower lying properties after periods of heavy rain.
- 2.5. There has been no update to the Ecologists report. There are so many issues with the ecological management of the site, it is remarkable that this document has not been reviewed and updated.
- 2.6. The revised Tree Survey and Landscape Strategy continues to be a poor document with inaccuracies, inconsistencies and biased analysis. The improvements are minor and cosmetic in nature.
- 2.7. Cheltenham Planning Policy GE 2; Private Green Space states "*The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted.*" The developer has still made no comment on this issue. Presumably because this is an immediate "red flag" to the development. It is a wonderful undeveloped area and forms part of the critical green space that goes to form Cheltenham. As such I contend the application should be immediately rejected.

3. Specific aspects of the planning application which pertain to the proposed development that forms the boundary to my property.

- 3.1. Our property is Meadow View, Birchley Road. Under the updated and proposed development, I will have four new properties that border my property, these are plots 64, 65, 66 and 67.
- 3.2. On the boundary are 4 ancient English Oak Trees subject to TPOs. These are classified differently in the arboriculturalist's report as T19 and G1 (comprising 3 English Oaks), both of B3 classification.

- 3.3. In the arboriculturalist's updated report, he now at least recognizes the 4 English Oaks with TPOs on the boundary, I think he is proposing to leave them. However their roots will be close to the construction of plots 65, 66 and 67, which will probably lead to damage or ultimately death to these ancient oak trees. His tables and his plans are inconsistent in labelling. Another example of poor quality work from a supposedly professional arboriculturist.
- 3.4. There is no update Ecological Appraisal. This is astonishing considering the errors and inconsistencies that I detailed in my response in March 2018. As stated in 2.4 above, there is no clarity on what is proposed for the pond on the boundary of my property. From my perspective, this pond provides critical drainage for Birchley Road properties and higher ground within the Battledown Estate, plus it is a wonderful easy access point for the local wildlife and has a high potential for amphibians. It is used by St Edward school for environmental purposes.
- 3.5. If there are such major problems with the proposed development for the four properties that border my property, it is reasonable to assume that the lack of thought, inconsistencies and bad design cover the entire proposed development.

In summary, the application still fails for a multitude of reasons

- The stakeholder engagement continues to be non-existent.
- There are major oversights and omissions in the proposal in general, the reduction in dwelling numbers by 9% does not materially change the application
- The traffic issues have still not been correctly considered, especially with the single access and topography of the site
- Drainage and flooding risk have not been correctly considered
- The quality of work from the consultants and advisors is inconsistent, biased, lacking in rigour
- Issues local to our property are totally inadequate, in particular the management of trees with TPOs, the proposal for the existing pond, drainage and visual impact.
- This development is in breach of Cheltenham Planning Policy GE 2; Private Green Space states *"The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted."* I fail to understand how CBC can continue to consider this application.
- The developer should apologize to the community for producing such an incompetent and poor proposal that has generated so much anger and frustration. Let us hope that the developer and the Carmelite Charitable Trust recognize this application will never succeed and they withdraw before they further alienate themselves from the community.

I would re-iterate my proposal that the application is rejected on numerous grounds and the site should be listed as a Conservation Area for future generations to enjoy and for preservation of the flora and fauna.

[REDACTED]

[REDACTED]

Dear Sir/Madam

I am a Resident living in OAKHURST RISE and I am horrified to think that anyone is ever thinking about putting 100 houses at the end of our road. We already have problems with traffic now because people buying their groceries on line clogging the road up. Then the disabled lady ^{who lives} in the road who is brought home in a vehicle with chair lift but that (can't be helped) then dropping her off and having to park in middle of the road this happens 3-4 times a week again the road is blocked not a problem but will be when 100 houses are proposed.

Also I am worried about flooding, trees fields and old trees absorb a lot of water we see now when it rains the water running down the road when it paws with rain its like a waterfall down the road. We know COXS meadow flood relief can't cope with a flood COS we've seen what happens and where water goes into peoples houses.

There are a lot of wild life and superb old trees on these fields too Badger Setts ~~Deers~~ Deers Birds etc
ALSO

Policy GE2: Private Green Space (Supplementary Planning guidance June 2009) available on the CBC site.)

The development of private green areas,

open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted.

If this does not apply to this site where does it apply then?

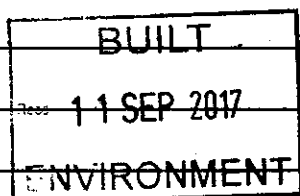
Trying to get on to London Road, Hales Road in peak times are bad enough now this will only make matters worse

Using OAKHURST Rise to access these houses as the only way in and out to this site will put a lot of strain on people and local schools doctors etc

100 houses probable 200 cars most houses have 2 cars per household most home owners work so that's all that traffic when everyone trying to get out same time

There must be somewhere more suitable for 100 houses to built 1 mile 2 miles away not right in the middle of busy roads and a poor steep rise that in ^{the} winter when ice & snow is on hill up into OAKHURST Rise its not passable unless you have 4x4 car people have had to leave their cars down bottom of the hill in severe winter.

I hope these views are considered



yours Sincerely



From: [REDACTED]
Sent: 28 August 2017 11:51
To: planning@cheltenhamcouncil.gov.uk
Subject: 17/00710/out

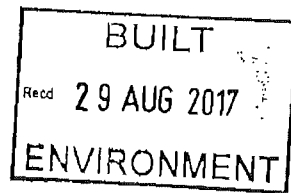


This application is so absurd I am surprised it has even reached the planning stage. 100 dwellings means at least 100 cars trying to get out of a bottleneck not to mention all the trades people, casual visitors etc. This would result in complete chaos. Then there is the environmental damage and falling of mature trees. This must be thrown out [REDACTED] 11 Ashley Road Charlton Kings
Cheltenham GL52 6LF

Sent from [REDACTED] for Windows 10

e-mail did n't work!

16 29



29 Oakhurst Rise
Cheltenham
GL52 6JU

26th August 2017

Dear Miss Payne

RE: Planning proposal 17/00710/OUT

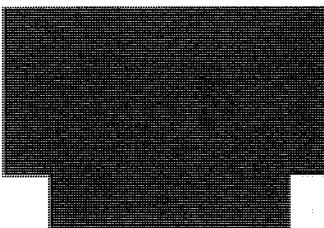
I object to this proposal in the strongest possible terms. I have attached a detailed document outlining my reasons for this.

My husband has made a separate and additional objection on the Planning Portal.

Many residents of Oakhurst Rise are frail and elderly. They are distressed and bewildered by the scale of this scheme. I would request that planners come and speak with them in person as they are not very mobile and require and deserve face to face contact to voice their numerous concerns.

I look forward to seeing this unfair, absurd and speculative plan rejected as soon as possible.

Yours sincerely



Issue 1 – Impact of proposed development on 29 Oakhurst Rise and neighbours

Access issues: All residents are incandescent about the inappropriate scale of this proposal. The number of houses is completely out of proportion to the width and gradient of our cul de sac, especially considering the lack of turning spaces and the need for many residents to park on the road. Many original driveways are not user friendly due to being steep, narrow, poorly constructed and some have cambers and dangerous drop offs. There are never enough parking spaces in modern housing estates and garages are very rarely used. Additional parked cars, in combination with the gradient and width of the road will make manoeuvring a serious issue with the associated noise of passing traffic reversing up and down hill for space. Some cars already need to park on pavements to allow width for refuse and emergency vehicles forcing any pedestrians into the road. We have serious concerns about access to the estate during snow.

Overshadowing and privacy: The proximity of new housing to 29 and 18 is unacceptably intrusive. As the houses will be double storey (and considerably elevated above 29 in particular), there will be major issues with overshadowing and loss of light. Even a single storey garage will block almost all light from our East facing living room which is already very dark. 3 bedrooms of 29 and a bedroom and bathroom of 18 face East so light will be obstructed. We have serious concerns about privacy as upper floor windows will allow views down onto our bedrooms' roof which has Velux windows. It is easy to look down and into our bedrooms and the bedroom of 18 even from the existing elevated ground level on the East side of our boundary.

Inappropriate density and design: The design and access statement claims that buildings will be of an "appropriate scale, mass and appearance". I fundamentally disagree as the street currently consists of low density detached bungalows at the top and the new development is not at all in keeping with this. The density of proposed housing to the West and East shown in the Noli plan may be "akin to that of Ewens Farm estate" but this is irrelevant as the development is NOT actually a neighbour to the estate (which is 1950's terraced council housing). In our corner the site is neighbour to detached bungalows with relatively low density. Oakhurst Rise and Charlton Court Road (1980's semi's) are not Ewen's Farm. The developers have made yet another clear contradiction here.

Excessive noise and loss of character of road: Particularly noise from traffic reversing on hill. Loss of trees. Traffic and high-density housing where green fields have existed will mean a total and absolute destruction of the character of Oakhurst Rise. We are all blessed to live in a very quiet cul de sac, many residents are very elderly and we all bought here due to the peace and tranquillity of the site. The design and access statement claims to the N, E and W of site "boundaries are effectively defined by rear gardens". My boundaries are defined by the beautiful trees and an ancient hedgerow jam packed with wildlife and a sense of peace and privacy. Almost all of this vegetation will be destroyed by the developers.

The developers consider that the site will make a "positive visual addition to the area" weirdly subjective here. I suppose they mean an improvement on "unkempt grass"? Residents cannot see what is positive visually at all, are the developers seriously suggesting that new housing instead of trees and meadow will improve the present view?? I think many local people, however, do believe that new housing WOULD have been a positive visual addition to the exceedingly untidy Tim Fry Estate. Brownfield land which has been declined for development.

Issue 2 – Impact of proposed development on flooding

Flood Risk Assessment & Preliminary Ground Investigation

Summary

The flood consultants assume that... “the risk of surface water flooding is low due to the steeply sloping site”. In fact large swathes of the middle section of the site do not drain at all easily and a vast amount of water sits stored safely in the top soil over winter, drying out very gradually and preventing flooding issues down catchment. The consultants state that the site is in Flood Risk Zone 1. My concern, however, is with the wider impact on the area surrounding the site. The drastic changes to interception rates, top soil levels and permeability on this site will have far reaching effects as the site is at the watershed of a flashy catchment. The impact of the scheme on properties and land below the site seems to be hardly considered. This is concerning as many areas lower down in Cheltenham ARE at very high risk of flooding. I have been in communication with CKFAG (Charlton Kings Flood Action Group) who share my concerns. From reading the report the consultants seem unaware of long standing existing issues with drainage on and around the site, possibly because much of the land is privately maintained. It is essential that more effort is made to discuss these issues with local people before a hasty decision based on sketchy evidence is made that will create a significant risk.

This risk assessment only seems to focus on the proposed site itself and not the on impact of the development on either the wider River Chelt catchment area or those properties directly downhill from the site. The consultant has clearly relied on a desk study and failed to speak to local people about their widespread knowledge of extensive, long standing drainage issues around the site. The proposal for 30 houses off Charlton Court Road was declined in the 1980's due to flood risk and yet that development was at a lower elevation and much smaller in scale. This new proposal seems foolhardy to be honest.

Evidence to support these points

1. A group of neighbours are undertaking a survey of residents of Charlton Kings to provide evidence of the extent, frequency and severity of flooding problems around the site. Evidence to follow asap.
2. I would request that councillors speak with local people urgently as this is an issue of immense concern
3. My neighbour is collating photographic evidence of existing and potential issues with drainage.
4. I have attached written evidence of flooding problems associated with a neighbouring property which gives an idea of the immense flooding risks associated with construction on this site.
5. I would like to urgently know how long we have to compile this evidence as the application has been submitted when many people are away on summer holiday??
6. Maps A, B and C & Written evidence of flooding effect on 25 Oakhurst

Existing conditions on site surface in a normal winter

The developers have shown a reckless disregard for the sensitivity of the site in terms of flood risk to the wider area. In a normally wet winter the top soil layer on the site is saturated for months and very swampy as the clay sub soil is impermeable. I have informally walked my children to and from the Prep School daily over the site for more than a decade and can assure you that the conditions in Feb 2017 when bore holes

were dug and monitored were far from typical, you are normally ankle deep in water at that time of year. All surveys were done after an exceptionally dry period so this renders the result unrepresentative. The extent of problems with the site have simply not been recognised and I would suggest planners speak to residents and the groundsman at the Prep School to get a more accurate picture.

Surface run off from site

Impact to South Western corner (culvert)

The council must be aware of extreme public sensitivities due to the terrible flood issues along the brook to Charlton Court Road and Oak Avenue in 2007. The council has paid for remedial measures that were taken to create a deep retention pond just before the culvert in the SW corner of the Prep. The culvert acted as a blockage to the system that summer. Considering this history has the developer examined whether the culvert has capacity to cope with increased run off from the proposed development? I am unconvinced that the developers have considered whether their inadequate remedial measures will withstand the loss of at least 18,000 sq m of trees and vegetation, and the loss of much of the absorbent, water retaining top soil layer. In addition, I am unconvinced the often mentioned "permeable surfaces" will be particularly effective due to the inevitably limited depth of top soil post construction and the impermeable sub soil (see later).

The attenuation crates would need to be vast, displacing huge amounts more clay; hardly sustainable development. The tank(s) are calculated at 768 m sq which seems inadequate considering the definite loss of 18,000 m sq of permeability and the questionable permeability of the remaining area. We are talking about approx. 40,000 m sq of surface area partly or entirely at risk in addition to the depth of water stored within the topsoil layer. We need much more research done here. I must insist that much, much more thorough investigation of impact is done. I fail to see how a very, very small pond and some attenuating crates will be adequate.

What will happen in the event of C635 exceedance? I am alarmed by how little the consultants appear to know about the existing site. Please see reference below to our very vigorous springs and groundwater issues. The site can become very, very wet, causing localised flooding of roads, cellars and gardens that goes on for several days. If all this water is placed in drains under Charlton Court Road does the system have capacity? Where do the drains discharge and what of the impact at this point? I assume Cox's Meadow. The consultants make no mention of this. What will the impact of losing at least 18,000 sq m of permeable surface on the entire catchment actually be? Has modelling of the impact of exceedance on the town centre been done?

Existing drainage to South and to the West

There are issues with surface run off already, contrary to the consultant's report

Even with the site completely undeveloped and with 100% permeable surfaces, thick top soil, trees, grass etc. residents of Oakhurst Rise and the Prep School have still had historical problems with surface run off. A large drainage ditch had to be dug in the 1980's on the western boundary of the site bordering Oakhurst Rise to divert water that was flooding down into the gardens of No. 18 south to No. 6. On the Prep site extensive ditches to the West boundary exist for similar reasons. These ditches dispose of surface water directly into the brook adjacent to Sixways Surgery where the culvert has been such a notorious pinch point. The flood problem was kicked down the road.

Will the post 2007 retention pond withstand the pressure of construction run off?? Of immense concern is the possibility that developers may choose to discharge run off from the exposed clay during construction

into these existing drainage ditches. This must not be permitted as the clay will simply silt up retention ponds and block the culvert. The ditches must not be permitted to overflow through a primary school for clear Health and Safety reasons.

Impact of Spring lines?

Consultants seem unaware of these

The report shows no knowledge of an extensive network of abnormal springs which emerge at a consistent elevation in gardens on the Battledown Estate, in our garden and across the Prep School site. See Maps A and B. To be fair this may be because the Prep and Battledown are privately managed. The springs emerge following a wet winter. Water flowing from these springs can routinely overwhelm drains causing flooding and requiring homeowners and contractors to clear them. The springs last emerged winter 2012/13.

An old reservoir built to store spring water or possibly prevent flooding is buried in our garden. It is clearly marked on the 1880 map of the site, Map C. Remnants of the brick built reservoir tank were discovered when we had landscaping work done. This is evidence of an historical spring which continues to emerge today. The map also shows extensive drainage channels to the West of the site highlighting how much water flows to the South and West.

Groundwater flooding/springs

The consultants consider that “the risk from groundwater flooding is low”. This is incorrect

Older properties in the vicinity such as Charlton and Ashley Manor have cellar flooding from groundwater almost every year and they have had to install pumps. We had to pump water away from our house in 2012/13 as water poured out of the hillside for days, flooding under our foundations. We have had to install an extensive network of French drains to the rear of the property which we hope will cope with the flow in the next wet season. Our property is very low lying and sunk into the hillside at the rear so we are very vulnerable to this problem. I am sure many other pieces of evidence will emerge from other residents that we will collate.

Sewer Failures

Local sewer failures are notorious. Residents on Churchill Road (No 20) need to rod their sewer at least annually. Not all instances are reported as residents tend to deal with emergencies themselves. Several serious sewer collapses have been reported in Sydenham Rd area as the pipes age. What assurances do we have that the antiquated system is able to cope with a much higher flow?

Concerns re subsidence, safety and conditions on site – Ground Investigation Report

The presence of large trees, clay soils and steep gradients on Oakhurst Rise have led to collapsed drains and subsidence problems resulting in collapsed driveways and damage to some garages. At 29 we have experienced collapsed drains and our garage was demolished due to subsidence. One property on the Rise has needed to be underpinned twice. A number of properties have been recently extended and they have ALL used pile foundations. I am shocked to see the ground investigators recommend that the developer considers using cheaper conventional foundations. This seems to be shoddy in the extreme and may well impact on the stability of the land above 18 and 29 especially when you consider the weight and vibration of machinery, presence of a spring line and risk of slippage. How can we trust a developer who considers cutting corners so recklessly?

Having dug out our rear garden to extend we can testify how soft the clay is after rain, how entirely impermeable it is and how the site will be one huge quagmire when the top soil is removed. Neighbours will testify to the mess as the work was done over a very wet period. We anticipate extensive rainwater runoff downhill from the construction site and into our gardens and properties unless extreme measures are planned for. We also anticipate road safety concerns with mud and lorries on the steep road. The proposed access road is in very poor condition already.

Flooding from artificial sources

When the top soil is removed to reach construction levels water will have nowhere to go.

Number 25 have written evidence (attached) of devastating flooding originating from a temporary retention pond failing when just 3 houses were constructed above our NE boundary. What assurances can residents have that a much, much larger volume of water will be retained safely?

Infiltration & SUDS

The site sub soil has “Low-nil permeability” I agree. Majority of SUDS (measures to increase infiltration) “unlikely to be feasible” agreed.

The water cannot infiltrate the clay sub soil. As the depth of top soil will be reduced and the sub soil is impermeable the benefit of the much advertised “Permeable driveways and surfaces” will be compromised. The 768 m sq “Attenuation Crates” and a tiny “pond” seem totally inadequate considering that the developers know nothing of the scale of the existing problems even with currently optimum interception and infiltration conditions. One study over a dry period is wholly inadequate. “Water Butts”?? Is this all the developer can suggest? I understand the developer has to follow the SUD manual CIRIA C753 to the letter. I feel dubious. None of this seems at all comprehensive, even to a complete layman.

Totally unconvinced that the developer has any idea what the real issues are here.

To conclude this section

- **Risk Assessment is ill informed. Disappointingly thin information on the current risks around the site.**
- **Council may have limited information of scale of issues as much of the area is privately owned and maintained (Battledown and Prep)**
- **Vague information on what will actually be done with excess water, during construction and long term. Very dubious about limitations of SUDS and other remedial measures.**
- **Impact on Oakhurst Rise due to history of problems is an issue.**
- **Awaiting evidence from survey of local residents**
- **Using existing ditches will create an unacceptable flood risk to the brook to the SW, Oak Avenue etc. Additional Health and Safety risk to Prep School pupils. Any silting up of the culvert could be disastrous.**
- **A repetition of 2007 could easily happen without extreme caution at this stage. The Flood Risk Assessment does not show due diligence.**
- **This site is a very sensitive part of the catchment and needs to be treated with more respect**
- **It seems strange that the nearby brownfield Tim Fry site which is entirely paved and built upon (ie. with minimal flood impact) was rejected if this site is considered ideal for development.**

Issue 3: Impact on character of Cheltenham. Loss of visual amenity.

Re design and access statement "visibility from public vantage points" there is scant mention of the view from ramblers' superhighway the Cotswold Way at Lineover Wood. There is no dense development at that elevation in Cheltenham or the surrounding area and it will have a significant impact on the appearance of Cheltenham from Leckhampton Hill and the A435. It will be an eyesore in the "wider context" of the Cheltenham skyline whatever they say about landscaping. It will impact on the character of West Cheltenham as a leafy Spa Town.

In the 2017 Cheltenham Local Plan consultation much was made of the concept of protecting private green space. There was significant public support for protection of the site as an amenity.

"Open spaces within the site comprise unkempt grass and a few trees"I'm sorry to be blunt, but this is absolute rubbish, an insult to local people's intelligence.

Issue 4. The severe impact of the proposal on local traffic

Residual cumulative impacts of traffic will be very severe. There is little regard in the traffic report for gradient, lack of turning spaces and existing difficulties that will be severely impacted. Especially manoeuvring and the impact of more parked cars They say they are creating 248 parking spaces but this includes garages and visitor parking. Who parks in their garages? Just one or two cars parked on road at top of the Rise creates mayhem already. Noise and pollution from reversing up hill will be severe.

The already busy commuter rat-run though Ewens Farm and Haywards Road will be severely affected. The developers' estimates of 48 cars per hour for the number of cars exiting the new estate at rush hour is surely far too low. Are they thinking everyone up there will be retired? (Good luck with sustainable targets for cycling then, see below). Oakhurst Rise is a quiet side road with little traffic admittedly but it is designed in terms of width, gradient and turning spaces to be just that, a quiet side road and not a busy 2-way thoroughfare.

There is huge emphasis on sustainability as part of the National Policy Framework. The developers claim that the new estate will be "accessible without heavy reliance on travel by car". They appear convinced that development will be "highly accessible by walking and cycling". Yes, distances are short on paper but I would love to challenge councillors to try cycling or even walking up to us. My teenagers give up half way, it is steep, 1 in 5 in places. Nobody routinely walks up Oakhurst unless they are on a weight loss plan and nobody will walk to shops from new estate, they will all drive. Nobody is going to cycle. We did have an endurance mountain bike athlete use it for training regularly last year!!

No new provision for bus stops. I guess older people who cannot drive will have to move somewhere flatter or just be confined to houses, isolated. The existing bus stop is already inaccessible to our elderly neighbours due to gradient, condition of pavements and lack of seating or shelter at the stop. Much is made of the poor condition of pavements, lack of pavement at Pine Close, lack of pedestrian crossings on London Rd. It is already very dangerous for pedestrians and particularly school children to cross London Road or walk into town.

Road Safety. Little consideration of the very dangerous junction a foot of Oakhurst and the crazy 2-way blind spot on Oak Avenue. The report makes much of "existing low level traffic" on side streets but little allowance is made for gradient, extreme narrowness of roads when cars parked, parking on corners, blind spots etc. In no way is the consultant "tailoring" the report to "local circumstances". Safety in ice and inaccessibility in snow?

Tim Fry was turned down partly on traffic impact so this proposal is quite simply absurd.

Issue 5: Impact on unique biodiversity of the area

I understand that there is a raft of legislation that has been pretty much ignored by the developers so far. It is really shocking how they get away with acts of criminal vandalism like cutting into an important hedgerow containing nesting birds and driving a JCB over a badger sett. I understand that the Local Authority has a duty of care to ensure that biodiversity is protected. My husband has already written at great length on the Planning Portal about the huge ecological value of these fields. I will not repeat this as I have concentrated on other issues in depth. Suffice to say that the developer has downplayed the diversity and simply not done sufficient homework. We expect all the correct surveys to be carried out including a full bird survey, reptile survey and a survey of every pond.

It will be a travesty if this proposal is approved when you consider the contrasting ecological value of the brownfield Tim Fry Landrover site. In fact I seem to recall that some of the businesses have been investigated, I assume by the council, for infringements against environmental laws.

Issue 6: Loss of a valuable community amenity

One of the very few benefits of this experience is that I have met many local people. I have been touched by the fond memories that many retired gentlemen have of running Cross Country up the hill as school children. Cheltenham has a strong and proud tradition of schools' cross country and performance at town, county and national level is vibrant. Hundreds of boys and girls from all walks of life run the St Edward's course every year. The school regularly hosts Town and County competitions and is probably the only venue in town with sufficient parking and space to do so. What a loss this will be to the town. These events are witnessed by over a thousand family members at times. In some families 3 generations have run the course. It is a uniquely challenging sporting facility within Cheltenham that will be destroyed if the fields are developed. There is nowhere else like it.

At a time of an obesity epidemic, when the government is encouraging children to be more active and when schools are losing playing fields and PE time from the curriculum it seems a tragedy to lose this facility.

The annual fireworks display using the field is attended by thousands of people and is a unique event. The provision of a safe event of this size that is targeted at younger children is not replicated elsewhere in Cheltenham. Many thousands of pounds are raised for charities at this event.

We appreciate your efforts to be fair in this process and hope that the pressure to build at any cost is resisted.

Attachments

Map A

Map B

Map C

Written documents

More evidence of flood data to follow

Map A

location of
springs on land
adjoining Oakhurst
Rise.




CITY OF TENHAM
MURCHISON COUNCIL

1:3000

23 February 2017

© Crown copyright and database right 2016. Information from 1000092524

Spring ① emerges in back garden of 29 Oakhurst

Presence of 3 springs.

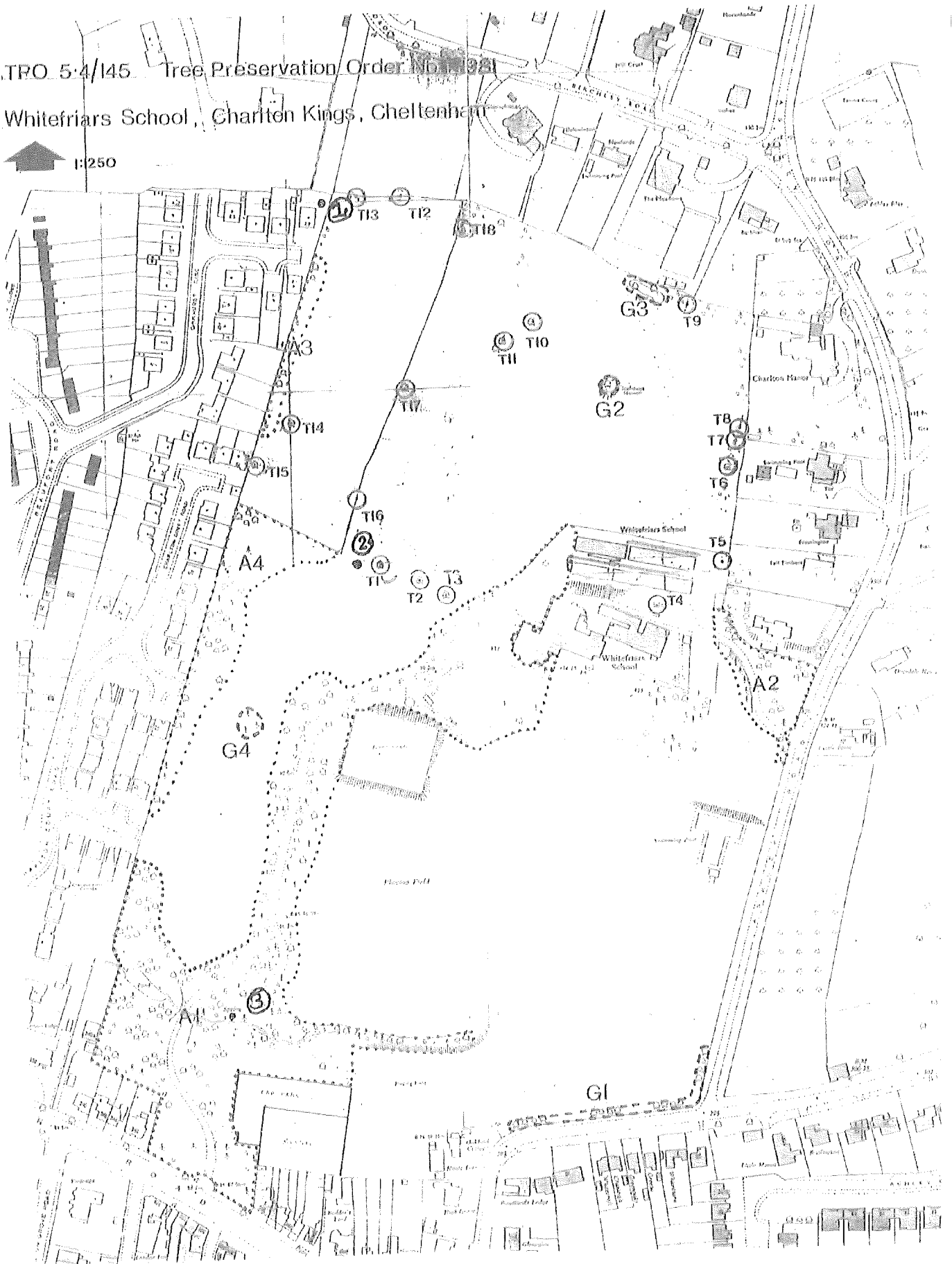
Have been told of springs in
Battledown estate but not
yet sure of location

Map B

TPO 54/145 Tree Preservation Order No. 981

Whitefriars School, Charlton Kings, Cheltenham

↑ 1:250



Presence of ③ known springs

1880

map

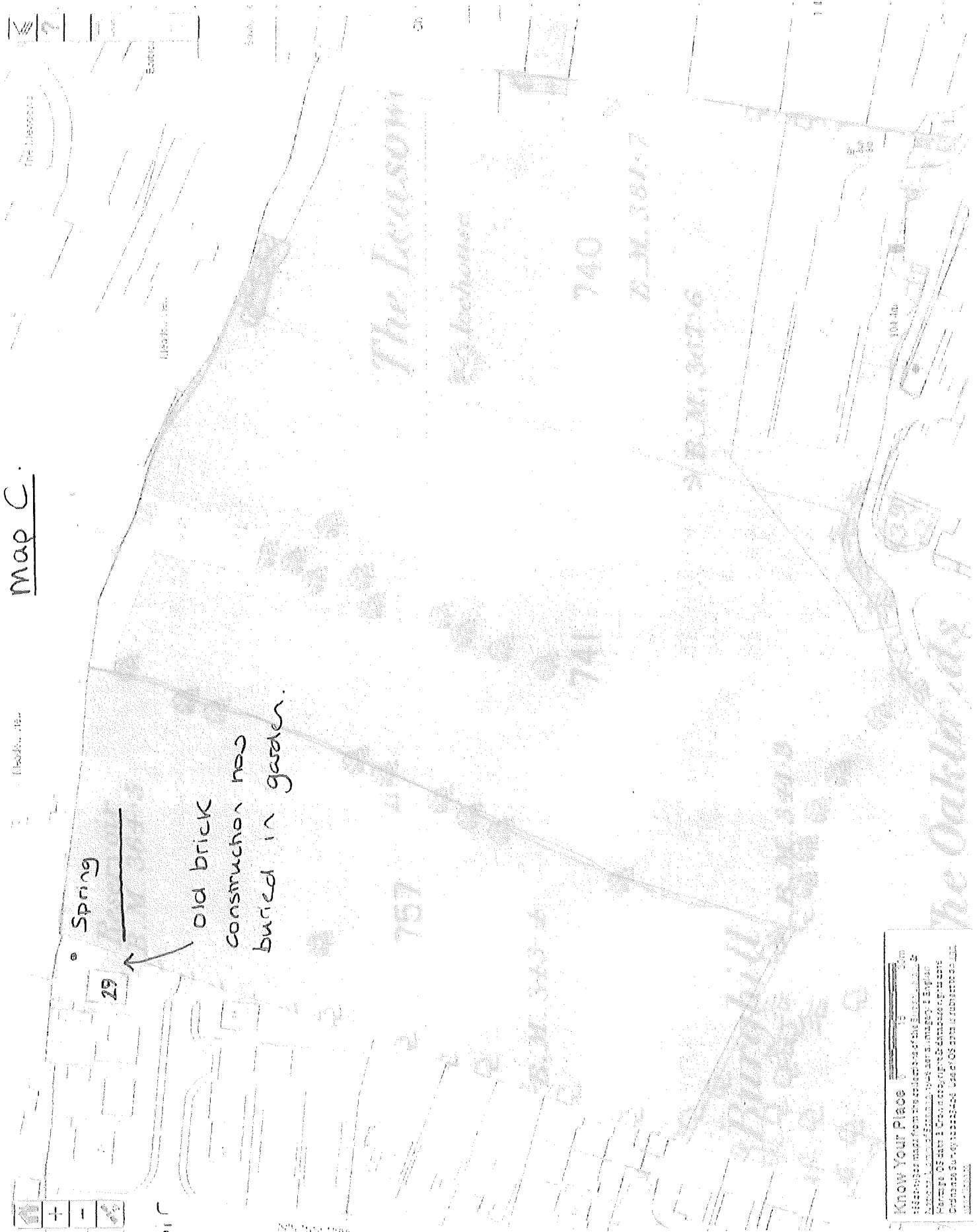
of

reservoir

at

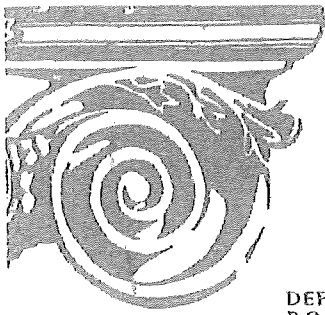
No 29

Map C.



Know Your Place

Historical maps from the archives of the State Library of Victoria, Melbourne, were used in this project. The original maps are available on the State Library website. The original maps are available on the State Library website. The original maps are available on the State Library website.



CHELLENHAM borough council

DEPT. OF ARCHITECTURE & PLANNING Borough Archi
P.O. Box No 12, Municipal Offices, Promenade, Cheltenham, G

FAX No. 0242 221131

*Copies of letters
and flooding surveys
at No 25 Oakhurst.*

The Owner/Occupier,
25, Oakhurst Rise,
Cheltenham.

your ref.
our ref. CB 18595/01 JP
ask for Mrs Moody
extension 216

24th October, 1990
1st NOVEMBER

Dear Sir/Madam,

Construction of three detached houses (detailed plans) land to south side of Birchley Road

I am writing to let you know that I have received a planning application for the above proposal from Berkeley Homes (Western) Limited. The heading to this letter is necessarily abbreviated and should not be regarded as a complete description of the application.

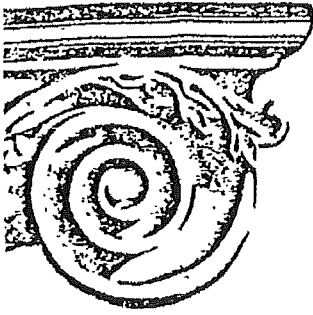
The application is available for your inspection at this office, by appointment please, between the hours of 9.30 a.m. and 12.30 p.m. and 2.30 p.m. and 4.30 p.m. Mondays to Fridays.

If you have any observations to make about this proposal, I should be grateful if you would let me have them, in writing, not later than 14 days from the date of this letter. In accordance with the Local Government (Access to Information) Act 1985, any representations received can only be taken into account if they are made available for public inspection.

If you do decide to comment, I will not immediately acknowledge your letter unless you specifically request this. It is however the Planning Committee's policy that every letter received within the time-scale referred to is copied and sent to each member of the Committee. Any letter received outside that period will be summarised. I shall let you know the Committee's decision in due course. I should also mention that, whilst your views will be carefully considered, the Committee will have other considerations to take into account in making the decision.

Yours faithfully,

Borough Architect and Planning Officer.



CHELLENHAM borough council

DEPT. OF ARCHITECTURE & PLANNING Borough Architect & Planning Officer: David Ross, ARIBA, FRPI.
P.O. Box 12, Municipal Offices, Promenade, Cheltenham, Gloucestershire, GL50 1PP.

telephone: 0242-521333 262626
facsimile: 0242-227131
your ref. JP/BG/CB18595/1
our ref. Mr. Pinfold
ask for 15
extension

[REDACTED]
27 Oakhurst Rise,
Charlton Kings,
Cheltenham.
GL52 6JU

3rd December, 1990

Dear Sir & Madam,

Construction of three detached houses -
Land joining Birchley Road, Cheltenham

Thank you for your letter dated 12th November, 1990, regarding the above matter, which was copied and distributed to all members of the Planning Committee during the week preceding their meeting on 22nd November, 1990.

I can now inform you that it was decided at that meeting to grant detailed planning permission for this development. I would further explain that the applicant had submitted a lengthy report concerning trees on the site and that only a very small number are to be felled. This is being done in the interests of good management, and replacement trees will be planted where appropriate.

The access to the site will be from Birchley Road as approved in principle when the outline application was considered in June 1988. ~~There is no intention to obtain access to this development from Oakhurst Rise.~~

The Committee noted your comments regarding drainage of the site, but this aspect is outside the control of the Planning Committee and will be dealt with under the terms of the Building Regulations Approval which will also be required before the development may be commenced.

Yours faithfully,

[REDACTED]

Borough Architect & Planning Officer

Cheltenham BC
Municipal Offices
Cheltenham

29 Oakhurst Rise
Charlton Kings
Cheltenham
Glos
GL52 6JU

11 January 1991

for Mr. Phillips
Drainage Department

Dear Mr Phillips

FLOODING IN OAKHURST RISE 10 JANUARY 1990

1991

Following our telephone conversation on the 10th January I enclose a plan showing the drainage that I have discovered during my 8 years in Oakhurst Rise.

At present it is clear that any pumping operations into the pond marked 'A' on the attached plan results in flooding of my neighbours property. Having spoken to them there is no history of this having occurred during the existence of this estate.

I have always assumed that the pond marked 'A' drains through my garden via a tiny outlet that I located after heavy rains some 7 years ago. This outlet points in the general direction of my hedgerow and appears to join a second pipe discovered at the same time in the corner of the adjacent field. The hollow that you observed at point 'B' is that pipe and I have always presumed this to be the remnants of a long-time silted ditch running along the field boundary because at times of heavy rain field water runs along the boundary in the direction of point 'B'.

At point C in my garden there is a 'lamp hole' through which one can hear the sound of running water and again I have assumed that the points A and B drain via the lamphole across my front lawn (via the depression) in the direction of the carriageway.

Similarly I have always assumed that downpipes from the roof drain in a similar direction as I have never experienced flooding after the discovery of the outlets at point A and B even during the heaviest of storms. Nor have my neighbours.

I would therefore conclude that all my surface water drainage is positive and not to soakaways.

This I reported to your Planning Department at the time of notification of a Planning Application for the development which is taking place with an assurance that such aspects would be dealt with under the terms of the Building Regulations Approval before the development commenced. The attached letter to my neighbour confirms this.

I am advised by your Councils Building Regulations Department that in this instance such matters are the responsibility of the NHBC although your planning department has always indicated to the contrary, Mr Peter Whatton of NHBC Droitwich tells

me that it is not a matter for the NHBC but for the builder.
This I find hard to believe

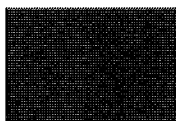
Given the flooding of my neighbour's property, the raising of such concerns in letters from my neighbour and myself at the time of the planning application, the current discharge of pumped water into a small road-side ditch on a private estate and ultimately into Cheltenham BC surface water drainage (and the River Chell) will you give me an assurance that the matter of surface water drainage for the site is to be given the necessary consideration without the further flooding of properties in Oakhurst Rise, both during and after construction. I also trust that your authority is able to resolve this matter to the satisfaction of all

A further concern is that the general lie of the land and access road is with a slope towards our properties and as yet I have received no indication as to the likely form of drainage other than a comment from Mr. Peter Whatton of NHBC that it was to be via soakaways. This in my opinion cannot be so given the clay foundations upon which these houses are to be built.

It was clearly recognised in letters to my neighbour and myself that such matters would be considered but as yet I have no indication that this is so although development continues 7 days a week.

I would be grateful for your response.

yours sincerely

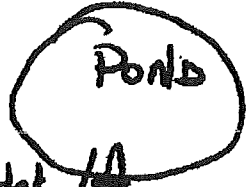


D. A Micklewright

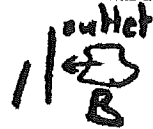
c/Borough Architect & Planning Officer
c/Douglas Allen, Karadys, Oakley Road, Battledown
Battledown Trustees
c/County Councillor George Tatum, 330 London Road Charlton Kings.
c/Nos 23, 25, 27 Oakhurst Rise

Access to development

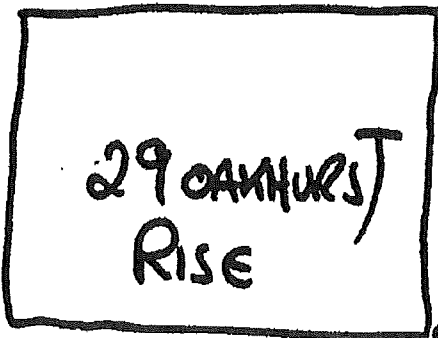
Development Site



Outlet A



silted ditch



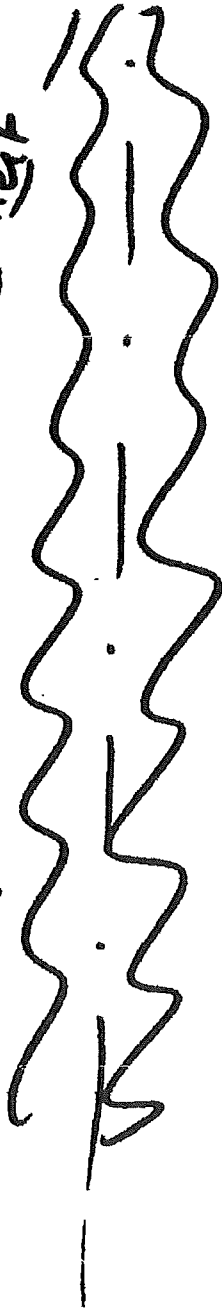
Down pipe

Down pipe

lanphole

assumed alignment

assumed alignment depression in lawn



RDH.D

17th January 1991

Berkeley Homes (Western) Limited,
17, Apex Court,
Woodland,
Almondsbury,
Bristol. BS12 4JT.

02454 615927

Collected 7/3/91

A.D.

Philip Wilks

For the attention of David Keyes - Building Director.

Dear Sirs,

We believe you are the Developers relating to some development taking place at Birchley Road, Battledown, Cheltenham.

We act for Mr. and Mrs. Wilks of 25, Oakhurst Rise, Cheltenham.

We believe it to be the case that water has been discharged from your site in such a manner that it has flowed on to our clients' property in such a way that has caused flooding to our clients' property.

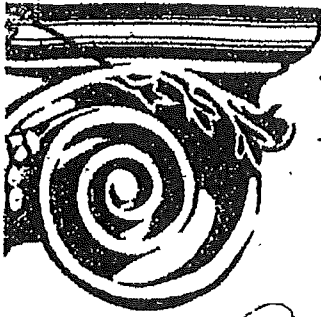
We believe that certain preventative measures have been taken although these may prove not to be successful in any event as our understanding is that the water is still discharging towards our clients' property.

We must make it clear on behalf of our clients that they hold you responsible for any damage caused now or in the future, as a result of the water discharge.

Yours faithfully

BRETHERTON PRICE & ELGOODS

(Solicitors)



CHELTENHAM borough council

*Copy of letter sent
12/1/91*

BOROUGH ENGINEER and SURVEYOR: A. C. Morgan, B.Sc., C.Eng., M.I.C.E., M.B.I.M., D.M.S.
P.O. Box 12, Municipal Offices, Promenade, Cheltenham, Gloucestershire, GL50 1PP.

PLEASE NOTE NEW TELEPHONE NUMBER

telephone: 0242-262626
facsimile: 0242-577966
direct dial:

your ref:
our ref: PJP/BG/CH8
ask for: Mr. Phillips
extension: 2230

23, Oakhurst Rise,
Cheltenham,
Glos.
GL52 6JU

22nd January, 1991

Dear Sir,

Surcharge of Groundwater at Oakhurst Rise, 10th January, 1991

Further to the report of flooding received from Mrs Griffiths at 9.15 am on 10th January, 1991, I confirm that Mr. Phillips visited your property at 9.45 am to discuss the matter. Further visits were made the same afternoon, the following day, and again on 16th January to further investigate and review the problem.

From the investigations carried out and discussions held, it appears that two problems may exist, one exacerbating the other in this instance. From the information conveyed to Mr. Phillips there appears to be a perennial problem with the disposal of surface water drainage at your neighbour's property, No. 25. I have written to Mr. Wilks separately on this matter. This problem was compounded, it appears, by the contractor on a development to the north-east of you pumping water into a pond or depression in the south-west corner of his site. As far as he was aware the pumped water was dissipating satisfactorily. Investigations indicate that the drain from this pond, which remains to be proved as to its precise location and construction, was beaten by the quantity of water for one reason or another. The excess water seems to have found an underground path to No. 25, by-passing No's 27 and 29. Had the developer's contractor been aware of the results of his actions, he would have sited the pump discharge elsewhere, into the site's surface water drainage system. Indeed, he did this as soon as the matter was brought to his attention. He has also given my staff assurances that all water intercepted on the site during construction will be diverted in future to the site's drainage system, which discharges into Birchley Road.


/continued

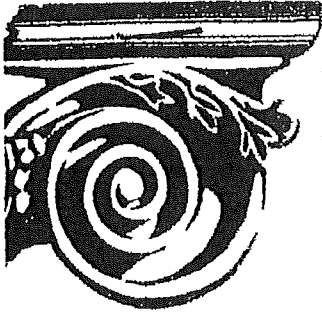
As far as your property is concerned, there appear to be further complications regarding the disposal of drainage from the roofs and drive. From discussions between yourself and Mr. Phillips, I understand that the gully sited between your bungalow and garage acts as, or is, a soakaway. Furthermore, development plans for Oakhurst Rise indicate that the roof drainage also discharges to a soakaway. I find this rather surprising given that I believe clay underlies your property. From discussions with your neighbour, Mrs Griffiths, I understand that seepages from beneath and through the downhill foundations of your property have been observed in the past, not necessarily following rainfall. These have been associated, or linked, with your predecessor washing dogs. Therefore, I conclude that your gully/soakaway does not operate correctly, if at all, and flows entering it are dissipated rapidly beneath your property. This situation appears to have been exacerbated by the events of 10th January when the underground water flow seems to have entered the gully/soakaway and your property foundations from below. I regret that the solution of this problem is a private matter.

Apart from the assurances given by the developer's representatives for the site off Birchley Road regarding temporary drainage during construction, drawings viewed by Mr. Phillips show that all hard surfaces will be drained to the site surface water drainage system. Land drains intercepted by retaining walls to the rear of the houses being built will also be connected to this system. Therefore, it appears at present that the situation which occurred on 10th January should not be repeated either during construction or thereafter.

However, the problems relating directly to the surface water drainage of your property remain. Should you be concerned about the effects that either situation may have had on your property foundations, I would recommend that you seek independent advice. I trust my staff have been able to assist at least in determining the possible causes of the problems encountered on 10th January.

Yours faithfully,


for Borough Engineer



CHELTENHAM borough council

BOROUGH ENGINEER and SURVEYOR: A. C. Morgan, B.Sc., C.Eng., M.I.C.E., M.B.I.M., D.M.S.
P.O. Box 12, Municipal Offices, Promenade, Cheltenham, Gloucestershire, GL50 1PP.

PLEASE NOTE NEW TELEPHONE NUMBER

telephone: 0242-262626
facsimile: 0242-577986
direct dial:

25, Oakhurst Rise,
Cheltenham,
Glos.
GL52 6JU

your ref:
our ref: PJP/BG/CH8
ask for: Mr. Phillips
extension: 2230

22nd January, 1991

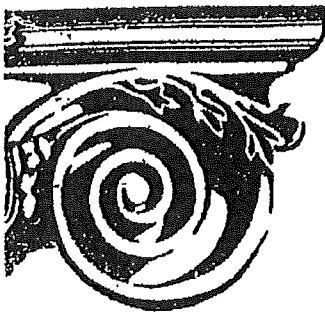
Dear Sir,

Surcharge of Groundwater at Oakhurst Rise, 10th January, 1991

I refer to the events of the above date when water emanated from the ground via a gully/soakaway between your bungalow and garage, and also through and beneath your bungalow foundations, particularly on the downhill side. Apart from causes due to the preceding rain, it appears that a significant contributory factor was water apparently emanating from a development site to the north-east of your property. On the above date, the site groundworks contractor pumped out his flooded works to a pond or depression in the south-west corner of the site. As far as he was aware at the time, the water was dissipating from this location satisfactorily. I understand that, had they known the effect of their actions they would not have pumped to the pond/depression. They regret the problems which seem to have ensued. The developer's representatives met Mr. Phillips on site on 16th January and gave him assurances that any future pumping will be discharged to the surface water drainage system laid beneath the site access road, and which outfalls in Birchley Road. They also pointed out that as soon as they were made aware of the problem on 10th January, they diverted the pump discharge to the constructed drainage system. Intercepted land drain flows will be similarly diverted.

It appears that whatever outlets to the pond/depression do exist were beaten by the pump discharge, and an underground route to your property, by-passing No's 27 and 29, was followed by the water. Establishing the location and nature of this underground route could be very expensive and disruptive and, I regret, is a private matter. Similarly, establishment of the true nature of the drainage from the pond/depression is also a private matter, as virtually all the system which is believed to exist is within private land.

/continued



CHELTENHAM borough council

Copy of letter sent
to No 29

DEPT. OF ARCHITECTURE & PLANNING Borough Architect & Planning Officer: David Ross, ARIBA, FRTPA
P.O. B-x 12, Municipal Offices, Promenade, Cheltenham, Gloucestershire, GL50 1PP.

PLEASE NOTE NEW TELEPHONE NUMBER

telephone: 0242-262626
facsimile: 0242-227131
direct dial:

your ref:
our ref: JP/KL
ask for: Mr Pinfold
extension: 2426

29 Oakhurst Rise
Charlton Kings
CHELTENHAM
GL52 6JU.

28th January 1991

Dear Sir

Construction of three detached houses on land adjoining Birchley Road, Battledown, Cheltenham

Thank you for your letter dated 10th January 1991 regarding the above matter.

I apologise for the confusion which has arisen following correspondence between yourself and my Department regarding the drainage of the site.

I would reiterate that the question of drainage falls outside the control of the local planning authority, but accept that the resolution of the problems which have arisen does not necessarily fall within the control of the Building Regulations Authority (in this case the NHBC) responsible for the site. I understand that the recent flooding was not caused by additional surface water discharge from new roads or buildings but was due to an underground watercourse being disrupted by groundwork at the site. Such problems fall within the auspices of the Borough Engineer's Department and I note that Mr Phillips, the Senior Engineer in the Land Drainage Section, is aware of the situation and has been in contact with the developers with a view to resolving the problems.

Once again I would apologise for having misinformed you and for the fact that the method of co-ordination between the Planning Department and the Borough Engineer's Department failed to alert the Land Drainage Section at an early date. Naturally, I trust that the difficulties can now be satisfactorily resolved.

Yours faithfully

Borough Architect and Planning Officer

Drawings of the development viewed by Mr. Phillips on 16th January, when he met the developer's representatives, show that drainage of all hard surfaces will be collected and disposed via the above system. Land drains intercepted by retaining walls to the rear of the houses will be similarly treated. Should the problems associated with surface water drainage at No. 25 also be resolved, I would hope that you would no longer be affected by water seepages emanating from beneath that property.

If you remain concerned regarding the effect that this and previous events may have had on your property, I recommend that you seek independent advice. I trust that these comments are of assistance to you.


Yours faithfully



100 1000000 1000000

25 Oakhurst Rise
Cherlton Kings
CHELTENHAM
GL52 6JU
Tel 0242 575338

4 April 1992


Borough Engineer & Surveyors Office
Cheltenham Borough Council.
Municipal Offices, Promenade,
CHELTENHAM,
GL50 1PP

Yr Ref: PJP/KW/CH8

SURCHARGE OF WATER AT 25 OAKHURST RISE

Dear Mr Phillips,

Please find enclosed papers detailing the water table survey I have carried out over the past few months.


Unfortunately, we have not had a great deal of rain during this time but the rainfall on the 1st April was sufficient to raise the underground water level such that seepage occurred above ground at the lower end of the bungalow at the points indicated on the plan drawing.

The only time this year the SW surface drain in front of the garage has overflowed was 9th January 1992. This was the first occurrence since the overflow last year on 6th March 1991.

As can be seen from the graph, bore-hole no.4 was the last to be dug on 18th February and there was no rain till the 27th February when that hole filled up dramatically a few days later. This, I think, is significant as the same thing happened after the rain from 22nd March onwards. Note too that the depth to water in hole 4 on the 1st April is at ground level at the lower end of the bungalow hence the above ground seepage.

I look forward to our meeting on Wednesday at 4 p.m. to discuss the solution to this problem.

Yours sincerely,

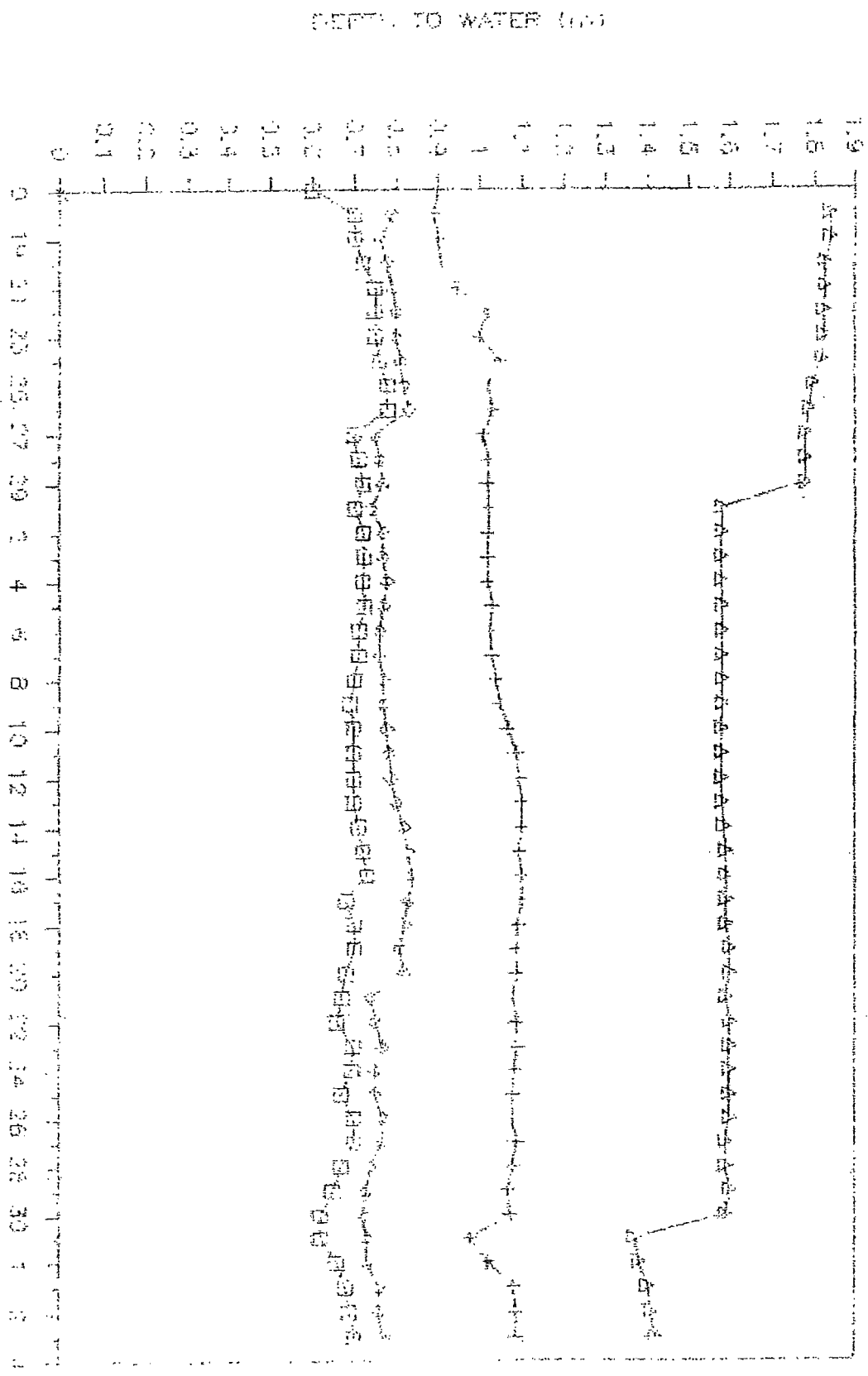

Mr Peter G Wilks

W A T E R T A B L E L E V E L S
2 5 O A K H U R S T R I S E

		Depth to Water (m)				
(1992)		(Datum Level = Damp Proof Course)				
Date	Time	Hole 1	Hole 2	Hole 3	Hole 4	Remarks
18-Feb	1700	0.60	0.90			:Overnight Rain
19-Feb	1540	0.70	0.89	0.73	1.84	:Dry
20-Feb	1534	0.70	0.90	0.76	1.84	:Dry
21-Feb	1600	0.72	0.91	0.73	1.83	:Dry
22-Feb	1732	0.75	0.95	0.79	1.83	:Dry
23-Feb	1800	0.75	1.02	0.80	1.83	:Dry
24-Feb	1630	0.75	1.00	0.80	1.83	:Dry
25-Feb	1620	0.76	1.05	0.81	1.82	:Dry
26-Feb	1655	0.78	1.02	0.82	1.80	:Dry
27-Feb	1700	0.78	1.03	0.83	1.79	:Very Light Rain
28-Feb	1800	0.70	1.01	0.75	1.78	:Overnight Rain
29-Feb	1640	0.71	1.02	0.76	1.78	:Dry
01-Mar	1100	0.72	1.02	0.77	1.78	:Light Rain
02-Mar	1630	0.70	1.02	0.74	1.58	:Overnight Rain
03-Mar	1830	0.72	1.02	0.77	1.58	:Dry
04-Mar	1630	0.73	1.02	0.77	1.58	:Dry
05-Mar	1645	0.72	1.02	0.78	1.58	:Dry
06-Mar	1745	0.73	1.03	0.77	1.58	:Light O'night Rain
07-Mar	1645	0.71	1.03	0.76	1.58	:Light O'night Rain
08-Mar	1710	0.71	1.03	0.76	1.58	:Dry
09-Mar	1655	0.70	1.04	0.77	1.58	:Dry
10-Mar	1710	0.69	1.05	0.77	1.58	:Showery
11-Mar	1715	0.70	1.07	0.78	1.58	:Dry
12-Mar	1745	0.70	1.09	0.79	1.58	:Showery
13-Mar	1720	0.70	1.10	0.79	1.58	:Showery
14-Mar	830	0.70	1.10	0.80	1.58	:Dry
15-Mar	1815	0.71	1.10	0.82	1.59	:Dry
16-Mar	1630	0.72	1.10	0.83	1.59	:Dry
17-Mar	1720	0.73	1.10	0.84	1.59	:Dry
18-Mar	1700	0.68	1.10	0.83	1.59	:Heavy Showers
19-Mar	1700	0.70	1.09	0.82	1.59	:Dry
20-Mar	1500	0.70	1.09	0.81	1.60	:Light Rain
21-Mar	1700	0.68	1.09	0.82	1.60	:Overnight Rain
22-Mar	1130	0.67	1.08	0.74	1.59	:Overnight Rain
23-Mar	1130	0.66	1.09	0.75	1.60	:Showery
24-Mar	1730	0.70	1.09	0.77	1.60	:Dry
25-Mar	1730	0.70	1.09	0.75	1.60	:Light Rain
26-Mar	1600	0.67	1.08	0.75	1.60	:Overnight Rain
27-Mar	1700	0.70	1.08	0.77	1.60	:Light Rain
28-Mar	1800	0.70	1.09	0.77	1.59	:Dry
29-Mar	1700	0.67	1.08	0.74	1.59	:Overnight Rain
30-Mar	1750	0.65	1.07	0.73	1.60	:Showers
31-Mar	1700	0.62	1.08	0.72	1.59	:Showers
01-Apr	1100	0.62	0.98	0.73	1.37	:Heavy Showers
01-Apr	1700	0.66	1.02	0.73	1.38	:Showers
02-Apr	1900	0.68	1.08	0.76	1.40	:Light Rain
03-Apr	1600	0.69	1.09	0.76	1.41	:Dry
04-Apr	1100	0.70	1.09	0.77	1.42	:Dry

W A T E R T A B L E L E V E L S

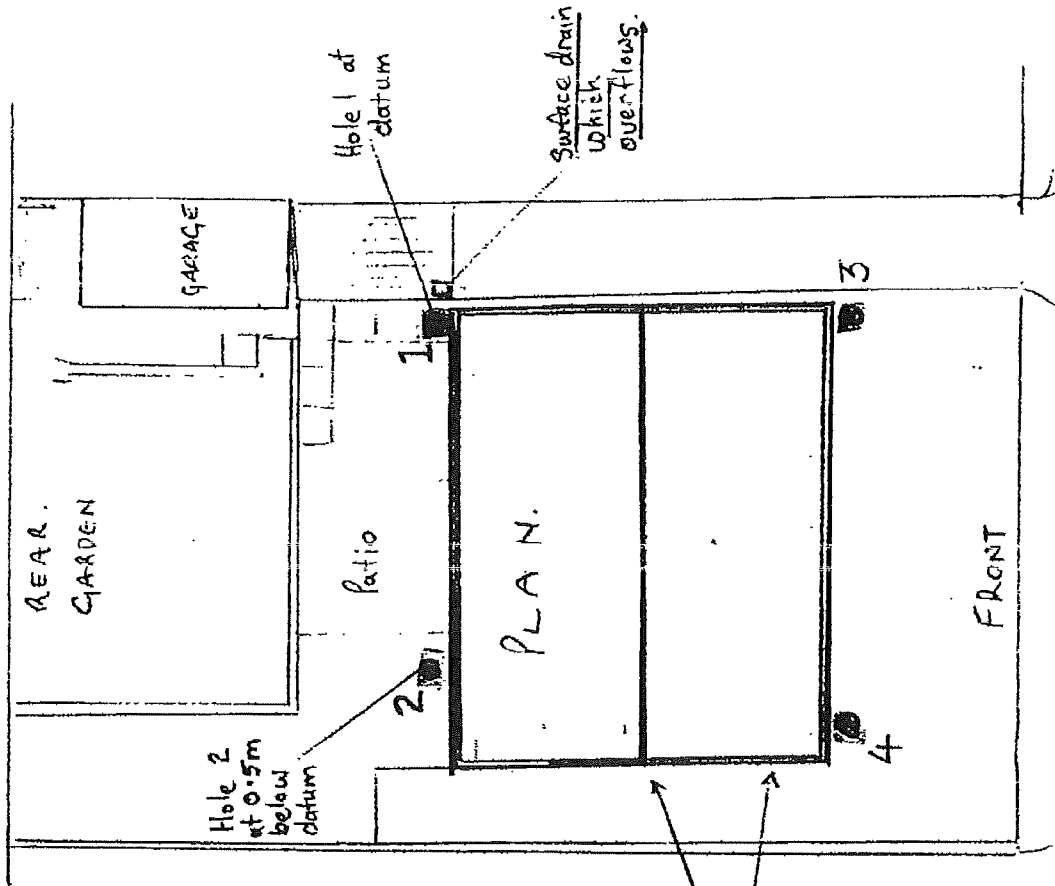
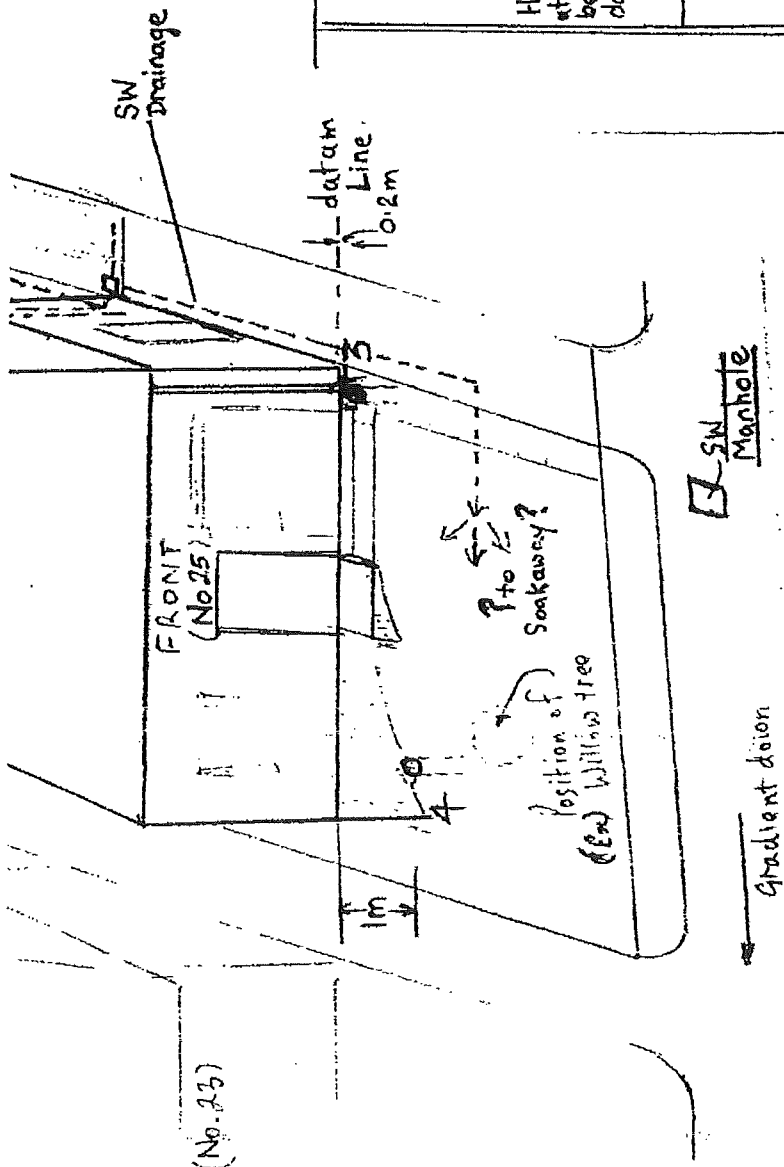
25 OAKHURST RISE



Hole 1 4 Hole 2 3 Hole 3 2 Hole 4

MONTHS: FEBRUARY, MARCH/APRIL

(No. 23)



Position of
seepage at
surface
(Surface level
at this point
is 1.4m
below datum)

25 OAKHURST RISE
NOT TO SCALE

John & Co. Martlew & Co.

SOLICITORS, ADVOCATES AND
COMMISSIONERS FOR OATHS

OUR REF JM/KTLJ/Ayres
YOUR REF
DATE 29 March 2004

Solicitors' Chambers
30 Cambray Place
Cheltenham GL50 1JP
Telephone: 01242 233917
Facsimile: 01242 226291
DX: 7474 CHELTENHAM
Email: johnmartlewco@clara.net

[REDACTED]
9 Silverwood Way
Up Hatherley
CHELTENHAM
Glos
GL51 3TW

Dear Andrew

Re: Your Purchase

In connection with your purchase, I have received the outline contractual documentation. I enclose herewith:-

1. Seller's Property Information Form.
2. Fixtures, Fittings and Contents Form.
3. Copy documentation supplied by the vendor of correspondence with Cheltenham Borough Council and Simpson Associates (I have not retained copies).

~~There has obviously been some problems historically with regard to the drainage of ground water at the property.~~

Although the correspondence in the clip is over 10 years old, you might like to satisfy yourself.

Presumably, as you are taking out a small mortgage, there will be a survey and it might be worthwhile drawing this correspondence to the attention of the surveyor.

I will see if anything shows up on the Local Search.

Kind regards.

Yours sincerely

[REDACTED]

PARTNERS: Simon Herr LLB (Hons) John W. Conway LLB (Hons)
ASSOCIATES: Nicolas W. Morrow-Brown, BA (Hons) Member of the Family Law Panel
Dianne H. Pearson LLB (Hons) Member of the Family Law Panel
SOLICITORS: Stephanie Pearce LLB (Hons) Gemma Duckworth LLB (Hons)
LEGAL EXECUTIVES: Eunice M. Hope F.Ins.L.Ex., Emma Leek BSc (Hons) F.Ins.L.Ex.
MANAGER: P.M. Stockton PROBATE S. Matthews-Brain CONVEYANCING

Also at 2 High Street, Cinderford (Tel: 01594 823205)
and 2 Church Street, Ross-on-Wye (Tel: 01989 562903) as Thorpe & Thorpe

Community
Legal Service



Criminal
Defence Service



This firm is regulated by The Law Society

OUR REF: JM/SP/Ayres
YOUR REF:
DATE: 2nd October 2007,

Solicitors' Chambers
30 Cambay Place
Cheltenham
Glos GL50 1JP

DX 7474 CHELTENHAM

[Redacted]
25 Oakhurst Rise
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JU

Dear Andrew,

Re: 25 Oakhurst Rise

I refer to your telephone calls to the office about the problems you had with the wall and I have been through the file and there is nothing which I think particularly helps.

After completion I was sent a copy of the Transfer of the 19th of August 1971. This is an Office Copy, the original is with the Land Registry and you can of course get copies at any time. The plan shows that the boundary to the left of your property as you look at it from the road and the rear property belong to you. I also read through the correspondence and enclose a copy of my letter of the 27th of March 2004 when I see that I sent to you copies of correspondence but as you will see I did not retain copies. ~~I go on to say there has obviously been a problem historically with the drainage of ground water at the property!~~ I also enclose the copy of the register as it was just before you purchased, but that does not seem to help either.

If there is anything further I can do to help please let me know. There is nothing on the file but if you have that correspondence and if you think it would assist I would certainly come to meet you and look at the problem on the spot.

Kind regards.

Yours sincerely,

[Redacted Signature]

JOHN MARTLEW



Sole Principal: Simon Hett LL.B (Hons)
Consultant: John Martlew LL.B LL.M
Regulated by the Law Society



17+18

From: Internet - Built Environment
Sent: 26 February 2018 08:50
To: Internet - Planning Comments
Subject: FW: 17/00710 Land off Oakhurst Rise
Attachments: 20171210_151442.jpg; 20171210_151515.jpg

17/00710/

*Audrey Ridley
Customer Liaison Officer
Place & Economic Development
Mon, Tues & Wed
01242 264328
audrey.ridley@cheltenham.gov.uk*

From: [REDACTED]
Sent: 27 February 2018 10:55
To: Internet - Built Environment
Subject: Re: 17/00710 Land off Oakhurst Rise

Additional photos attached of bottom end of Oakhurst in the snow referred to in my objection letter sent today.

[REDACTED]
29 Oakhurst Rise

Get [Outlook for iOS](#)

From: [REDACTED]
Sent: Saturday, February 24, 2018 4:50:33 PM
To: builtenvironment@cheltenham.gov.uk
Cc: Paul McCloskey; Helena.McCloskey@cheltenham.gov.uk; Matt Babbage; Louis Savage; Sally Ward; Andy; Andrew Elaine
Subject: 17/00710 Land off Oakhurst Rise

Dear Martin,

Regarding revised plans for 17/00710

I have looked at the revised plans. It is with great disappointment that I must continue to object on the same grounds as my previous objection.

Some other issues have come to light since the revised plans were submitted.

Road safety in winter (please see attached photo of Oakhurst in December)

Even at the moment this is a remarkably dangerous road in winter conditions.

I would like to point out that the recent cold snaps with snow and ice have made Oakhurst Rise incredibly difficult, even dangerous to walk down and certainly to drive down. And we are a fit active family. The pavement down the steepest part of hill at times was more suited to Olympic Skeleton than any kind of walking. The elderly are housebound until it thaws and everyone is carbound at the top.

In December a Christmas visitor to our top section gave up and parked his car, left it in gear and found the entire car had sledged by itself the the bottom of the hill..thankfully no-one was hurt but it gave him a fright. We have resorted to watching the weather and parking completely away from Oakburst if snow is the slightest possibility.

Road safety all year

The blind junction at the bottom of Oakhurst WILL cause an accident soon even as things stand today. An inconsiderate family constantly park 3 or more vehicles on the blind corner, even in the snow and ice. I have asked them to move their vehicles and so has my husband and most residents, but they say they are not illegally parked. Please see evidence from Sunday 10th December attached. My son cycles to school and is forced onto the right hand side of the road just before this blind junction, oncoming traffic coming up and onto Oakhurst regularly face near head on collisions with descending cars. Only the alertness of drivers in braking suddenly is stopping a knock. A boy on a bike could be badly hurt and that boy is statistically likely to be mine. The hedges on one side of this junction are also constantly thorny and very overgrown, obscuring vision and forcing pedestrians into the path of cars coming uphill.

Who is taking responsibility for road safety now when we have less than 20 houses, let alone if there are 120 houses and all the associated construction traffic in future. Councillors please regard the safety of Oakhurst residents. This road is already dangerous.

Environmental Surveys

I still await the report from the county ecologist on this valuable site. Can any real judgement be made on the value of the fields to endangered flora and fauna in late winter? A desk study will not be sufficient . The developers' ecology reports are inaccurate and I must insist that proper diligence is shown to wildlife legislation. A desk study in late winter will not fulfil the need for proper reptile surveys to name just one example. I will remind you that the wilful destruction of the hedgerow by the developer has been shown to be an illegal act.

Local Green Space

You will be aware that it took the best part of a year of asking to obtain details of how to apply for this. I now understand that we have to await the decision from the planning committee before we can even try for this protection. This seems to be a lot of obfuscation going on here which bars residents from finding their way through the system.


29 Oakhurst Rise

17/007107





13/00710/





Judith Baker

From: Judith Baker
Sent: 12 March 2018 09:27
To: Internet - Planning Comments
Subject: FW: Objection to Planning Application 17/00710
Attachments: Results table flood.docx; Flooding map GL52.pdf; wildlife back up.xls

judith baker
planning support services
email: judith.baker@chelfenham.gov.uk
tel: 01242 774940

From: \\\V\ [REDACTED]
Sent: 10 March 2018 10:51
To: Internet - Built Environment; [REDACTED]
Subject: Objection to Planning Application 17/00710

29 Oakhurst Rise

Dear Ms Crews

We continue to object to this proposal in the strongest possible terms.

Over the past 12 months neighbours have conducted a number of short surveys of local residents on issues of experiences of flooding. We have also asked for reliable sightings of protected wildlife in the area.

Flood risk and unstable ground

What we have exposed in these surveys is the total unsuitability of the site in terms of aggravating the existing flood risk to properties downhill from the site. There have also been a number of comments from residents in Oakhurst Rise and Charlton Court Road about existing subsidence risk due to clay soils, spring lines and large trees. Residents are also most concerned about the risk of run off flooding during development of this clay site once the absorbent top soil is removed to reach levels. This happened when just 3 houses were built above Oakhurst Rise, the run off from 100 houses will be considerable and we anticipate a repetition of the Leckhampton site flood issues last year.

Biodiversity

We have also exposed the immense value of the area in terms of biodiversity. I note with interest that Natural England commented on the sites potential connectivity to the protected Beech Woodland SSSI on Cleeve Common. The presence of reptiles (including adders) on site would support a high degree of connectivity to the SSSI and the AONB.

I must again insist that the correct Environmental Surveys are carried out by an Independent Ecologist as the Consultants commissioned by the Developers have not done the correct ground work eg full pond and reptile surveys. We also feel that the existing surveys seriously downplay the value of the site. I do not see

how decisions about the ecological value of the site can be made this early in the Spring when no-one independent has assessed the site in the growing and breeding season.

I attach 2 tables of evidence from local residents and a map of flood risk. Some of this information will probably be submitted by other members of the community in due course.



Species_Name	Location	Grid_Reference	Date
ADDER	Oakhurst garden	964215	2004?
GRASS SNAKE	Oakhurst garden	964215	2006
SONG THRUSH	Oakhurst garden	964215	2017
BATS	Oakhurst garden	964215	2017
BATS	Oakhurst garden	964215	2017
SONGTHRUSH	Oakhurst garden	964215	2017
BUZZARD	Oakhurst garden	964215	2017
OWL	Oakhurst garden	964215	2017
BADGER	Battledown garden	967218	Feb-17
SPARROWHAWK	Battledown garden	967218	2017
GRASS SNAKE	Battledown garden	967218	2015
ADDER	Battledown garden	967218	2010?
DORMOUSE	In ancient hedgerow	967218	2011?
GREATER SPOTTED	Park	963217	2017
SONG THRUSH	Park	963217	2017
BUZZARD	Park	963217	2017
SPARROW HAWK	Park	963217	2017
PAINTED LADY	Park	963217	2017
RED ADMIRAL	Park	963217	2017
SMALL TORTOISEHELL	Park	963217	2017
Lesser Spotted	27 Oakhurst Tree in garden	964215	2017
Badgers x 2	Prep fields at sett	965216	2017
SPARROWHAWK	21 Oakhurst garden	964215	2017
GRASS SNAKE	Oakhurst garden	964215	Sep-17
BUZZARD	Oakhurst garden	964215	2017
BATS	Oakhurst garden	964215	2017
LESSER SPOTTED	Oakhurst garden	964215	2017
ADDER	Park	963217	2012?
SLOW WORM	1 Oakhurst garden	964215	2016
HEDGEHOG	29 Oakhurst garden. Wendy House	964215	Summer 2016
GRASS SNAKE	29 Oakhurst garden	964215	2013?
SONG THRUSH	15 Oakhurst front garden	964215	2017
SPARROWHAWK	15 Oakhurst front garden	964215	2017
SPARROWHAWK	15 Oakhurst front garden	964215	2017
BATS	29 Oakhurst tree line	964215	2017
BADGER	Prep fields sett	964215	2008
BRAMBLING	29 Oakhurst garden trees	964215	2017
SONG THRUSH	29 Oakhurst garden lawn	964215	2017
SLOW WORM	16 Oakhurst	964215	2014
LESSER SPOTTED	Prep fields	965215	2017
ADDER	Prep fields	965215	2010?
ADDER	Prep fields	965215	Summer 2016
BAT ROOST	Oak tree T18	965215	2017
BAT ROOST	Ashley Manor	965215	2017
COMMON PIPISTRELLE	Prep fields	965215	2017
SOPRANO PIPISTRELLE	Prep fields	965215	2017
NOCTULE	Prep fields	965215	2017
MYOTIS	Prep fields	965215	2017
BROWN LONG EARED	Prep fields	965215	2017
LESSER HORSESHOE	Prep fields	965215	2017
SEROTINE	Prep fields	965215	2017
SPARROWHAWK	Prep fields	965215	2017
RED KITE	Prep fields	965215	2016
BUZZARD NEST	Prep fields	965215	2016
GRASS SNAKES	Prep fields	965215	2015

NEWTS	Prep fields	965215	2016
Goldcrest	Prep fields	965215 2008?	
Newts	Pond North of Prep field	965215	2017
Badger sett	Prep site near T10 tree	965215	2017
Badger Sett	Prep site near T10 tree	965215	Mar-17
Badger Sett			Sep-17
Badger sett			2017

Observer

Determiner

Mobile available. Local resident
Mobile available. Local resident
Mobile available. Local resident
Mobile available. Local resident
Mobile available. Local resident
Mobile available. Local resident
Mobile available. Local resident
Mobile available. Local resident
E.Scott
E.Scott
E.Scott
E.Scott
E.Scott
Local dogwalker
Local dogwalker
Local dogwalker
Local dogwalker
Local dogwalker
Local dogwalker
Local dogwalker
A.Thurlow
A.Thurlow
Rodney No.21
Rodney
Rodney
Rodney
Rodney
B.Cadbury No. 1
B.Cadbury
Lythgoe family
C&L Lythgoe
C.Lythgoe
Ned No. 15
C.Lythgoe
C.Lythgoe
C.Lythgoe
C.Lythgoe
C.Lythgoe
A.Capon No 16
S.Wall School Groundsman
S.Wall School Groundsman
A.Phillips Tree Surgeon
Allecollogy consultant
Allecollogy consultant
Allecollogy consultant
Allecollogy consultant
Allecollogy consultant
Allecollogy consultant
Allecollogy consultant
Allecollogy consultant
Allecollogy consultant
S.Wall School Groundsman
S.Wall School Groundsman
S.Wall School Groundsman
S.Wall School Groundsman

S.Wall School Groundsman
L.Lythgoe 29 Oakhurst
Many, many neighbours
Many many neighbours
F.Sharpe Sharpe Ecology
CBC consultant
Allecollogy consultant

Comment**Altitude**

Disturbed in garden bordering Prep field
In garden
On lawn
At dusk flying
At dusk flying
On lawn
In flight
Heard
In garden seemed agitated as sett disturbed by JCB
Hunting
In garden
In long grass at bottom of garden adjoining field
See in ancient hedgerow on field
On tree
On grass
In air
Hunting at low height
Seen September

On tree
Observed at dusk foraging
Regularly hunts around trees
In garage
In air
Around treeline at dusk
On dead wood tree
Dog disturbed in grass
In compost heap
In wendy house
In rotten tree root hibernating
On lawn
Hunting at low height
Hunting at low height
Around trees at dusk
In garden thicket young one
In garden trees
On lawn
In letter box
Seen regularly in season
Under tarpaulin on cricket ground
Disturbed near tree
Bat survey done by developer Planning Ref 17/00710
Bat survey done by developer Planning Ref 17/00710
Bat survey done by developer Planning Ref 17/00710
Bat survey done by developer Planning Ref 17/00710
Bat survey done by developer Planning Ref 17/00710
Bat survey done by developer Planning Ref 17/00710
Bat survey done by developer Planning Ref 17/00710
Bat survey done by developer Planning Ref 17/00710
Bat survey done by developer Planning Ref 17/00710
Hunting over grounds
See in sky overhead
In large Scots Pine
Near compost

in ponds

Flying out of hedge

In ponds and swimming pools

Very active. 24 tunnels. Extensive foraging trails

Large active sett

"Easy to relocate???"

occasional
seen once
frequent

photographs police incident 224 14/2/17 re disturbance with JCB

awaiting consultant report
report on planning portal 17/00710

Provenance

Record_Type

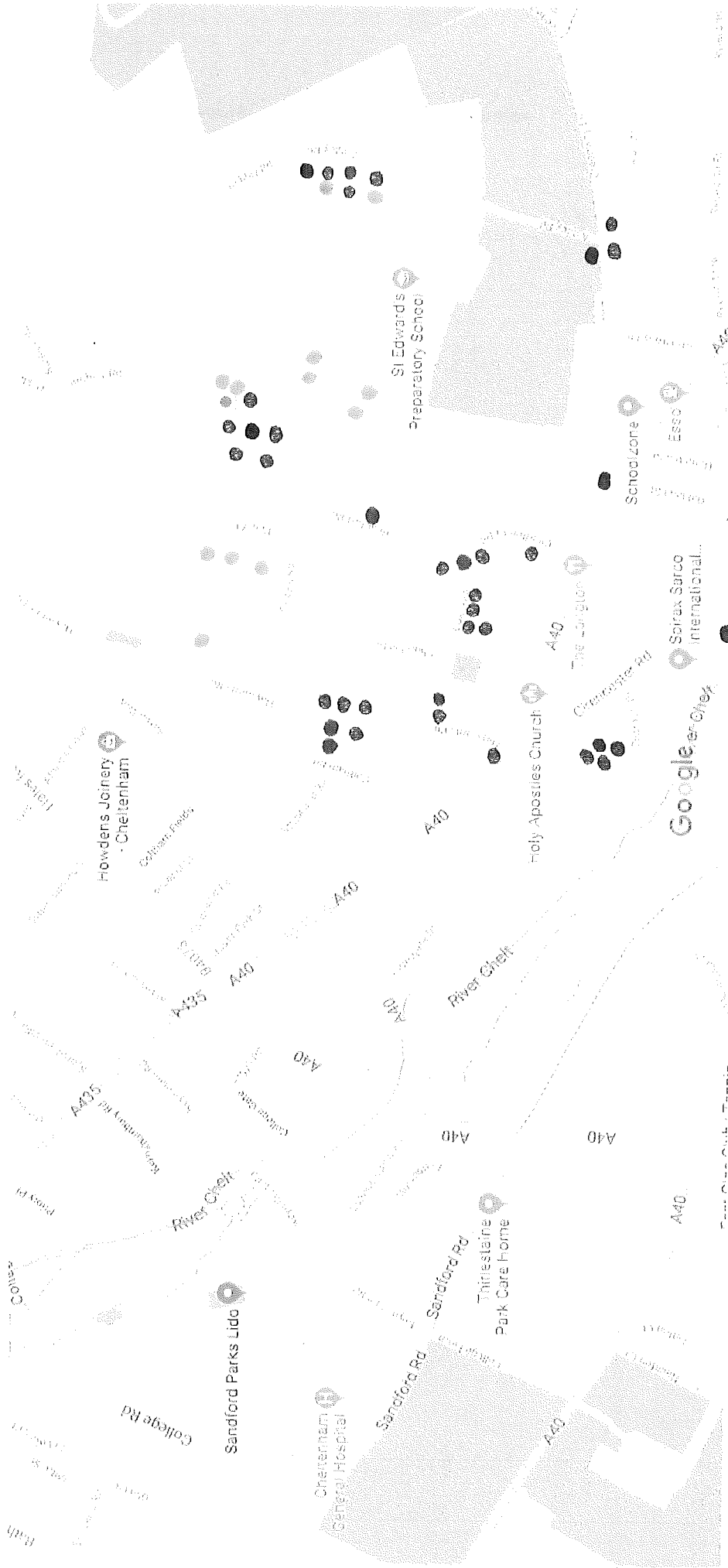
Sex_Stage

Surveyors_Ref

Photograph. Huge sett 24 tunnels on field

photographs

Google Maps Fig. A. Flooding observed by local residents



Key

- Surface
- Run Off
- Springs or groundwaters flooding

Flood Evidence for area downhill from proposed housing Application Ref: 17/00710

Address	Location of flooding	Frequency	Description (Quoted from respondent)	Probable cause of flooding	Measures in place to protect property	Evidence available
GL52 6RH [REDACTED]	Our 'Cellar' properly converted basement rooms	X2 in 2007	In sustained heavy rainfall, Haywards Road and its gulleys struggle to cope to get the rain away.	Flash flood from rain Existing infrastructure (even with the Cox's Meadow Flood Relief Scheme) seems to barely cope.	Sump pump Non-return valve on the main drain exiting the house	Yes Statement from insurer
GL52 6JF Coronation Flats	Lobby, Interior of flat, Bathroom, Bedroom	June 2016	The flooding risk in this area is already unacceptably high. Beaufort Road becomes a river, which pours straight down to Coronation Flats at the junction of Oak Avenue and Charlton Court Road. Last June, during a storm of fairly average strength, Coronation Flats flooded, filling the lobby with water and turning the gardens into rivers. Water breached our (new) bathroom and my son's bedroom.	Storm run-off from road when drains overwhelmed The council, when contacted, admitted that the 'drains could not cope' with heavy rain		Evidence from Planning Portal
1 Haywards Road GL52 6RQ	Garden	Once	the houses across the road with cellars have been flooded numerous times	Flash flooding of river or brook due to heavy rain	Additional drainage pipes or french drains	No
GL52 6JU	Road		Flooding at junction of Charlton Court Road and Beaufort Road			
GL52 6RH	Garden	X2 2007	The area at the junction of Churchill	Probably multiple	Non-return valve fitted by Severn	Yes

	Cellar Interior house		Gardens and Haywards Road flood when there is heavy rain. Also, the drains on the London Road are unable to cope with heavy rain and overflow close to Holy Apostles Church creating a torrent of water that flows down the London Road towards town past the entrance to Haywards Road. Probable cause	issues, but these include inappropriate management of new storm drains, blocked drains and sewers, surface run off from road and flash flooding of a brook.	Trent. Have fitted own sump pumps	Photographs Available
GL52 6NS Charlton manor	Garden Cellar	Annually	Ashley road; surface run off after any heavy rain, or when the water table is saturated	Flooding from seasonal spring emerging And surface run off	Additional drainage pipes or french drains Soak away Underground water store	Personal testimony
GL52 6NS Castle Farm Ashley Road	Garage Interior of house	X2 2007		Torrential rain	After two floods Severn Trent fitted a non return valve on the septic system	
28 GL52 6JU	Garden	Once Late 80's	Flooding downhill off field and into garden	Run off from the top field when the St Edwards school contractors dumped large amount of soil on the '100 house' field.		Personal testimony

5 GL52 6JU	Garden Garage			In July 2007 our garage and part of our back garden was flooded by water pouring down the drive from the drives on the upper side of Oakhurst Rise. The water flooded the garage until the height of the side door step was reached then it continued down our garden in to the garden of a house in Pine Close.	Torrential rain Surface run off from road		Personal testimony
GL52 6NS	Interior of house	X2		Flooding from seasonal spring emerging Other (please specify): movement of aquifers as water table shifts in the bordering escarpment		Additional drainage pipes or french drains Other (please specify): Tanking	Personal testimony
22 GL52 6JB	Garden Garage Pavement Road	X1		1981:V heavy rains water flowing down the field threatening houses. Carmelites and neighbours dug trench at night to avoid gardens/houses being flooded. Field so wet that could not be mown for school use : a late hay crop was harvested on this lower field. Last year water came under the fence of no. 22 whereupon I dug another trench on the field to divert water towards the stream.	Run off from St Eds field	Drainage ditches Dug on the lower school field	Personal testimony
23 GL52 6JB	Garden Garage Pavement Road	X3		In recent years any heavy rains have caused storm water to flow thro' no. 23 garage (later sealed) and through 23 garden onto the cul de sac	Run off from St Eds field	Drainage ditches Dug on the lower school field	Personal Testimony Testimony of named Carmelite
GL52 6JS	Interior of house	X1 2007		Kitchen and garden were flooded by a few inches. Didn't make a claim on insurance though due to premiums going up so sorted	Run off down hill after heavy rain		

19 GL52 6JG	Garden Garage Interior house	X2 2007	<p>Collapsed drain or sewer</p> <p>Cause was collapsed culvert in Oak Ave/Churchill Drive and huge volume of rain which overwhelmed the brook under our gardens</p>	<p>out the issue myself. Live in the middle of Beaufort Road (so on a hill!) so was very surprised to be flooded.</p> <p>During any heavy rain the water comes rushing down Beaufort Road and gathers at the bottom.</p>	<p>At junction of Oak Avenue and Churchill Drive - due to permanently block road drains</p>	<p>None to our houses but the Local Authority have repaired the underground culvert under park in Oak Av/Churchill Drive Q7</p>	<p>Photographs</p>
GL52 6RQ	Garden	X4 2007, 2009, 2011, 2014	<p>we moved from 34 to 23 haywards rd which flooded the garden regularly whenever it rained. The 2007 July rain caused floods into the properties which was driven by cars moving along haywards road from non-residents. We tried to stop people from driving down as flooding was pouring into the basements on even side.</p>	<p>Surface run off from road</p> <p>the ground is high in clay and therefore does not absorb water –</p> <p>Also seasonal spring possible with water table.</p>	<p>Personal testimony</p>		
Available on request	Interior of house	x2 2007			<p>Flash flooding of river or brook due to heavy rain</p> <p>Flash flooding of river or brook due</p>	<p>Flood barriers and gates</p> <p>River banks raised by the Environment</p>	<p>Contact details available</p> <p>Photographs</p>
Little Orchard GL53 8ES	Garden Shed	x20	<p>Really devastating was in July 07 but flash flooding is a fairly regular occurrence and for example, was pretty bad in June of last</p>				

			year - 2016.	to heavy rain	Agency	A series of CD's with videos of the flash flooding and damage
8 GL52 6JU	Garden Garage Side entrance	1981 x1 2007	Ground water flooding after a wet winter Run off from fields	Run off from St Edwards field		
25 GL52 6JU	Garage	Several times	Flooding from seasonal spring emerging Water table too high	Spring High water table Run off from construction site	Sump pump Eventually after many years fitted an electric pump with a float to drain the garage pit which is 8ft x 3ft x 3.5ft deep. Now filled in with concrete and rubble	Water problems caused by 3 house development – uphill Submitted as part of No. 29 Objection
14 GL52 6JU	Garden	Dec 2015		Volume of ground/surface water due to heavy rain		
QE II Playing Fields	Every winter		Field becomes completely waterlogged in numerous places for much of winter. 2 ponds emerge all winter			Well known by dog walkers
Top fields of St Edward's Prep	Every winter		Fields have standing water, inches deep as water table rises and top soil saturated		Drainage ditches dug water channeled south to brook	Personal testimony
Scout field St Edwards Prep	1980		Run off from field caused problems for neighbours on Charlton Court and Oakhurst		Drainage ditches dug water to brook	

St Edwards Prep	2007			Culvert at foot of grounds blocked and flooding of several properties ensued			Council deepened retention pond	
Ashley Road near Home Court Farm	1980's			Serious flooding of road due to run off and overflow of brook. Large retention pond built near running track			Council built large retention pond	
St Edwards Ashley Manor	Cellar Scout field Road	1 winter in 3		Rise in ground water Run off from fields at top Collapsed drains from tree roots Pillows of water under scout field due to volume of water Water pours out of springs and down road into brook when drains overwhelmed		Cellar pump installed		
27 GL52 6JU	Garden	2013				Run off from road		
18 GL52 6JU	Garden	Annual				Run off from field High water table		
29 GL52 6JU	Garden	Every 3 winters or so 2007 2006		Flooding from seasonal spring Water pours out hillside for many days when it rises Collapsed drain in garden		Heavy rain Spring Collapsed drain Springs	French drains Had to pump water away in 2012 to prevent entering house	Personal testimony
Baedalas Tun	Garden							
Briggs Meadow GL52 6PJ	Garden Under house	2007		Springs rose after heavy rain				
GL52 6JU	Garden	x1		Water ran off fields raised above property		Run off from St		

Battledown Estate Ashley Road At Barrier	Garage Roads and ditches	1 winter in 3	Water pours out of springs and down road and drainage ditches	Edwards field	Well known by locals
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20

From: [REDACTED]
Sent: 12 April 2018 20:24
To: Internet - Built Environment
Cc: [REDACTED]
Subject: Fw: Planning application objection 17/00710 land off Oakhurst Rise

Dear Ms Crews

The attached information does not seem to have found its way onto the planning portal so would you be kind enough to add it.

Rebuttal of heritage statement

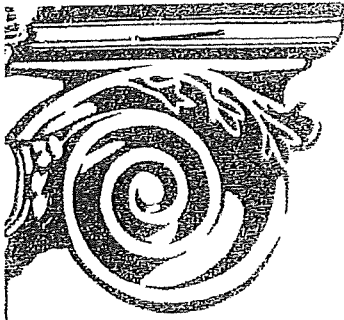
I note with concern that AHC Heritage Consultants inaccurately state that the original design of the windows in the more public areas of the Grade II listed Ashley Manor House was intended in some way to ignore the northern view of the fields and oak trees.

I would strongly dispute this as one of the most impressive views in the entire house is from the main entrance hall, looking north and located at the foot of the marble staircase. The Hall with its absolutely stunning late Regency plasterwork was clearly designed to be very showy and impressive and this aspect gives a beautiful and unspoiled view of the fields that the consultant has failed to photograph. This particular view has been unchanged over the centuries. It seems very clear that the original designer of the house did indeed intend for the oak trees and fields to be a frame and a backdrop from both the exterior and interior of the house.

This beautiful view has been framed by the unusual design of the window and space at the base of the marble staircase. This makes the view an absolutely integral part of the house, and it remains a stunning perspective for the hundreds of visitors who come to the school every term. Additionally the window and view forms a lovely backdrop to the Christmas Tree that is placed in this position every year. I would fully support Historic England in their view that the fields have been an integral part of this Manor since the 1700's.

Regards

[REDACTED]



CHEL TENHAM borough council

BOROUGH ENGINEER and SURVEYOR: A. C. Morgan, B.Sc., C.Eng., M.I.C.E., M.B.I.M., D.M.S.
P.O. Box 12, Municipal Offices, Promenade, Cheltenham, Gloucestershire, GL50 1PP.

PLEASE NOTE NEW TELEPHONE NUMBER

telephone: 0242-262626
facsimile: 0242-577986
direct dial:

██████████
25, Oakhurst Rise,
Cheltenham,
Glos.
GL52 6JU

your ref:
our ref: PJP/BG/CH8
ask for: Mr. Phillips
extension: 2230

22nd January, 1991

Dear Sir,

Surcharge of Groundwater at Oakhurst Rise, 10th January, 1991

I refer to the events of the above date when water emanated from the ground via a gully/soakaway between your bungalow and garage, and also through and beneath your bungalow foundations, particularly on the downhill side. Apart from causes due to the preceding rain, it appears that a significant contributory factor was water apparently emanating from a development site to the north-east of your property. On the above date, the site groundworks contractor pumped out his flooded works to a pond or depression in the south-west corner of the site. As far as he was aware at the time, the water was dissipating from this location satisfactorily. I understand that, had they known the effect of their actions they would not have pumped to the pond/depression. They regret the problems which seem to have ensued. The developer's representatives met Mr. Phillips on site on 16th January and gave him assurances that any future pumping will be discharged to the surface water drainage system laid beneath the site access road, and which outfalls in Birchley Road. They also pointed out that as soon as they were made aware of the problem on 10th January, they diverted the pump discharge to the constructed drainage system. Intercepted land drain flows will be similarly diverted.

It appears that whatever outlets to the pond/depression do exist were beaten by the pump discharge, and an underground route to your property, by-passing No's 27 and 29, was followed by the water. Establishing the location and nature of this underground route could be very expensive and disruptive and, I regret, is a private matter. Similarly, establishment of the true nature of the drainage from the pond/depression is also a private matter, as virtually all the system which is believed to exist is within private land.

/continued

U

RDH.D

17th January 1991

Berkeley Homes (Western) Limited,
17, Apex Court,
Woodland,
Almondsbury,
Bristol. BS12 4JT.

02454 615927

Called 7/3/91

M.D.

Philip Withers

For the attention of David Keyes - Building Director.

Dear Sirs,

We believe you are the Developers relating to some development taking place at Birchley Road, Battledown, Cheltenham.

We act for Mr. and Mrs. Wilks of 25, Oakhurst Rise, Cheltenham.

We believe it to be the case that water has been discharged from your site in such a manner that it has flowed on to our clients' property in such a way that has caused flooding to our clients' property.

We believe that certain preventative measures have been taken although these may prove not to be successful in any event as our understanding is that the water is still discharging towards our clients' property.

We must make it clear on behalf of our clients that they hold you responsible for any damage caused now or in the future, as a result of the water discharge.

Yours faithfully

BRETHERTON PRICE & ELGOODS

(Solicitors)

OUR REF: [REDACTED]
YOUR REF:
DATE: 2nd October 2007,

Solicitors' Chambers
30 Cambray Place
Cheltenham
Glos GL50 1JP

DX 7474 CHELTENHAM

[REDACTED]
25 Oakhurst Rise
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JU

Dear [REDACTED]

Re: 25 Oakhurst Rise

I refer to your telephone calls to the office about the problems you had with the wall and I have been through the file and there is nothing which I think particularly helps.

After completion I was sent a copy of the Transfer of the 19th of August 1971. This is an Office Copy, the original is with the Land Registry and you can of course get copies at any time. The plan shows that the boundary to the left of your property as you look at it from the road and the rear property belong to you. I also read through the correspondence and enclose a copy of my letter of the 27th of March 2004 when I see that I sent to you copies of correspondence but as you will see I did not retain copies. I go on to say there has obviously been a problem historically with the drainage of ground water at the property. I also enclose the copy of the register as it was just before you purchased, but that does not seem to help either.

If there is anything further I can do to help please let me know. There is nothing on the file but if you have that correspondence and if you think it would assist I would certainly come to meet you and look at the problem on the spot.

Kind regards.

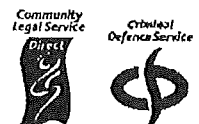
Yours sincerely,

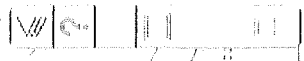
[REDACTED SIGNATURE]

02009 222 222



Sole Principal: Simon Hett LL.B (Hons)
Consultant: John Martlew LL.B LL.M
Regulated by the Law Society





Meadow View

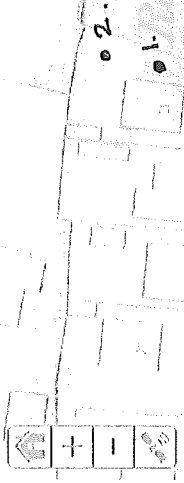
The Meadows

ONK HURST RISE

Leasow View

Embrey

Scale



2.

1.

757

B.M. 345 +

741

740

B.M. 381.7

B.M. 387.6

4

3.

Key

• Springs that emerge after extreme drier periods.

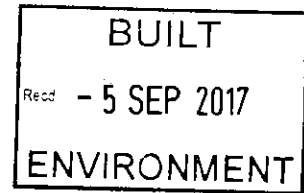
• 1 Spring fed Reservoir shown on 1880 map

Know Your Place
© Crown Copyright 2015
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2/9/2017

4, Home Farm Court,
Greenway Lane
Cheltenham,
GL52 6LA.

Planning, Municipal Offices,
Promenade, Cheltenham.
Ref: 17/00710/OUT.



Dear Sir/Madam,

I wish to object to the plans for new houses and blocks of flats proposed to be built on St. Edwards School Field. My reasons for my objections are:-

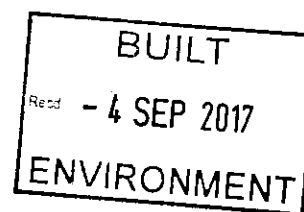
1. Loss of open green field space.
2. Increased over-looking of neighbouring properties and higher flood risk due to elevated position of the site.
3. Loss of trees and hedges with adverse impact on wild life, increased traffic generation and increased health and safety concerns.

I therefore urge the Planning Committee to reject the plans.

Yours sincerely,



Ms Tracey Crews,
Director of Planning,
Cheltenham Borough Council,
PO Box 12,
Municipal Offices,
GL50 1PP



15 Hillview Road,
Cheltenham,
Gloucestershire,
GL52 5AE.
Thursday 31st August 2017

Dear Tracey Crews,

I am writing to you in objection of the proposed development on the ground of St Edwards Preparatory School in Charlton Kings, Cheltenham.

As an 11 year old Year 7 school child, I ran my first ever cross country race on that course. The hill was one of the toughest things that I have experienced and I remember the other athletes going past me and finding the whole experience very demanding. However, it motivated me to do more, run faster, train harder and helped to drive my enthusiasm for athletics and cross country.

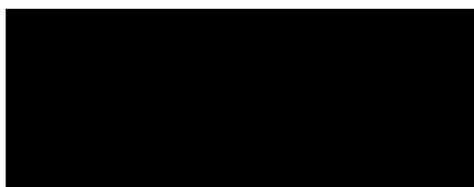
After running in this race, I joined the Cheltenham & County Harriers running club and at the age of 14 switched from multi events to being purely an endurance runner. Each year after my first experience, I returned to St Edwards to run in the District Schools Cross Country Championships. Despite my lowly position in the 90s in my first race, I persevered. Each year, my positions improved and I eventually got selected to represent the county at the National Schools Cross Country Championships. I was to get selected for this event twice. In my final year running at St Edwards, as a Year 13 pupil, for the first time ever I won the race. The feeling of elation was immense.

Many things have happened since then. I am still a runner with Cheltenham & County Harriers and have gone on to raise thousands for charity and run in some very special races. I have, in the past few years, been the Vice-Chairman for Cheltenham & County Harriers, and filled many roles at the club. I currently coach and organise the next generation of athletes. The distance runners amongst them thoroughly enjoy running on this course, which has also held the County Primary School Championships on several occasions.

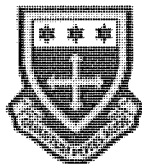
I was a Games Maker at the London 2012 Olympics, lucky enough to help out on the track with the Blocks team. Since then, I have continued to help in the Blocks team at subsequent Anniversary Games and this year at the World Championships as well. We discussed, at length, the impact of 'The Legacy' and where the money was going. Some of the pots of money seem to be shrinking and sadly some great schemes, such as the UK School Games seem like they are soon to conclude.

However, as a PE Coordinator and class room teacher at Upton St Leonards CE Primary School, I am acutely aware of how much money is put into school PE and Sports Grants. Schools are lucky to have pots of money to help develop the next sporting stars but they cannot do this without the facilities to do this. Whatever happened to preserving our green spaces? I am also the Secretary for the Cheltenham & District Schools Athletics Association. We rely on this venue as a safe and challenging venue where school children thrive in their cross country running experience. Enabling the next generation to find their sporting success is something I am proud of, with my roots in cross country. We hear of many of the 'top athletes' referring to their grass roots experiences when they go from park to podium, but I fear that with this development we are putting that in danger for the Cheltenham district and risk losing our proud reputation as a cross country town.

Yours Sincerely,



23



St Edward's

CHELTEHAM

The School Bursary
Cirencester Road,
Charlton Kings
Cheltenham GL53 8EY

8th September 2017

Dear Sirs

Re planning application ref 17/00710/OUT - application for up to 100 dwellings on land at Oakhurst Rise, Charlton Kings

We write to you in respect of the above planning application that has recently been made to the Council by William Morrison Ltd and the Carmelite Trust, the freehold owner of the land. The St Edwards Preparatory School is the occupier of the site but is not a party to the application. As we have made clear on previous occasions, the proposal came as a surprise to the School and was not something that the School had sought or supported. As you are aware from our letter dated 6th September, the School was only given notice of the planning application upon its submission on 16th August and not in April this year, as was referred to on the planning application.

The School is writing to set out its concerns and objections to the above development, to inform the deliberation of officers and members when it comes to make a decision. In summary, it is our view that the proposal submitted which, whilst an outline, does not reserve access, layout or scale for subsequent determination.

The first point to note is that the proposed development is not located on land allocated for development in the extant development plan. We are aware that the Council is one of the authorities promoting the Joint Core Strategy. We do not understand this site to have been identified for development as part of that exercise. Hence, neither the existing nor the proposed development plan provides any direct support for the release of this site for residential development. We are also aware that there is a debate as to whether Cheltenham Borough Council is able to demonstrate a rolling five-year housing land supply consistent with the National Planning Policy Framework. However, whether or not the Council is able to demonstrate such a rolling five-year housing land supply is not determinative of any planning application and certainly not one such as this with its potential effects upon high order designated heritage assets, the setting of Cheltenham and the setting of the Cotswolds Area of Outstanding Natural Beauty. These are all high order restrictions on development, recognised both in the statutory development plan and in national policy. As set out below, there is also no alternative view expressed in the draft Joint Core Strategy, which has now reached an advanced stage and to which one would expect significant weight to be attributed in any decision made.

Doubtless the Council will be aware of the Supreme Court judgment [2017] UKSC 37 in the **Richborough** case which authoritatively determined that national policy could not render policies in the statutory development plan as "out of date" such that they should no longer form potentially weighty considerations in planning decisions. That is particularly pertinent to any questions relating to the potential absence of a rolling five-year housing land supply contended for by the applicant.

You will be aware that Ashley Manor, which forms one of the principal School buildings is a Grade II* listed building. Buildings of Grade I and II* are of an exceptionally high quality and represent only some 6% of all statutorily listed buildings in the country. It is for that reason that paragraph 132 of the NPPF provides that "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be".

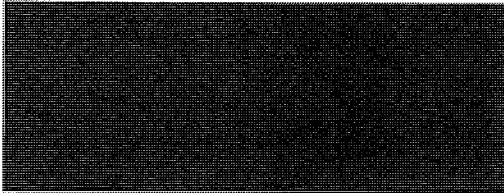
Further, when harm is found to occur to the setting of a listed building, courts have been clear that a "strong presumption" arises against development. Whilst that strong presumption can be overridden, it would require very strong and weighty considerations to do so. This is made clear in the Court of Appeal decision in *Barnwell Manor [2014] EWCA Civ 137* and the High Court judgement in *Forge Field [2014] EWHC 1895 (Admin)*.

In this instance, we have read the RPS CgMs heritage assessment which recognises that there will be harm to the setting of Ashley Manor and, to a degree, to the Summerhouse (which is listed Grade II). We consider that the development as proposed will adversely affect the setting of both listed buildings, and in particular Ashley Manor which is more proximate to the proposed development. We note that there is an area of landscaping proposed in the area of the proposed development nearest to Ashley Manor but we consider that this is woefully inadequate in order to protect the setting of this listed building. We recognise that the setting of the listed building is not unaffected by some of the school buildings located to the east and to the north of it. However, its setting, particularly when one views its principal elevations from the school drive is substantially unaffected by the remaining school buildings and remains legible within the extensive landscape setting within which it sits. The area for proposed development forms part of that setting. Hence, the scale and layout of the proposed development will have a significant harmful effect upon the setting of Ashley Manor which any future details relating to landscaping will not, in our opinion, be capable of adequately mitigating. As noted above, the applicant's heritage adviser recognises that "less than substantial harm" will be caused to the setting of listed buildings. However, the fact that it is less than substantial harm does not alter the fact that harm arises. That engages the statutory test set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It also means that the presumption in favour of sustainable development set out in paragraph 14 of the NPPF is not engaged unless the benefits of the development are first shown outweigh the harm to the heritage asset. Again, this has been recognised by the courts in *Forest of Dean DC -v- Secretary of State [2016] EWHC 421 (Admin)*.

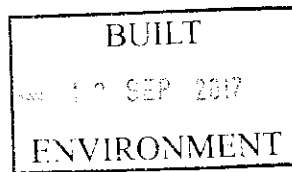
We are conscious that the school site is visible from the surrounding Cotswolds AONB particularly from elevated locations to the south. Doubtless, many will be familiar with the journey down the Cirencester Road from Seven Springs towards Cheltenham. As one proceeds down that part of the scarp (which is part of the AONB) the first view of Cheltenham becomes clearly available and a prime component of that view is the school site, including the field the subject of this proposal. The likely adverse effect upon views to and from the AONB and upon the setting of Cheltenham would appear to be in clear conflict with policy CP3 of the extant Local Plan. It would also appear to conflict with policies SD7 and SD8 of the draft Joint Core Strategy. It would similarly be in conflict with national policy contained in the NPPF which seeks to protect similar interests of acknowledged importance. We also consider that the land forms a "valued landscape" for the purposes of paragraph 109 of the NPPF. We accept that this requires a consideration that the site has demonstrable physical attributes that take it out of the ordinary. That is the case here. To be a valued landscape does not require the land to be designated. Indeed, as the Council will be aware the Secretary of State (together with his inspector) considered that this was the case in respect of the land at Kidnappers Lane, Leckhampton, which was refused permission last year for residential development for that reason, among others. These appear powerful objections to the proposed development.

We note also that the proposed development is located on land which has poor porosity due to the underlying material. That means that natural ground infiltration of rainwater is poor and would be increased via the hard surfaces of the development proposed. The proposed drainage strategy appears to anticipate utilising underground storage via the use of crates, together with off-site surface water drainage towards main sewers to the west of the site. There is also suggested utilisation of an on-site pond. The School remains concerned that it has not yet adequately been demonstrated that surface water drainage can occur in a satisfactory manner that would not give rise to land surface flows over the School's remaining land.

Yours faithfully



Chair of Trustees
St Edward's School



8 Oakhurst Rise
Cheltenham
GL52 6JU

12 September 2017

Dear Sirs

Re: Planning Application 17/00710/OUT

I am writing to object to the above planning application for the following reasons: flooding risk and access.

Having lived in Oakhurst Rise for over 20 years, I have experienced flooding in 2007. Water poured out of 3 layers of dry stone walling in my garden, around the side of the garage and down my front drive. Subsequently, I have seen the garden completely waterlogged when we have had heavy rain.

Access to Oakhurst Rise is steep and narrow. We do not have it gritted when snow and ice are on the ground, so further traffic would cause many more problems. Also traffic converging at Sixways is already at a standstill at peak times, and this plan for a further 100 houses would exacerbate this problem.

There are many other reasons to object to this proposal, but I feel these two objections are the most critical.

Yours faithfully

A large black rectangular redaction box covering the signature area.

A black rectangular redaction box covering the address area.



71 Southgate Drive

Cheltenham

Glos GL537QR

4th September 2017

FAO: Michelle Payne

Planning Officer

Cheltenham Borough Council

PO Box 12 Municipal Offices

Planning ref 17/00710/OUT - Land off Oakhurst Drive outline planning for 100 houses

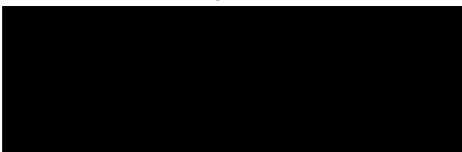
Dear Ms Payne,

I am very concerned about the above planning application. As a lifetime Cheltenham resident in this part of the town I object to the application on the following grounds

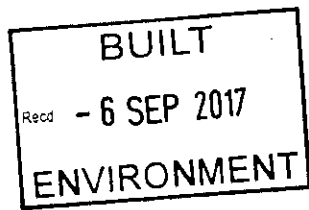
1. **TRAFFIC** The traffic created by the occupants of 100 houses (working on the Office for National Statistics projection for 2021 of 2.7 vehicles per household) will be completely untenable at the bottlenecks of Hales Rd traffic lights and Sixways traffic lights. The traffic delays at both of these locations in the increasing number of busy periods are barely tolerable at the present time and a further 270 cars cannot be contemplated.
2. **DRAINAGE** There are serious questions to be raised about the capacity of the existing (ageing) drainage systems coping with the increased runoff and effluent output of such a number of houses. Although I, personally, avoided flooding in 2007 I experienced problems insuring my house for several years following this disaster. Most meteorological predictions warn of increased numbers of extreme weather events in view of global warming.
3. **HABITAT LOSS** This land boasts a unique habitat containing mature oak trees and ancient hedges, not to mention a number of rare and endangered species of animals – including bats, slow worms and newts. As a child I took a great interest in the natural history of this and adjoining areas and would urge a proper full survey as a matter of immediate necessity. Once species have been displaced or exterminated it is too late!

On these grounds I would ask you to refuse to consider the above application any further.

Yours faithfully,



PS Your website does not appear to be accepting email planning objections.



25, Brook Vale
Charlton Kings
Cheltenham
GL52 6JD

4.9.17

Planning Ref 17/00710/OUT

With reference to the above application, residing at the above address, I am deeply concerned about the impact the above proposal would have upon the locality.

The majority of residents in Brook Vale have at least two cars, some have three and if they are unable to park in Brook Vale they are parked on Charlton Court Road. This road is also used for parking by people visiting the shops on London Road; a risk to emergency vehicles.

The road in question is a well known "Rat Run" and can best be described as an assault course, exacerbated during the 'school run'.

It is not easy to exit from Brook Vale at the present time.

The application for development of the Tim Fry site was turned down because of concerns about the increase in traffic.

During the floods of 2007 several of my neighbours were flooded and I was anxious that my property was at severe risk.

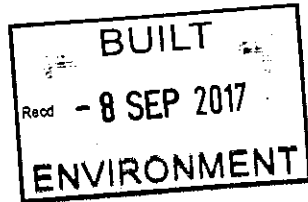
A hard surface which would be created by the proposed development would increase surface water run off, indeed the current drainage system was unable to cope with the 2007 deluge.

During the years I have lived here
here ~~the~~ have been problems with the
foul sewer becoming blocked.

Therefore if another 100 houses are
going to discharge into it, those of us
lower down are going to be severely
inconvenienced should a blockage occur

Yours faithfully





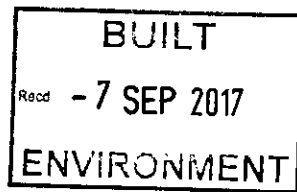
Lisvane,
Oakley Road
Battledown
Cheltenham.
GL52 6PA.

Friend of Chavon Kings.

Dear Sir
Having received your card
for the proposed planning
application to build 100 houses
at Oakhurst Rise I would
like it to be known that
I am totally anti this happening
for the many reasons that you
have stated.

Yours faithfully.

A solid black rectangular box redacting the signature.



Cheltenham & County Harriers Athletics Club
Prince of Wales Stadium
Tommy Taylor Lane
Cheltenham
GL50 4RN

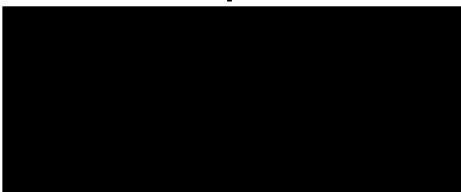
Dear Ms Tracey Crews,
Director of Planning,
Cheltenham Borough Council,
PO Box 12,
Municipal Offices,
GL50 1PP

Reference number 17/00710/FUL: Objection to the proposed Housing Development on the ground of St Edwards Preparatory School in Charlton Kings, Cheltenham.

I on behalf of Cheltenham & County Harriers wish to object to the above stated development on the grounds of St Edwards Preparatory School in Charlton Kings, Cheltenham, due to the following impacts:

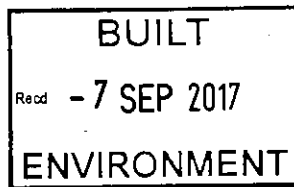
- The severe and detrimental loss of such beautiful green fields will significantly impact this all year round recreational and sporting facility.
- This will prevent the healthy activity and growth of many Cheltenham & District Schools and Cheltenham & County Harriers athletes aged 11 to 18 years old.
- The loss and demise of our local District school's cross country competition that enables the growth of athletes to compete at the next level of County, Regional and National Cross Country competition.
- The loss of this facility will impact the development of children, young adults and athletes
- The loss of such a recreational and sporting facility will prevent and affect the healthy activity of many local residents of all ages.
- Affects our sporting legacy.
- The loss of more natural open countryside views which would be lost forever and to the detriment of us and future generations.
- The loss of much wildlife and trees.
- Increased flooding due to the loss of 10 acres of green fields and the loss of many TPO oak trees
- Increased volume of 150-200 vehicles, traffic, parking, congestion of local roads and increased pressure on local infrastructure
- Increased noise levels from additional vehicles.

Yours sincerely



Secretary,
Cheltenham & County Harriers Athletics Club
Orchard House, GL2 8JF

Ref: 17/00710 /OUT



Untitled



8 Pine Close,
Ewens Farm,
Charlton Kings.

To Whom it may concern,

I am writing to object to the planning application for St Edwards school fields.

It is proposed that ten acres of green fields will be built on to produce 100 houses. This will increase the risk of flash floods. Greatly increased rain water run off, into drains and sewers risk overloading the already fragile system. A large number of well established trees, some protected, are to be cut down as well as ancient hedgerows and organic meadow. This will affect the badgers, newts, slow worms, adders, and bird species that is home to them.

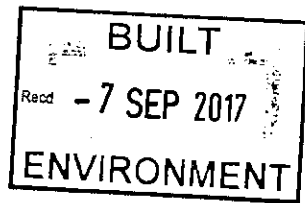
The severe traffic impact cannot be ignored with totally unsuitable access to the site. It is completely unacceptable to expect that around 200 hundred extra vehicles will have to use the steep Oakhurst entrance and exit, especially during winter months when it freezes, or there is a flurry of snow. Even the slightly smaller slop leading to Oakhurst during this time can become impassable. I have on more than several occasions witness owners abandon their vehicles on the side of the road. This will also become a problem for any new residents of the new site. Not to mention parking issues.

A much more suitable site was recently rejected (Tim Fry). One reason being traffic and yet this site would of had three entry and exit roads.

St Edwards school fields is a meeting place for our village community. Every year on bonfire night families get together and socialise. It's also used by the students of St Edwards. It is a completely unsympathetic, unsuitable, and unacceptable location for such a large amount of housing.

Regards





33 Charlton Court Road
Charlton Kings
Cheltenham
GL52 6JP

Dear Sir/Madam

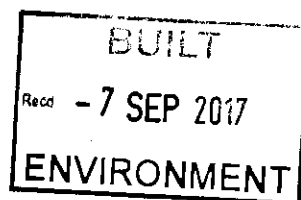
RE. St Edwards School Fields
Ref No 1700710/OUT.

My objections :-

1. Traffic increase, probably 200 vehicles using a single entrance to the proposed site. Traffic impact on the Fwen's estate.
2. I am very concerned about the loss green fields, ancient trees and loss of wildlife habitat.
3. I am also concerned about the increased water run-off there as already been flooding at the bottom of St Edwards School playing field after heavy rain, on Greenway Lane.

Yours faithfully

1 Oakhurst Rise
CHARLTON KINGS
Cherterham
CH52 6JU



7/9/17

to Cherterham Borough Council
Planning & Regulatory Services
PO Box 12
CHERTENHAM

REF: No 17/00710/OUT

My objections to the above Planning
Application are as follows: -

ACCESS

To gain access to Oakhurst Rise you
have to drive up Ewens Road.
The 20 mph speed limit on the
road is not enforced so no one
takes any notice - cars drive much
faster than the limit - as it is
seen as a shortcut to avoid
traffic lights.

The junction with Ewens Road and
Churchill Drive is dangerous.
Cars do not GIVE WAY - they come
straight out into traffic coming
up the hill causing cars to take
avoiding action.

Most residents of Ewens Road have
unsuitable driveways by parking
so most park on the road.
The road is treacherous during icy

Weather.

TRAFFIC

OAKHURST RISE is a small CUL DESAC of about 20 BUNGALOWS — we have no escape from Road Noise as we are living at Road Level. 4 wheel drive vehicles and Delivery Vans are particularly NOISY.

My BUNGALOW is on the steep Rise that takes you up into the Cul de Sac. I have all my bedrooms and my garden on the Road Side.

Traffic at present is just about bearable.

Any extra traffic would make living on this peaceful little Cul de Sac impossible.

48 cars during peak rushhour is just the start and a lie.

How do you get 48 cars from 100 homes? More like 100

car journeys extra PLUS

- ✓ online deliveries
- ✓ VISITORS
- ✓ Tradesman
- ✓ School pick up — back home
- ✓ After School activities and home again
- ✓ Appointments eg Doctor/Dentist etc.
- ✓ Shopping
- ✓ going out
- and on and on and on

The public transport argument that the developers are using is a myth.

The ~~bus~~ local bus is every 2 hours - and ~~only~~ ^{covers} a fairly limited route.

Cycling - even fit people have trouble cycling up to and on to Oakhurst Rise.

It is dangerous for children as the steep incline goes straight onto oncoming traffic.

I have seen very few people from around here using public transport or cycling. The walk into town takes 25 minutes of BRISK walking. Using a car is convenient and we all love to do it.

PRIVACY

Having over 200 ~~thousand~~ people accessing these homes past my little & exposed BUNGALOW isn't going to afford me much privacy.

VISUAL IMPACT

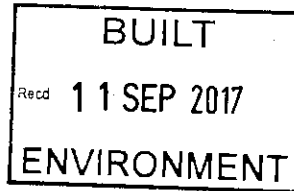
At present when I look out of my front windows I see a line of beautiful trees - Oaks Ash Pine to name 3 of the many growing. Hedge rows are also ~~visible~~ ^{visible} as is the wildlife that depends on them.

Only the oak trees are protected.
Planting laurel - which has no
value for wildlife and isn't
very attractive will not make up
for the enormous loss caused
by developers.

Street lights & Roof ~~tiles~~ tiles
and blocks of flats will
replace the beautiful green,
natural & calming view.



I did try to email my objections
but was timed out without any
warning & well before 30 minutes.



10 Southgate Drive
Cheltenham
GL53 7QR

Planning Ref: 17/00710/OUT

7 Sept. 2017

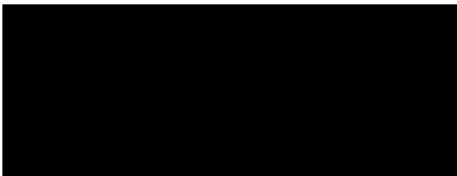
OBJECTION TO PLANNING APPLICATION FOR 100 HOUSES TO BE BUILT AT OAKHURST RISE.

My concerns are twofold - flooding and traffic.

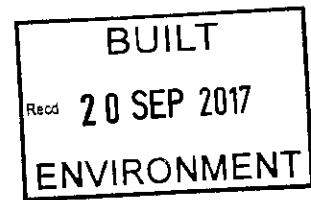
FLOODING. At the moment this is open ground so that any rain that falls seeps into the ground and makes its way gradually into the river. If houses are built on this land any rain will go down the gutters and straight into the water course, making the chance of flooding further down the river much more likely.

Where I live the River Chelt runs at the bottom of the gardens, beyond which is Cox's Meadow. In spite of the millions of pounds spent on flood relief in this area it is still prone to flooding. In 2007 we had two floods within three weeks when Sandford Mill Road, Old Bath Road, the Fire Station and many houses in the area, particularly those with basements, were flooded. Building more houses higher up the River Chelt catchment area would make flooding in this area much more likely.

TRAFFIC. Building 100 houses means at least 100 cars, and it could be 200 or more. The roads on the Ewen's Farm estate and around Oakhurst Rise, from both Haywards Road and Hales Road, are already congested, in many cases with vehicles parked on both sides of the road. Building more houses in this area, with the extra volume of traffic, would make the situation much worse. A particular bottleneck would be joining, or crossing, Hales Road which often has a continuous stream of traffic, but exits on to the A40 via Haywards Road and, particularly, Charlton Court Road are also very difficult due to the high volume of traffic using this road.



38 Cratton Road
Cheltenham
GL50 2BY



13th September 2017

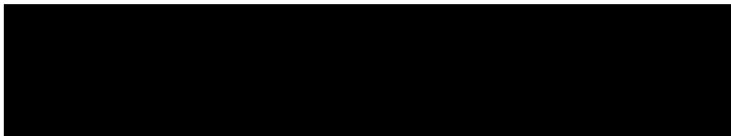
Dear Ms. Payne

Your Reference : 17/00710/OUT

I do not wish to see more housing built in an area that is already extremely congested. I note that the Tim Fry Landrover proposal for 80 houses was declined on account of traffic impact; I believe the impact of this proposal which is 20% bigger and in a much less accessible situation will be even more severe.

Logic would suggest that the proposal should be turned down.

Yours sincerely





10 Raycroft Close,
Brimons Chase,
Chatterton,
Glos.
GL52 8SR.

12th September 2017

Dear Ms Crews

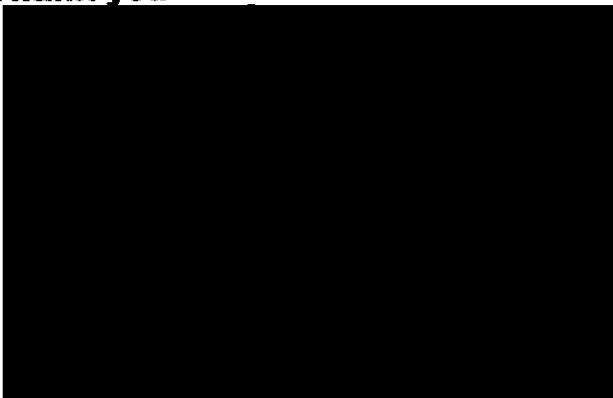
Planning Application 17/00710/OUT - Oakhurst Rise

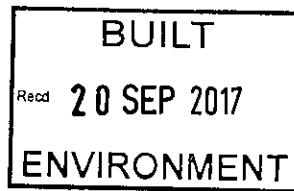
Please reject this proposal. The damage that will be wrought by developing this uniquely undisturbed area will be considerable. Local residents and staff, children and parents at St Edward's school all benefit from the amenity of lovely mature oak trees, meadow, ancient hedgerows.

The land has existed as a small part of ever diminishing estates since medieval times and many of the trees can be seen at a good, mature size on an 18th century map that is held in the Gloucestershire Archives.

It would be a tragedy to see this site lost particularly as it hosts such a variety of endangered creatures such as adders, hawks and newts. The site also an exceptionally large badger sett and accommodates all the species of bat that exist in this country.

Thank you





49 Gilpin Avenue
Hucclecote
Gloucester
GL3 3DD

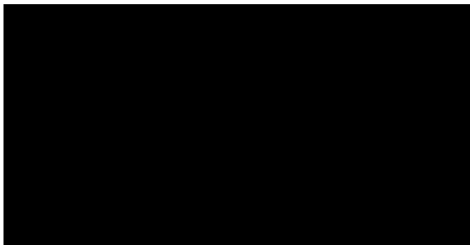
Dear Mrs. Payne

Objection to proposal 17/00710

I do not wish to see this housing estate built on such a valuable green field site.

One of my main concerns is flood risk as the whole area downstream of the site has suffered from severe flooding over the years. To cover porous surfaces with concrete in this vulnerable location seems foolhardy to say the least

Yours Sincerely,

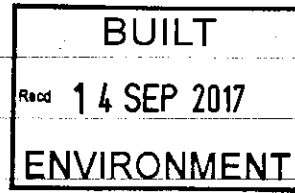


7 Ewens Rd
Charlton Kings
G2526JW.

12.9.17.

Re - Oakhurst Rise.

Objections.



One access for 100 houses is ridiculous and our little roads will not cope.

Too much pressure on our infrastructure and all our lovely schools will suffer, losing very old trees, fields and places of beauty.

No way can Oakhurst Rise take all the traffic on their little piece of Heaven.

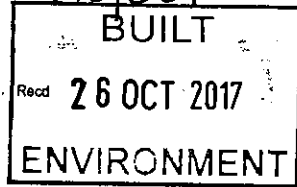
My husband & I have lived in this house for 54 years so know what it will be like.

Sincerely



Ref:

IT/00710/OUT



Wadleys Farm,
Ham Lane,
Chilton Kings,
GL52 6NJ
23rd Oct. 17

Dear Sir/Madam,

I would

urge you please to refuse this application to build up to 100 houses on St. Edward's School fields.

This is a great open space and a very valuable asset to the education of the pupils at St. Edward's Prep. School, and should be preserved as such, for present & future pupils to enjoy.

Up to 100 houses would generate at least 200 extra cars in the area. The access would be via Oakhurst Rise & would cause tremendous congestion throughout the area, whether via the London Road or through Ewens Farm. Oakhurst Rise itself is narrow & totally unsuited to this mass of extra traffic.

Thank you for giving me the opportunity to "have my say". I hope this application will be REFUSED.

Yours faithfully,

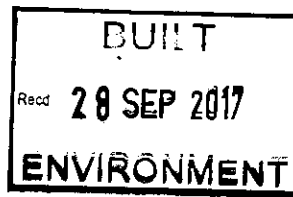


WADLEYS FARM,
HAM LANE,
CHARLTON KINGS,
CHELTENHAM

GB 52 6NJ.

26th September '17.

your ref. 17/00710/OUT.



Dear Sir,

Outline application to build 100 houses in the grounds of St. Edwards Junior School.

I am totally opposed to this application for several reasons:-

- 1) The proposed access road is a narrow cul-de-sac totally unsuitable for a development of this size, potentially talking about 150+ cars per day using it.
- 2) The proposed site is at present a green field site, used by the school as part of their curriculum, it would be sacrilege to build on it.
- 3) The application is for outline only, if it were to be granted, the applicants would be free to apply for something totally different once the precedent had been established.

I urge you to dismiss this application,

yours faithfully,

[REDACTED]

39

Cheltenham Flood and Drainage Panel
32 Brookway Road,
Charlton Kings
Cheltenham
GL53 8HD



Application 17/00710/OUT

Dear Ms Crews,

I am writing as Chair of the Cheltenham Flood and Drainage Panel (formerly Charlton Kings Flood Action Group), to express our objections to this plan. We note that flooding concerns have been central to the repeated refusal of planning for this site in the past, even when the proposed developments were significantly smaller than the 100 houses being mooted this time. Against the backdrop of the 2007 flooding of Cheltenham and Charlton Kings, this fact all becomes more pressing.

This letter is mostly concerned with the specific issues of flooding and drainage, but I would begin by noting in a summary way the many further objections that have been raised against this plan, decisive in our view: its disproportionate size; the problems of access and traffic; the inappropriate nature of the housing involved; the insensitivity the proposal displays towards existing housing and the local area; and the likely detrimental impact of the development on the environment, and biodiversity.

On specific issues of flooding, it is noticeable and concerning that the Council's Pre Application Report, dated 17 March 2017 did not consider or highlight any flood issues whatsoever, despite the surface water risks, and flooding history, of the site. Neither did the Developer's Design Principles make any mention of the safe management of flood risk or surface water. These are very serious omissions, and suggest a shared failure properly to consider or

highlight this aspect of the development, failures reflected in the very inadequate flood risk and control plans submitted.

On this issue of LLFA comments, we would emphasise that these do not confirm or assert that the current flood risk control proposals are Suds compliant or adequate. Further, the LLFA comments that the 'applicant has not provided a strategy to describe how exceedance events over a 1 in 100 year return period will be safely managed' and that management has not provided a maintenance plan which is all the more essential if underground storage mechanisms are to be integrated into the development. The LLFA has stated that a detailed design, maintenance and management strategy for a sustainable water drainage system needs to be approved, though its apparent satisfaction that an acceptable sustainable drainage system 'could be incorporated' on the site is all but meaningless in itself as a positive statement, though it clearly suggests more negatively, that the current plans are inadequate as they stand: on both these counts, clearly, the council should reject the current application as not adequate to control actual flood risks.

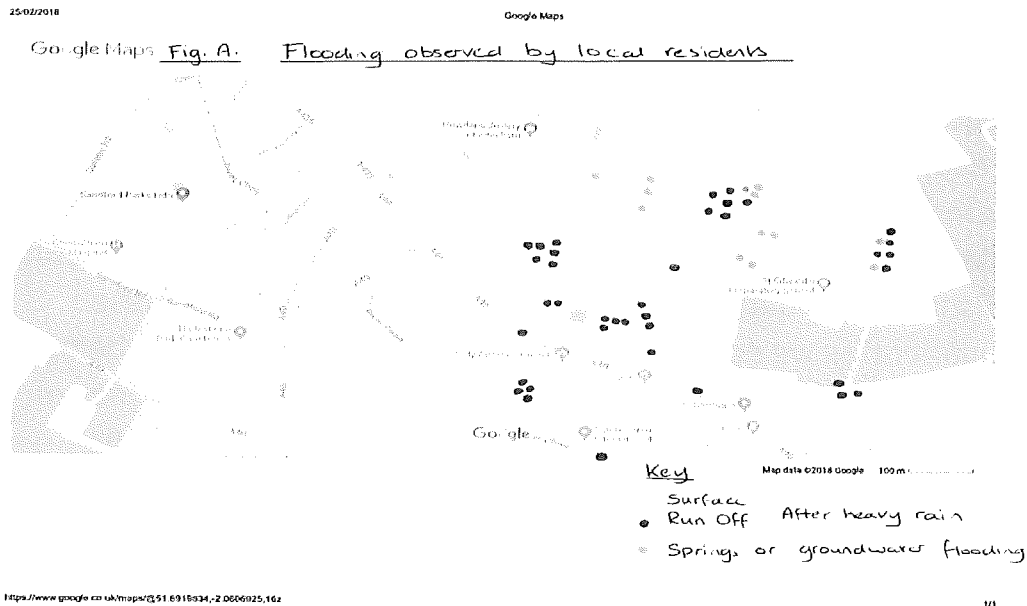
With this in mind, we would also remind the council that local knowledge and evidence of water and flood risk is an important resource for planning decisions, and in this case there is a huge wealth of reliable and uncontested evidence from residents and neighbours highlighting the serious flood risks on this site. Further, it is worth pointing out that CBC might consider taking legal advice on negligence risk, since other councils have been sued for building on known problem sites, comparable to this one, without adequately considering flood risks, and on the basis of insufficiently detailed and inadequate flood risk management plans. Failure properly to address this serious flood risk matter in the planning process could also breach Local Plan Policy CP4 which requires the Council to preserve a safe and sustainable living environment, and to ensure that development does cause unacceptable harm to the amenity of adjoining land users and the wider community. It is worth emphasising too that residents in the area are well aware of these issues and the precedents of litigation elsewhere.

Very importantly too, we would strongly support the very cogent comments, deeply informed by local knowledge, that are evident in letters on the portal. One particularly important and specific concern is that the flood consultation offers firstly no adequate basis for assessing and managing flood risk on the site, particularly downstream, nor secondly any persuasive account of where and how water will discharge from it. As one of the residents rather pithily puts it, one 'fail[s] to see how a very, very small pond and some attenuating crates will be adequate'. Further these cellular crates we consider to be inappropriate to this site, being notoriously difficult to manage. As it stands too, there is a lack of detail concerning these crates that makes it essential that the developer submits their proposals to address this matter for public scrutiny and review. In addition, there are many serious issues that need to be addressed and which residents demonstrate: the poor soil drainage, the history of flooding, sewer failures, other drainage problems, and subsidence on the site; the need for plausible compliance with SUDS practice; and the fact that the site is located just above a deep pit associated with the remains of the brickworks and subsequently filled with town rubbish, which raises serious environmental, as well as flooding, concerns.

Very importantly also, the application ignores the several powerful springs that rise in this area, and numerous residents can describe and locate these. As further testimony to issues of water management on the site we note that Charlton Manor has a 7000 gallon tank to cope with spring water and there are other examples in other properties that similarly demonstrate the significant and widespread water management problems associated with this site.

More generally, the comments strongly suggest (and sometimes explicitly voice) an imbalance in the planning situation that favours the developer. We hope very much that in this light you will also give proper measure to the level of knowledge, detail, and rigour that are displayed in the remarkable tabulation of the experiences of repeated flooding of over 30 separate neighbouring

residents. This material is given in the document attached to this letter (entitled Results Flood Table), and corresponding to this map:



Finally, the following appendix to this letter is a document sent to our group that addresses specific points of weakness in the local lead Flood Authority's Flood Risk Assessment.

Yours sincerely,

[Redacted signature]

Appendix

Impact of proposed development on flooding Flood Risk Assessment & Preliminary Ground Investigation Summary

The flood consultants assume that... "the risk of surface water flooding is low due to the steeply sloping site". In fact large swathes of the middle section of the site do not drain at all easily and a vast amount of water sits stored safely in the top soil over winter, drying out very gradually and preventing flooding issues down catchment. The consultants state that the site is in Flood Risk Zone 1. My concern, however, is with the wider impact on the area surrounding the site. The drastic changes to interception rates, top soil levels and permeability on this site will have far reaching effects as the site is at the watershed of a flashy catchment. The impact of the scheme on properties and land below the site seems to be hardly

considered. This is concerning as many areas lower down in Cheltenham ARE at very high risk of flooding. I have been in communication with CKFAG (Charlton Kings Flood Action Group) who share my concerns. From reading the report the consultants seem unaware of long standing existing issues with drainage on and around the site, possibly because much of the land is privately maintained. It is essential that more effort is made to discuss these issues with local people before a hasty decision based on sketchy evidence is made that will create a significant risk.

This risk assessment only seems to focus on the proposed site itself and not the on impact of the development on either the wider River Chelt catchment area or those properties directly downhill from the site. The consultant has clearly relied on a desk study and failed to speak to local people about their widespread knowledge of extensive, long standing drainage issues around the site. The proposal for 30 houses off Charlton Court Road was declined in the 1980's due to flood risk and yet that development was at a lower elevation and much smaller in scale. This new proposal seems foolhardy to be honest.

Evidence to support these points

1. A group of neighbours are undertaking a survey of residents of Charlton Kings to provide evidence of the extent, frequency and severity of flooding problems around the site. Evidence to follow asap.
2. I would request that councillors speak with local people urgently as this is an issue of immense concern
3. My neighbour is collating photographic evidence of existing and potential issues with drainage.
4. I have attached written evidence of flooding problems associated with a neighbouring property which gives an idea of the immense flooding risks associated with construction on this site.
5. I would like to urgently know how long we have to compile this evidence as the application has been submitted when many people are away on summer holiday??
6. Maps A,B and C & Written evidence of flooding effect on 25 Oakhurst

Existing conditions on site surface in a normal winter

The developers have shown a reckless disregard for the sensitivity of the site in terms of flood risk to the wider area. In a normally wet winter the top soil layer on the site is saturated for months and very swampy as the clay sub soil is impermeable. I have informally walked my children to and from the Prep School daily over the site for more than a decade and can assure you that the conditions in Feb 2017 when bore holes were dug and monitored were far from typical, you are normally ankle deep in water at that time of year. All surveys were done after an exceptionally dry period so this renders the result unrepresentative. The extent of problems with the site have simply not been recognised and I would suggest planners speak to residents and the groundsman at the Prep School to get a more accurate picture.

Surface run off from site

Impact to South Western corner (culvert)

The council must be aware of extreme public sensitivities due to the terrible flood issues along the brook to Charlton Court Road and Oak Avenue in 2007. The council has paid for remedial measures that were taken to create a deep retention pond just

before the culvert in the SW corner of the Prep. The culvert acted as a blockage to the system that summer. Considering this history has the developer examined whether the culvert has capacity to cope with increased run off from the proposed development? I am unconvinced that the developers have considered whether their inadequate remedial measures will withstand the loss of at least 18,000 sq m of trees and vegetation, and the loss of much of the absorbent, water retaining top soil layer. In addition, I am unconvinced the often mentioned "permeable surfaces" will be particularly effective due to the inevitably limited depth of top soil post construction and the impermeable sub soil (see later).

The attenuation crates would need to be vast, displacing huge amounts more clay; hardly sustainable development. The tank(s) are calculated at 768 m sq which seems inadequate considering the definite loss of 18,000 m sq of permeability and the questionable permeability of the remaining area. We are talking about approx. 40,000 m sq of surface area partly or entirely at risk in addition to the depth of water stored within the topsoil layer. We need much more research done here. I must insist that much, much more thorough investigation of impact is done. I fail to see how a very, very small pond and some attenuating crates will be adequate. What will happen in the event of C635 exceedance? I am alarmed by how little the consultants appear to know about the existing site. Please see reference below to our very vigorous springs and groundwater issues. The site can become very, very wet, causing localised flooding of roads, cellars and gardens that goes on for several days. If all this water is placed in drains under Charlton Court Road does the system have capacity? Where do the drains discharge and what of the impact at this point? I assume Cox's Meadow. The consultants make no mention of this. What will the impact of losing at least 18,000 sq m of permeable surface on the entire catchment actually be? Has modelling of the impact of exceedance on the town centre been done?

Existing drainage to South and to the West

There are issues with surface run off already, contrary to the consultant's report

Even with the site completely undeveloped and with 100% permeable surfaces, thick top soil, trees, grass etc. residents of Oakhurst Rise and the Prep School have still had historical problems with surface run off. A large drainage ditch had to be dug in the 1980's on the western boundary of the site bordering Oakhurst Rise to divert water that was flooding down into the gardens of No. 18 south to No. 6. On the Prep site extensive ditches to the West boundary exist for similar reasons. These ditches dispose of surface water directly into the brook adjacent to Sixways Surgery where the culvert has been such a notorious pinch point. The flood problem was kicked down the road.

Will the post 2007 retention pond withstand the pressure of construction run off?? Of immense concern is the possibility that developers may choose to discharge run off from the exposed clay during construction into these existing drainage ditches. This must not be permitted as the clay will simply silt up retention ponds and block the culvert. The ditches must not be permitted to overflow through a primary school for clear Health and Safety reasons.

Impact of Spring lines?

Consultants seem unaware of these

The report shows no knowledge of an extensive network of abnormal springs which emerge at a consistent elevation in gardens on the Battledown Estate, in our garden and across the Prep School site. See Maps A and B. To be fair this may be because the Prep and Battledown are privately managed. The springs emerge following a wet winter. Water flowing from these springs can routinely overwhelm drains causing flooding and requiring homeowners and contractors to clear them. The springs last emerged winter 2012/13.

An old reservoir built to store spring water or possibly prevent flooding is buried in our garden. It is clearly marked on the 1880 map of the site, Map C. Remnants of the brick built reservoir tank were discovered when we had landscaping work done. This is evidence of an historical spring which continues to emerge today. The map also shows extensive drainage channels to the West of the site highlighting how much water flows to the South and West.

Groundwater flooding/springs

The consultants consider that “the risk from groundwater flooding is low”. This is incorrect

Older properties in the vicinity such as Charlton and Ashley Manor have cellar flooding from groundwater almost every year and they have had to install pumps. We had to pump water away from our house in 2012/13 as water poured out of the hillside for days, flooding under our foundations. We have had to install an extensive network of French drains to the rear of the property which we hope will cope with the flow in the next wet season. Our property is very low lying and sunk into the hillside at the rear so we are very vulnerable to this problem. I am sure many other pieces of evidence will emerge from other residents that we will collate.

Sewer Failures

Local sewer failures are notorious. Residents on Churchill Road (No 20) need to rod their sewer at least annually. Not all instances are reported as residents tend to deal with emergencies themselves. Several serious sewer collapses have been reported in Sydenham Rd area as the pipes age. What assurances do we have that the antiquated system is able to cope with a much higher flow?

Concerns re subsidence, safety and conditions on site – Ground Investigation

Report

The presence of large trees, clay soils and steep gradients on Oakhurst Rise have led to collapsed drains and subsidence problems resulting in collapsed driveways and damage to some garages. At 29 we have experienced collapsed drains and our garage was demolished due to subsidence. One property on the Rise has needed to be underpinned twice. A number of properties have been recently extended and they have ALL used pile foundations. I am shocked to see the ground investigators recommend that the developer considers using cheaper conventional foundations. This seems to be shoddy in the extreme and may well impact on the stability of the land above 18 and 29 especially when you consider the weight and vibration of machinery, presence of a spring line and risk of slippage. How can we trust a developer who considers cutting corners so recklessly?

Having dug out our rear garden to extend we can testify how soft the clay is after rain, how entirely impermeable it is and how the site will be one huge quagmire when the top soil is removed. Neighbours will testify to the mess as the work was

done over a very wet period. We anticipate extensive rainwater runoff downhill from the construction site and into our gardens and properties unless extreme measures are planned for. We also anticipate road safety concerns with mud and lorries on the steep road. The proposed access road is in very poor condition already.

Flooding from artificial sources

When the top soil is removed to reach construction levels water will have nowhere to go.

Number 25 have written evidence (attached) of devastating flooding originating from a temporary retention pond failing when just 3 houses were constructed above our NE boundary. What assurances can residents have that a much, much larger volume of water will be retained safely?

Infiltration & SUDS

The site sub soil has "Low-nil permeability" I agree. Majority of SUDS (measures to increase infiltration) "unlikely to be feasible" agreed.

The water cannot infiltrate the clay sub soil. As the depth of top soil will be reduced and the sub soil is impermeable the benefit of the much advertised "Permeable driveways and surfaces" will be compromised. The 768 m sq . "Attenuation Crates" and tiny "pond" seem totally inadequate considering that the developers know nothing of the scale of the existing problems even with currently optimum interception and infiltration conditions. One study over a dry period is wholly inadequate. "Water Butts"?? Is this all the developer can suggest? I understand the developer has to follow the SUD manual CIRIA C753 to the letter. I feel dubious. None of this seems at all comprehensive, even to a complete layman.

Totally unconvinced that the developer has any idea what the real issues are here.

To conclude this section.

- **Risk Assessment is ill informed. Disappointingly thin information on the current risks around the site.**
- **Council may have limited information of scale of issues as much of the area is privately owned and maintained (Battledown and Prep)**
- **Vague information on what will actually be done with excess water, during construction and long term. Very dubious about limitations of SUDS and other remedial measures.**
- **Impact on Oakhurst Rise due to history of problems is an issue.**
- **Awaiting evidence from survey of local residents**
- **Using existing ditches will create an unacceptable flood risk to the brook to the SW, Oak Avenue etc. Additional Health and Safety risk to Prep School pupils. Any silting up of the culvert could be disastrous.**
- **A repetition of 2007 could easily happen without extreme caution at this stage. The Flood Risk Assessment does not show due diligence.**
- **This site is a very sensitive part of the catchment and needs to be treated with more respect**
- **It seems strange that the nearby brownfield Tim Fry site which is entirely paved and built upon (ie. with minimal flood impact) was rejected if this site is considered ideal for development.**

Flood Evidence for area downhill from proposed housing Application Ref: 17/00710

Address	Location of flooding	Frequency	Description (Quoted from respondent)	Probable cause of flooding	Measures in place to protect property	Evidence available
GL52 6RH P.Northup	Our 'Cellar' properly converted basement rooms	X2 in 2007	In sustained heavy rainfall, Haywards Road and its gulleys struggle to cope to get the rain away.	Flash flood from rain Existing infrastructure (even with the Cox's Meadow Flood Relief Scheme) seems to barely cope.	Sump pump Non-return valve on the main drain exiting the house	Yes Statement from insurer
GL52 6JF Coronation Flats	Lobby, Interior of flat, Bathroom, Bedroom	June 2016	The flooding risk in this area is already unacceptably high. Beaufort Road becomes a river, which pours straight down to Coronation Flats at the junction of Oak Avenue and Charlton Court Road. Last June, during a storm of fairly average strength, Coronation Flats flooded, filling the lobby with water and turning the gardens into rivers. Water breached our (new) bathroom and my son's bedroom.	Storm run-off from road when drains overwhelmed The council, when contacted, admitted that the 'drains could not cope' with heavy rain		Evidence from Planning Portal
1 Haywards Road GL52 6RQ	Garden	Once	the houses across the road with cellars have been flooded numerous times	Flash flooding of river or brook due to heavy rain	Additional drainage pipes or french drains	No
GL52 6JU	Road		Flooding at junction of Charlton Court Road and Beaufort Road			
GL52 6RH	Garden	X2 2007	The area at the junction of Churchill	Probably multiple	Non-return valve fitted by Severn	Yes

	Cellar Interior house		Gardens and Haywards Road flood when there is heavy rain. Also, the drains on the London Road are unable to cope with heavy rain and overflow close to Holy Apostles Church creating a torrent of water that flows down the London Road towards town past the entrance to Haywards Road. Probable cause	issues, but these include inappropriate management of new storm drains, blocked drains and sewers, surface run off from road and flash flooding of a brook.	Trent. Have fitted own sump pumps	Photographs Available
GL52 6ns Charlton manor	Garden Cellar	Annually	Ashley road; surface run off after any heavy rain, or when the water table is saturated	Flooding from seasonal spring emerging And surface run off	Additional drainage pipes or french drains Soak away Underground water store	Personal testimony
GL52 6NS Castle Farm Ashley Road	Garage Interior of house	X2 2007		Torrential rain	After two floods Severn Trent fitted a non return valve on the septic system	
28 GL52 6JU	Garden	Once Late 80's	Flooding downhill off field and into garden	Run off from the top field when the St Edwards school contractors dumped large amount of soil on the '100 house' field.		Personal testimony

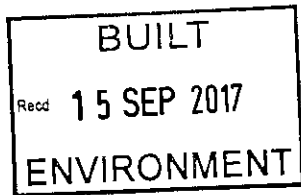
5 GL52 6JU	Garden Garage		In July 2007 our garage and part of our back garden was flooded by water pouring down the drive from the drives on the upper side of Oakhurst Rise. The water flooded the garage until the height of the side door step was reached then it continued down our garden in to the garden of a house in Pine Close.	Torrential rain Surface run off from road	Personal testimony
GL52 6NS	Interior of house	X2	Flooding from seasonal spring emerging Other (please specify): movement of aquifers as water table shifts in the bordering escarpment	Additional drainage pipes or french drains Other (please specify): Tanking	Personal testimony
22 GL52 6JB	Garden Garage Pavement Road	X1	1981:V heavy rains water flowing down the field threatening houses. Carmelites and neighbours dug trench at night to avoid gardens/houses being flooded. Field so wet that could not be mown for school use : a late hay crop was harvested on this lower field. Last year water came under the fence of no. 22 whereupon I dug another trench on the field to divert water towards the stream.	Run off from St Eds field Drainage ditches Dug on the lower school field	Personal testimony
23 GL52 6JB	Garden Garage Pavement Road	X3	In recent years any heavy rains have caused storm water to flow thro' no. 23 garage (later sealed) and through 23 garden onto the cul de sac	Run off from St Eds field Drainage ditches Dug on the lower school field	Personal Testimony Testimony of named Carmelite
GL52 6JS	Interior of house	X1 2007	Kitchen and garden were flooded by a few inches. Didn't make a claim on insurance though due to premiums going up so sorted	Run off down hill after heavy rain	

19 GL52 6JG	Garden Garage Interior house	X2 2007	<p>out the issue myself. Live in the middle of Beaufort Road (so on a hill!) so was very surprised to be flooded.</p> <p>During any heavy rain the water comes rushing down Beaufort Road and gathers at the bottom.</p>	<p>Collapsed drain or sewer</p> <p>Cause was collapsed culvert in Oak Ave/Churchill Drive and huge volume of rain which overwhelmed the brook under our gardens</p>	<p>At junction of Oak Avenue and Churchill Drive - due to permanently block road drains</p>	<p>None to our houses but the Local Authority have repaired the underground culvert under park in Oak Av/Churchill Drive Q7</p>	Photographs
GL52 6RQ	Garden	X4 2007, 2009, 2011, 2014	<p>we moved from 34 to 23 haywards rd which flooded the garden regularly whenever it rained. The 2007 July rain caused floods into the properties which was driven by cars moving along haywards road from non-residents. We tried to stop people from driving down as flooding was pouring into the basements on even side.</p>	<p>Surface run off from road</p> <p>the ground is high in clay and therefore does not absorb water –</p> <p>Also seasonal spring possible with water table.</p>	<p>Personal testimony</p>		
Available on request	Interior of house	x2 2007		<p>Flash flooding of river or brook due to heavy rain</p>	<p>Flood barriers and gates</p>	<p>Contact details available</p>	
Little Orchard GL53 8ES	Garden Shed	x20	<p>Really devastating was in July 07 but flash flooding is a fairly regular occurrence and for example, was pretty bad in June of last</p>	<p>Flash flooding of river or brook due</p>	<p>River banks raised by the Environment</p>	<p>Photographs</p>	

			year - 2016.	to heavy rain	Agency	A series of CD's with videos of the flash flooding and damage
8 GL52 6JU	Garden Garage Side entrance	1981 x1 2007	Ground water flooding after a wet winter Run off from fields	Run off from St Edwards field		
25 GL52 6JU	Garage	Several times	Flooding from seasonal spring emerging Water table too high	Spring High water table Run off from construction site	Sump pump Eventually after many years fitted an electric pump with a float to drain the garage pit which is 8ft x 3ft x 3.5ft deep. Now filled in with concrete and rubble	Water problems caused by 3 house development – uphill Submitted as part of No. 29 Objection
14 GL52 6JU	Garden	Dec 2015		Volume of ground/surface water due to heavy rain		
QE II Playing Fields	Every winter		Field becomes completely waterlogged in numerous places for much of winter. 2 ponds emerge all winter			Well known by dog walkers
Top fields of St Edward's Prep	Every winter		Fields have standing water, inches deep as water table rises and top soil saturated		Drainage ditches dug water channeled south to brook	Personal testimony
Scout field St Edwards Prep	1980		Run off from field caused problems for neighbours on Chariton Court and Oakhurst		Drainage ditches dug water to brook	

St Edwards Prep	2007			Culvert at foot of grounds blocked and flooding of several properties ensued				Council deepened retention pond	
Ashley Road near Home Court Farm	1980's			Serious flooding of road due to run off and overflow of brook. Large retention pond built near running track				Council built large retention pond	
St Edwards Ashley Manor	Cellar	1 winter in 3		Rise in ground water			Cellar pump installed		
	Scout field			Run off from fields at top					
	Road			Collapsed drains from tree roots					
				Pillows of water under scout field due to volume of water					
				Water pours out of springs and down road into brook when drains overwhelmed					
27 GL52 6JU	Garden	2013		-			Run off from road		
18 GL52 6JU	Garden	Annual					Run off from field High water table		
29 GL52 6JU	Garden	Every 3 winters or so		Flooding from seasonal spring			Heavy rain	French drains	Personal testimony
		2007		Water pours out hillside for many days when it rises			Spring	Had to pump water away in 2012 to prevent entering house	
		2006		Collapsed drain in garden			Collapsed drain		
Baedaias Tun	Garden						Springs		
Briggs Meadow GL52 6PJ	Garden Under house	2007		Springs rose after heavy rain					
GL52 6JU	Garden	x1		Water ran off fields raised above property			Run off from St		

Battledown Estate Ashley Road At Barrier	Garage Roads and ditches	1 winter in 3	Water pours out of springs and down road and drainage ditches	Edwards field	Well known by locals
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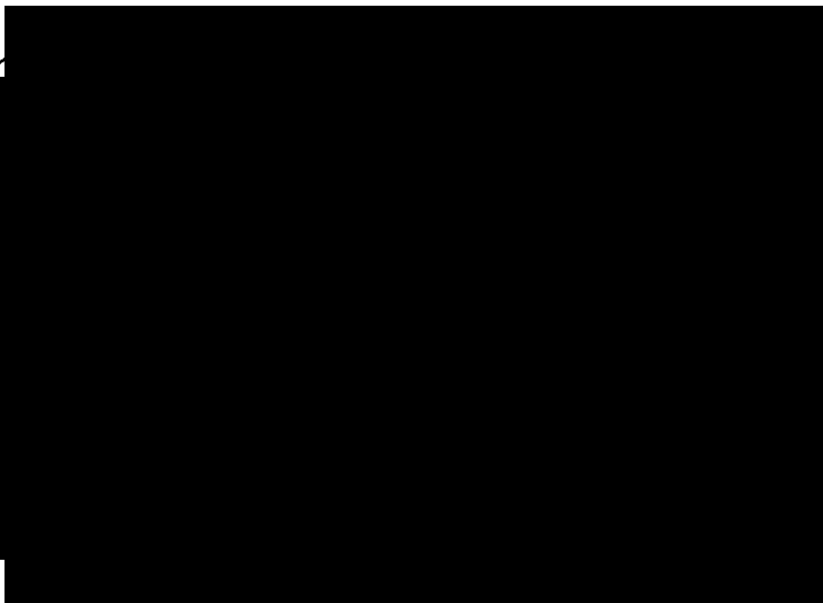
12 Malvern St
Cheltenham
GL51 9DG
12th September 2017

Dear Ms Payne

Objection to proposal 17/00710

I do not wish to see this housing estate built on such a valuable green field site. One of my main concerns is flood risk as the whole area downstream of the site has suffered from severe flooding over the years. To cover porous surfaces with concrete in this vulnerable location seems foolhardy to say the least.

Yours sincerely,



BUILT
Recd 15 SEP 2017
ENVIRONMENT

1 High Bank
Shipton Puffe
Cheltenham
Glos GL54 4JF

12th September 2017

Dear Ms Crews

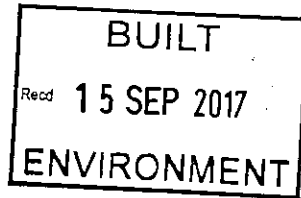
17/00710/OUT – Objection

This land is clearly important to Cheltenham. It is ecologically diverse, it regulates the flow of water into the River Chelt and it provides a challenging sporting facility to children in the town.

The land must not be built over when there are brownfield sites available near by.

Yours sincerely

A large black rectangular redaction box covering the signature and name of the sender.



126 Ryewater Rd.
Charlton Kings
Cheltenham
GL52 6LY
10th September 2017

Dear Miss Payne

Planning Application Reference : 17/00710/OUT

I would like to see this proposal rejected. My main reasons for this are on the grounds of flood risk and increased traffic.

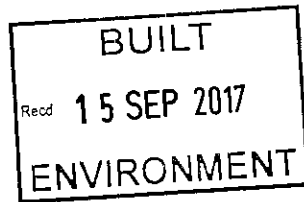
The council has spent a fortune on schemes at Cox's Meadow, Sixways Brook and at the play area on Oak Avenue. They did this after the disastrous flooding in 2007. It seems absolutely crazy to put all this expense, I assume many millions of pounds, in jeopardy by building on green fields at the top of the catchment. Areas that I know flooded were Oak Avenue and houses next to Lilley Brook and along Cox's Meadow. Please be very careful before you allow development of this site. There is a reason why it has never been developed.

I am also extremely concerned about the impact of hundreds more cars on the congested side roads and London Road and Hayles Road. Haywards Road in particular is already very busy with commuters avoiding the lights on the main road at rush hour. I look forward to seeing this proposal turned down in the strongest possible terms. The roads on Ewens Farm are totally unsuited to the current level of traffic and will not cope with hundreds more cars.

I trust that you will do the right thing.

Yours sincerely





Flat 1,
67 Shurdington Road
Cheltenham
GL530JG

12th September 2017

Dear Ms Payne

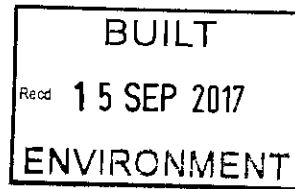
Planning Proposal 17/00710

I do not wish to see housing built on a site which is a habitat for so many different species of bat including the rare lesser horseshoe. I also do not wish to see ancient oak trees threatened and the loss of the valued amenity of the County level cross country course.

Yours sincerely

A solid black rectangular redaction box covering the signature area.

A solid black rectangular redaction box covering the address area.



5 School Mead,
Cheltenham
GL51 8AD.

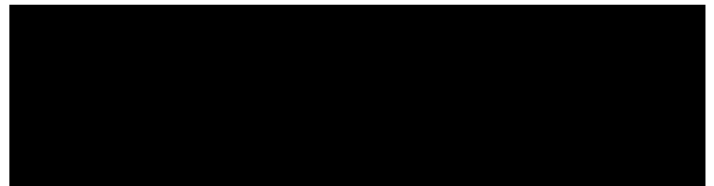
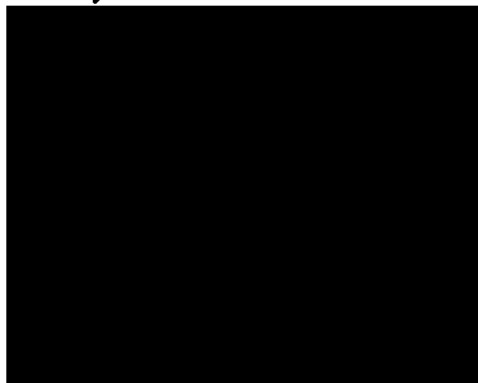
12th September 2017

Dear Ms Payne

Proposal 17/00710

I must object to this scheme as the amount of traffic currently clogging the roads in Charlton Kings is already unacceptable. I am also concerned about the loss of habitat for endangered species and flood risk.

Yours sincerely



BUILT
Recd 15 SEP 2017
ENVIRONMENT

6 Deep Street
Prestbury
Cheltenham
GL52 3AN

11th September 2017

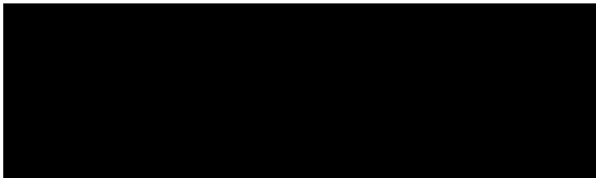
Dear Ms Crews

St Edwards Planning Application 17/00710/OUT – Objection

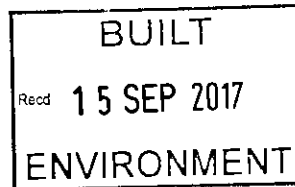
Having learned more about the trees and wildlife present on this site I am absolutely shocked that it has no legislative protection and that it could be lost forever. The fact that there are 7 species of bat on site including the Lesser Horseshoe as well as snakes, hedgehogs and sparrowhawks must mean that it deserves more ecological investigation and urgent protection before it is too late. The oak trees alone are of huge importance to Cheltenham and I understand that many will be lost.

Another huge problem is the flood risk involved with putting hard surfaces on this porous site. I would have hoped that the council has learned from the horrors of 2007 and that it approaches flood risk in a more responsible way.

I trust that this scheme will be rejected.



[Faint, illegible handwritten text]



15 Battledown Close
Cheltenham
GL52 6RD

11th September 2017

Dear Ms Crews

Your Ref Planning Application 17/00710/OUT

I have looked at a number of the comments on this portal that raise very important points about the above proposal. I agree with the majority of objectors who feel that the new housing will create serious problems with traffic and flooding. Charlton Kings already suffers from the effects of too much traffic on narrow roads. The flood risk situation is also well known and will be exacerbated by paving over a 10 acre site. I must , therefore, express my objection to this proposal.

Thank you for your time





14 Chatsworth Drive,
Leckhampton,
Cheltenham.
GL53 0AG.

12th September 2017

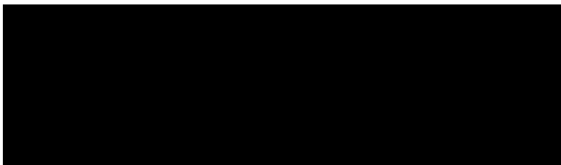
Dear Ms Crews

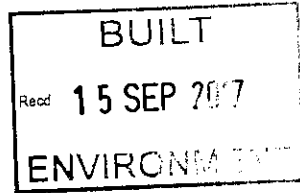
Planning Application 17/00710/OUT – Objection

As a resident of West Cheltenham who struggles through the traffic every week day I would urge the council to reject this proposal. The village of Charlton Kings is already very congested, especially around the schools. More housing will only make this situation worse.

I also feel that it is reckless to do anything to interfere with drainage at the top of the catchment feeding the Chelt. Everyone knows that Cheltenham is prone to flash flooding, let's not make a bad situation worse please.

Please reject this scheme.





1 High bank
Shipton Oliffe
Gloucestershire
GL54 4JE

11th September 2017

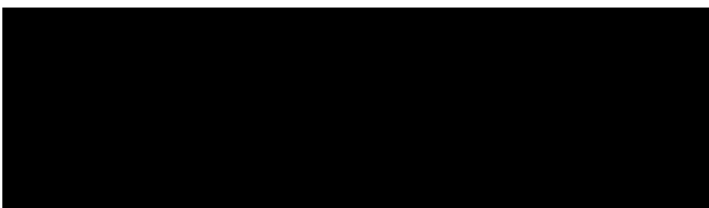
Dear Ms Crews

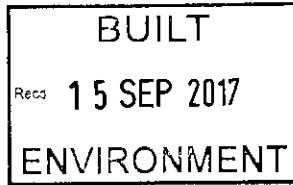
OBJECTION: St Edwards Planning Application 17/00710/OUT

The above site has great value to the local community. It frequently hosts a large and very challenging cross country course that is available to children across the county. There are no other courses quite like it in the County and it will be a tremendous loss to the town if this proposal is approved.

I also object on the grounds of increased traffic, flood risk and damage to a special environment that is also unique within the built-up area of Cheltenham. There must be other sites where the impact of development will be less drastic. The council will be going against its own guidelines if it allows this private green space to be lost.

Thank you for your time.





11 Farningdon Road
Hatherley Cheltenham
GL57 6WZ

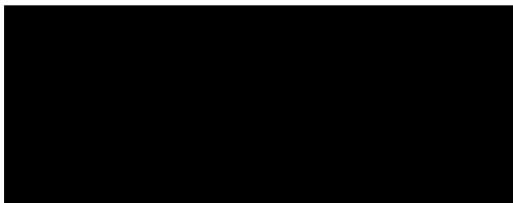
11th September 2017

Dear Ms Crews

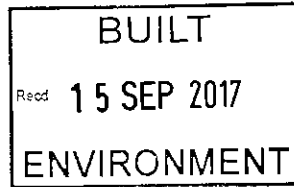
St Edwards Planning Application 17/00710/OUT - Object

I am familiar with St Edwards Prep as I have spectated at a number of cross country events on the site. It would be a tragedy for the town to lose this iconic sporting facility. The school itself is a hidden gem within Cheltenham's urban landscape. A major feature of the site is the Grade II listed Ashley Manor. The manor is set in a beautiful backdrop of 300 year old oak trees and meadow. The environment around this building is an essential part of its amenity and character. The estate land has existed since medieval times as can be seen from the ridge and furrow field to the South West. It will be most short sighted to put a modern housing estate in such a prominent position.

The impact of 100 houses and the subsequent traffic around an already congested Sixways will be severe. In addition I am well aware that the hill acts as a huge water store allowing the catchment to drain gradually, these field regulate the flow of water into the brooks and the Chelt preventing flash flooding. Remove this store of water and it is inevitable that South East Cheltenham will suffer from more floods.



8 Chase Ave
Charlton Kings
Cheltenham.
Glos.
GL52 6YU.



10th September 2017

Dear Miss Payne

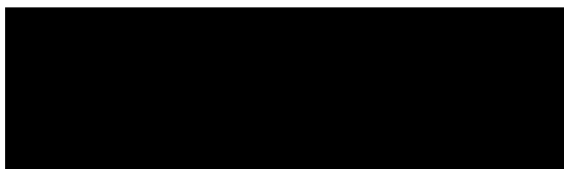
Your Reference : 17/00710/OUT

I hope that you will reject this proposal. I object to the scheme because of the increase in number of cars it will create. 100 houses will create double the number of cars in our society. The roads are already clogged with traffic for much of the day. It is a struggle to get out of the Ewens Farm estate onto London or Hayles Road already. Many children walk to the local schools which we should all encourage. If there are hundreds more cars the local roads will become so dangerous that no-one will allow their children to walk. There is just one pedestrian crossing on London Road (Sixways) before you get very near to town. This makes it a very unsafe environment for children. I am also very concerned about the air quality along London Road at present and this scheme will only make a bad situation worse.

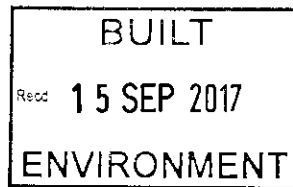
To add to my concern the plan is to build over green fields which I understand host some very old oak trees and many endangered animals. I cannot believe that this site is being considered when the Tim Fry proposal, a brownfield site that was much more suitable in terms of access and flood risk was dismissed.

Thank you for considering my concerns

Yours sincerely



20 CHURCHILL DRIVE
CHELTENHAM
GL52 6SS



10th September 2017

Dear Miss Payne

Planning Application 17/00710/OUT

I object to this proposal in the strongest possible terms. The plan is to build over green fields and this will just serve to increase the flood risk downstream towards local brooks and into the River Chelt. I am not at all satisfied with the measures that the developer proposes to mitigate flood risk. Local people are very aware of the amount of water that currently gushes out of the fields after a wet winter. Many people have experiences flooding from run off or groundwater or from springs that emerge. In 2007 run off from the site blocked the culvert in the South West of the Prep School and this led to severe flooding of Oak Avenue in particular.

This is my main concern but I am also dissatisfied with the measures that the developer proposes to provide a new sett for the badgers. Moving the sett south will lead to undermining and possible subsidence of surrounding buildings. Tunnelling and TB could be a hazard for children who will be playing right next to it. The site is also an unusually undisturbed habitat as is home to reptiles, newts, rare birds like the Lesser Spotted Woodpecker, hedgehogs and bats. I fail to see how this housing estate will improve the ecological value of the area. It will destroy it.

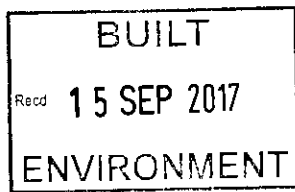
The cutting down of large trees will also lead to heave and I would like to know what is proposed to protect the houses surrounding the site from this problem.

Finally the access to the site is very problematic. Oak Avenue in particular is two way in places and very narrow with obstructions from parked cars, there is little opportunity for off road parking here. There is an extremely dangerous blind bend at the East end of the road. An obscured junction on the Tim Fry estate is also very dangerous. The parked cars and the fact that the Ewans Farm estate is a commuter rat run make this proposal for up to 200 extra cars at rush hour, not 48 cars an hour, quite ridiculous.

I look forward to seeing this proposal turned down in the strongest possible terms.

Yours sincerely





11 APPLETON WAY
HUCKLECOTE
GLOS
GL3 3RP

12th September 2017

Dear Ms Payne

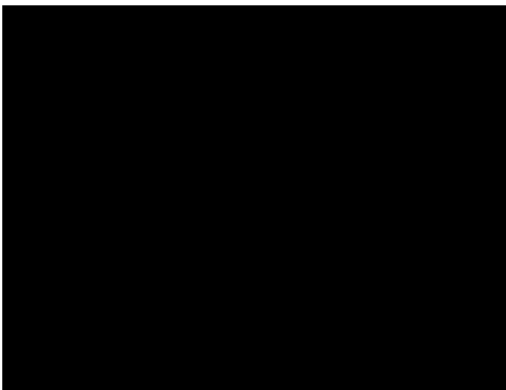
Objection to proposal 17/00710

I would like to object to this proposal on the grounds that it will send a very negative message to Cheltonians about the Council's commitment to children's sport.

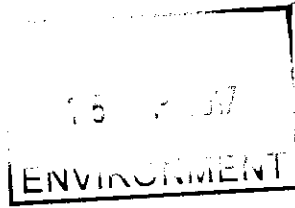
The well-established cross country course is very unusual compared to others in the area as it is very steep and very rural in character. Running around a flat playing field is the norm and competitors always remember the St Edward's course as a significant childhood event.

It would be a significant loss to the town to lose this amenity and I trust that planners will do everything in their power to protect it.

Yours sincerely



48 Raleigh Close
Chinehole
Gloucestershire
GL3 1NE



12th September 2017

Dear Ms Payne

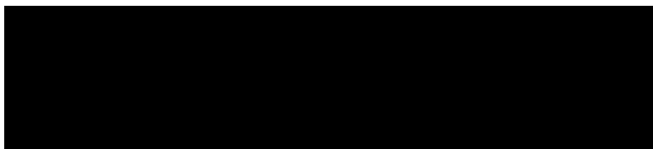
Objection to proposal 17/00710

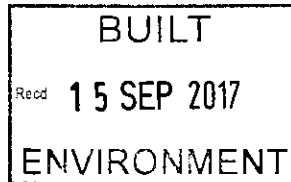
I would like to object to this proposal to build 100 houses on a green field site in Charlton Kings. I understand that the Cheltenham Local Plan stipulates that brownfield sites should be chosen for development ahead of greenfield sites so it would seem strange that the Tim Fry proposal was turned down quite recently when this nearby greenfield is now under threat.

I would also query the suitability of this site due to its inaccessibility to traffic. I believe that the Tim Fry proposal was turned down due to traffic impact so it would, therefore, be a contradiction to allow development on Oakhurst rise.

If flood risk is added to the equation it would seem that this location is entirely unsuitable for any kind of development and that it should be left well alone.

Yours sincerely





78 Jacobs Piece

Fairford

GLOS GL7 4FJ .

9th September 2017

Dear Miss Payne

St Edward's Planning proposal : 17/00710/OUT

I do not live in Charlton Kings but my children attend a local school and I am very concerned that this scheme will be very destructive. In particular I am very concerned about how school spaces for the children from these new houses will be found. All the local schools are full. Whilst this is not considered in the planning process I feel it really should be.

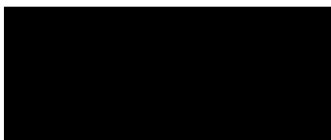
My other main concerns are traffic and damage to wildlife.

All the roads in Charlton Kings are clogged up during the school run and the roads around Charlton Kings Junior and Balcarras are quite simply ridiculous at pick up and drop off and are very dangerous for children on foot and on bikes. The Council says it is trying to encourage walking and cycling but with the roads so hazardous parents will continue to drive children in. More houses means more children and more cars making the situation worse which means less walking. I understand that the proposed site is marooned in the centre of a convoluted and very narrow and steep one way system. As the site is located up a steep hill it is unlikely that many people will walk to and from the local facilities. There will be a significant increase in cars at rush hour, more than the 48 cars an hour quoted by the developers.

I know families that attend St Edward's and they tell me that the site is full of ancient oak trees and rare wildlife. In particular bats and badgers. How can these valuable resources be threatened? I also understand that the Cross Country course which is infamous for its level of challenge and its beauty will be destroyed. This seems so wrong when children are becoming obese.

I hope that you reject this destructive scheme in totality.

Yours sincerely





11 OAKHURST RISE
CHARLTON KINGS
CHELTENHAM
GL52 6JU

9th September 2017

Dear Miss Payne

Your Ref Planning Application 17/00710/OUT

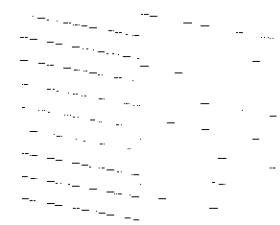
I object the above as it clearly goes against all guidelines to exhaust brownfield options before building on greenfields. This development is unnecessary, there are plenty of brownfield sites such as Tim Fry Landrover that can be developed and they should be developed first. If you are going to allow further development on this side of Cheltenham improvements to the road to Oxford and a ringroad around the town to Gloucester/Tewkesbury is essential.

The proposed development site is clay, with steep slopes. The main two access roads towards/from the site are Ewens Road and Beaufort Road. Residents in the area face the prospect of 100 or more extra cars per day coming down Beaufort Road. This is a narrow road with necessary parking on the Eastern side and is also used by buses and, at times, as a short cut by vehicles around rush hour. The Ewens Farm estate is a purely residential road with good air quality, which will become more heavily used. All the roads on the estate are narrow with necessary parking, there are a huge number of families living on the estate and the increased traffic will substantially increase the related health and safety risks, especially with regards children. Who regularly walk to school and also use the small park at the junction with Oak Avenue and Churchill Drive.

Many objections show there are natural springs in the area and complex drainage systems. The ground investigation report identifies that the site doesn't drain so complex drainage solutions will need to be found and I am not convinced by the report that the developers know what they are dealing with here. Building here will lead to flooding on the lower sections of the proposed site and definitely to lower lying properties. A comprehensive comment from 29 Oakhurst Rise, details underground springs in the area and list them on a map. I can confirm that a neighbouring property on Battledown has an underground spring which appears in their basement, requiring constant pumping.

There have always been significant issues with surface run off and groundwater flooding around the site. The consultant makes no mention of this in the report. The clay sub soil is impermeable. The top soil in this critical elevated site on the watershed holds water like a sponge all winter protecting the catchment of the River Chet from flash flooding. Covering large swathes of this 10 acre site in impermeable material will have a huge impact on the drainage system. I believe a full and proper impact study needs to be done investigating the impact of the scheme on the Chelt through Cox's Meadow onto Bath Road and Neptune's fountain. Some proper flood modelling is called for. Even with all the modelling done for the Cox's meadow flood barrier, the first time this barrier was put to the test, it failed, with large scale flooding of properties down-stream from the barrier. As residents we expect the council to do their duty and safeguard us from speculative applications like this that place individuals at unacceptable levels of risk in terms of flooding and road safety.

Sincerely



51 Beeches Road
Charlton Kings
Cheltenham
GL51 9LJ

10th September 2017

Dear Miss Payne

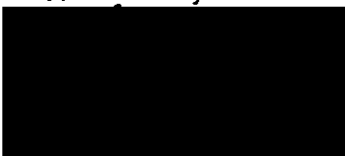
Planning Application 17/00710/OUT

We wish to register our formal objection to the above planning application for up to 100 dwellings on the following grounds:

- 1) The location identified within this outline application is a significant and attractive part of Charlton Kings and as a hillside site is visible from numerous areas of Cheltenham. Greenfield locations such as this within Cheltenham not only enhance the quality of life for nearby residents but those who live and work in the Borough. Importantly, the site is bordered by a neighbouring primary school who use this valuable open space to educate children as to the importance of protecting the natural environment. This is also a notable civic amenity. It is used throughout the Winter by numerous primary and secondary schools not only from Cheltenham but beyond as part of school cross country competitions. I recall using the space on numerous occasions over 40 years ago and importantly it is still used today in this way. It would be shameful to lose this valuable green open space that has been enjoyed by generations and should continue to be used by our own children now and in the future. To undertake any form of development in this location significantly impacts on the loss of local character for the reasons that are also outlined above. I am also sighted on the fact that there are listed buildings nearby where it is clearly desirable to maintain both their visual setting that enhances the architectural importance in Cheltenham. This should not be invaded by any unwelcome development at this location and as outlined within this planning proposal.
2. I understand from some local research that the fields may have been part of the Charlton Estate from as early as the 11th Century. Some parts of this estate were owned by King Edward I. From an 18th Century map available in the archives you can see that trees and hedgerows have existed on the site for many hundreds of years. There is also an ice house on the site that is listed and the archaeologist who visited recently feels it may be a Neolithic tump. Please let's not bury our heritage in obscure corners of private housing estates. The Battledown ruins are a classic example of this, hidden and forgotten.
3. The report proposes that surface water could be removed from the site using an outfall connection into the existing sewer to the southwest of the site located in Charlton Court Road. Given that the drains in this area already struggle to cope with surface water and overflow flooding - as evidenced by the major flooding in 2007 and persistent surface water pooling during heavy downpours, this proposal is completely inappropriate and puts houses in the above named streets at even great risk of flooding. Should this proposal be accepted, the developers must be made to take out additional insurance or provide guarantees against flooding in the potentially affected areas
4. Regarding ecological value. The developers' environmental consultant claims that the majority of the site is "poor semi improved grassland" which is "regularly mown". They claim it is "short grassland" that is of "low conservation significance". I contest this. The developers study was done at the wrong time of year. A second expert opinion has been received that states that the site is actually species rich grassland which requires a detailed grass species survey, ideally done May-July. I understand the developers' survey was done in early September soon after the farmer cut the grass as he does annually. Like most wildflower meadows the grass is cut once a year, this does not constitute regular mowing or cultivation.

I trust that the council will do everything in its power to protect this valuable site.

Yours sincerely



10th September 2017

Dear Miss Payne

Planning Ref 17/00710/OUT – St Edward's School

Neil Parish M.P., the chairman of the environment select committee, recently told ministers that a drive to build a million more homes by the end of the decade risks "killing any sense of goodwill" in local communities if the new buildings are inappropriate. Mr Parish, a former council planning officer, will suggest that parish councils and neighbourhood forums are given funding to draw up binding "design codes" based on input from residents to ensure new developments reflect their views. "If we fill our towns and cities with housing people feel is totally inappropriate for their area, we will kill any sense of goodwill."

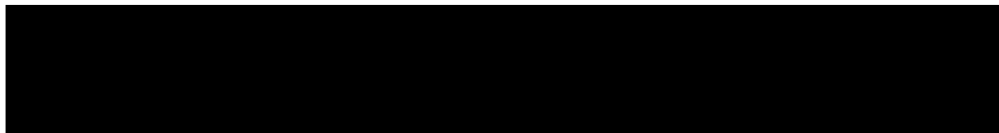
It would appear that the proposed development is exactly one such development that Mr Parish is referring to. The sense of unease about this inappropriate plan and the attitude that the developers have shown to local people and the school involved is incredible. Planners must pay careful attention to what local people are saying.

Building so many houses on this site will lead to increased flood risk no matter how many attenuation crates are buried. Thousands of tonnes of solid clay will need to be dug out and carted around the steep, narrow roads of Ewens Farm. I almost think this must be a bad joke. The run off from the building site will be of enormous risk to properties downhill from the site. Post construction the lack of permeable surfaces and the inability of water to be absorbed into a thinner topsoil will lead to much more run off into drains even with permeable driveways. When the drains are overwhelmed and the attenuation tanks full we will see a repeat of the events of 2007. The single story maisonettes on Oak Avenue were devastated by brook flooding in 2007 and residents have no upstairs to retreat to. Why should they suffer so that people in brand new 3-5 bedroom luxury houses can enjoy a lovely view. There will be little affordable to buy on this site as the land values in the area are so high and the house developer specialises in luxury, high spec homes.

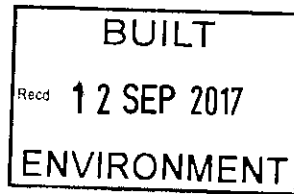
I also note what several people have commented on. The only residents who will not be adversely affected by the increase of at least 400 car journeys a day are the people who buy in the new estate. Everyone else and particularly those on the smallest and narrowest roads will suffer. If Tim Fry Landrover with 80 houses was turned down on traffic grounds how can this even be considered?

I trust that sense will prevail and that a bad joke doesn't turn into bad decision with irreversible consequences for the town.

Sincerely



G. HAMILTON Sr.
SIXWAYS
CHARLTON KINGS - 9L 53 8HW



Balcarras School,
East End Road,
Charlton Kings,
Cheltenham,
GL53 8QF

Ms Tracey Crews,
Director of Planning,
Cheltenham Borough Council,
PO Box 12,
Municipal Offices,
GL50 1PP.

Monday 11th September

Dear Ms Crews,

Ref: Planning Application 17/00710/FUL.

As Chair of the Cheltenham and District Schools Athletics Association I am writing to object to the proposed planning application for dwellings in the Charlton Kings area.

Having taught at Balcarras School, and been involved in school sport within the Cheltenham area for over 30 years, I feel it important to comment on the impact of this planning application on this important open space. Cheltenham has generated numerous county, regional and international athletes over the years at cross country. All of these started their running careers on the St Edwards / Whitefriars school grounds and adjacent fields where the proposed houses are to be built.

It would be extremely sad to see this wonderful test of endurance lost to Cheltenham and its community. Quite simply, this venue has been a great servant and continues to be by far the best cross country school venue in the town. In addition, it has been used for numerous county championships.

On behalf of all Cheltenham schools I ask you to consider the points raised regarding this important natural venue. The 2012 London Olympics identified leaving a legacy as its main aim. This important Cheltenham site has already created its own legacy i.e. a healthier Cheltenham population and the memories attached to it.

Yours sincerely



Chair Cheltenham and District Schools Athletics Association

Field House
Ashley Road
Cheltenham
GL52 6PH



8th September 2017

PLANNING REF 17/00710/OUT

With reference to the above, we wish to object to the application.

I have driven to see for myself the traffic situation at Ewens Farm. There were cars parked along all the associated roads, making them extremely narrow, and especially dangerous during the busy times of the day. The access out of Ewens Farm is either onto the A40, which comes to a complete halt at rush hour; or via King Alfred Way onto Hales Road. It is difficult enough now to get through King Alfred Way with cars parked all over the pavements awaiting repairs at the garage. At rush hour during the morning the traffic along Hales Road down to the London Road traffic lights backs up as far as Battledown Approach and sometimes further. What will happen when you have another 200+ cars trying to filter into these roads. It is no good thinking people will walk or cycle, the majority do not.

The Planning Committee must take this into account. The roads are not designed to take the amount of traffic already using it and planning to build another 100 houses will result in a huge increase in traffic in the Battledown area.

The letter of objection from the resident in Tall Timbers who obviously has detailed knowledge regarding traffic flow, puts the case much more succinctly than I.

Regarding the risk of flooding. We happen to live on the top of Battledown and our house is built on clay soil. Having lived here for many years, I have always been grateful of where we live, having seen the excess rain water flood down the hill, even right through some houses lower down. The building of so many houses and the taking away of permeable green fields could have a direct impact on existing properties.

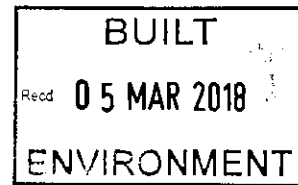
Battledown is a unique habitat and it is tragic to think that our local flora and wild life would be destroyed if planning was granted.

Whilst I realize that the Planning Committee does not have to take into consideration the other aspects of the result of having maybe 300 other residents in the area. It must be aware that there are not enough doctors, spaces in the local schools, or beds in the hospital for such an increase in population.

My husband agrees with the content of this letter, and hence we wish it to count as two objections, not one.

Yours faithfully,

A large black rectangular redaction box covers the signature area, obscuring the name and any handwritten notes or dates.



Field House
Ashley Road
Cheltenham
GL52 6PH

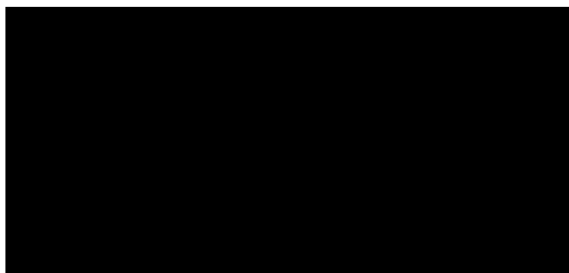
27th February, 2018

Dear Madam

PLANNING REF. 17/00710/OUT

I refer to my previous letter of 8th September 2017, (a copy of which is enclosed). The comments we made then still apply and the granting of permission for development of this preserved area in our opinion should not be granted.

Yours sincerely,



Field House
Ashley Road
Cheltenham
GL52 6PH

8th September 2017

PLANNING REF 17/00710/OUT

With reference to the above, we wish to object to the application.

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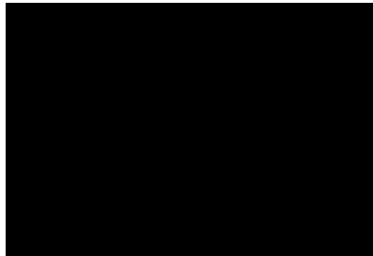
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Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.



PLANNING
Rec'd 14 MAY 2018
SERVICES

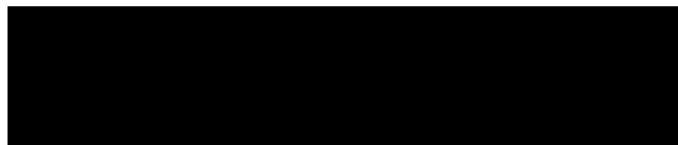
Dear Madam,

Your Ref. 17/00710/OUT

With reference to the above planning application, I refer to my previous letters of objection, which still apply despite the number of houses being reduced by 9.

I enclose a cutting, from The Daily Telegraph, and urge the Planning Committee to look at the Big Picture, and keep green spaces in our town and build on brown sites. What about the the site in Carlton Street where the post office vans used to be, it has been ripe for development for years as an example.

Yours faithfully,



Parks and green spaces *Daily Telegraph*
7.5.2018
**'save the NHS
£100m a year'**

By Victoria Ward

PARKS and green spaces save the NHS more than £100million a year, research has shown.

They provide well-being benefits worth £34 billion annually, according to the Fields in Trust charity, which wants the Government to ban councils from selling school playing fields.

It came after fears a council's decision to approve plans for a free school on fields it holds in trust could pave the way for similar moves across the UK.

An action group wants a public inquiry into Reading Borough Council's decision to develop the land originally bequeathed in a charity trust for recreation only. Objectors include Sports England, the Football Foundation, Fields in Trust and the Campaign to Protect Rural England amongst others.

Martin Brommell, chairman of the Mapledurham Playing Fields Action Group, said: "If this development goes ahead, other councils will get the message that they don't have to give up valuable development land if they can give up trust land instead."

The Fields in Trust report found that green spaces saved the NHS at least £111million every year, enough to pay for more than 3,500 nurses.

The figures are based solely on the number of GP visits they prevent and do not include savings from non-referrals for treatment or prescriptions, meaning the actual savings to the taxpayer would be significantly higher.

The research - the first time well-being benefits of parks and green spaces have been calculated - valued such green land at £974 per person.

"Chiltern Lodge"
Charlton Court Road
Cheltenham
Gloucestershire
GL52 6JB
England



Planning,
Municipal Offices,
Promenade,
Cheltenham,
Gloucestershire GL50 9SA

 28. February, 2018

Dear Sir or Madam,

Re: Planning Reference number 17/00710/OUT

Although I have not previously written to you to object to the proposed plans to build 100 House on the green field site - "St Edwards School Fields", I have now resolved to add my strongly considered objection to this proposed new development.

I having perused the reactions and objections of all the people, posted on your Website by people, all of whose lives will be, impacted upon in a negative manner by the proposed development! I confirm herewith that I totally agree with the objections to the new development raised with you, and I therefore ask for your serious reflection of the concerns that people have and on these real and valid grounds, I beg of you to reject this application now and in the future.

For your information, I am an eighty one year old, Charlton Court Road resident and I have lived here some 49 years, since August 1969, and as such, I consider that I am well qualified in writing this letter to you! At the beginning of this period, my family experienced this as a peaceful residential area with practically no traffic at the time but over the years, there have been significant developments that have gradually eroded this with a resulting negative effect on the quality of the life here. With this new development, the situation will even get significantly and unacceptably worse!

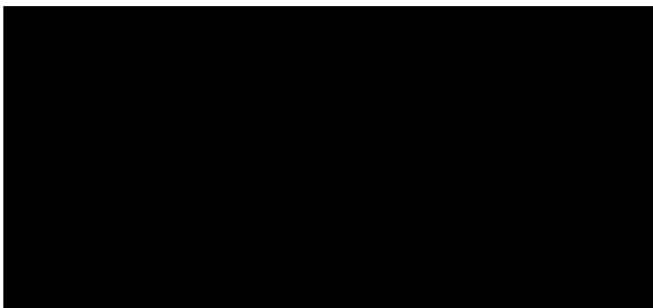
Additionally, the issues that come to mind with the development that are of most likely to be of concern are:

- Increase patient load on the Doctors at the "Sixways Clinic", catering for the local population, where access to doctors can be difficult and with long waiting times for an appointment.
- Added refuse collection problems due to possible poor and steep vehicular access onto the new estate.
- An unacceptable worsening of traffic in Charlton Court Road, caused by vehicles accessing and leaving the new estate moving to and from London Road.
- The additional load put on the existing Old Sewage System. This is already at the limit of capacity!
- Additional provision for schoolchildren from the families on the new estate will become necessary. The question is can all these additional children be satisfactorily accommodated locally without them having to move outside the catchment area?
- In addition, the need for extra supplies of Gas, Electricity and Water provision to cater for the additional 100 house to be build putting a heavy pressure and demand on the existing infrastructure.
- Finally, this development will have an undoubtable and irrecoverable impact on the natural fauna and wildlife environment in every respect!

I am hopeful that all the responsible parties involved in this matter, will in their final decision be able to respect the wishes of the local residents and that therefore the Planning Application, will be firmly and finally rejected!

In closing, I look forward to your valued reply to this matter.

Yours respectfully,



Judith Baker

From: Internet - Built Environment
Sent: 13 September 2017 12:55
To: Internet - Planning Comments
Subject: FW: Planning application 17/00710/OUT - Land adjacent Oakhurst Rise
Attachments: FW: Cheltenham Plan (part one): Public consultation

From: [REDACTED]
Sent: 13 September 2017 12:49
To: 'dcomments@cheltenham.gov.uk'; Internet - Built Environment
Cc: 'rebeccarar@hotmail.com'
Subject: FW: Planning application 17/00710/OUT - Land adjacent Oakhurst Rise

From [REDACTED] Glenwhittan, Birchley Road, Cheltenham, GL52 6NY; te [REDACTED]

Director of Planning
Cheltenham Borough Council

For the attention of Miss Michelle Payne

Dear Sirs,

I write to object to the above planning application, in line with comments submitted on 20th March 2017 to the Cheltenham Plan (part one) Public Consultation (copy attached); and for other reasons.

Landscape and Environment

The first objection is that the application would allow serious over-development of high ground forming a part of the Cotswold escarpment. Ground contour levels on the site rise from about 100m AOD at the south end of the site to about 125m adjacent the rear of Birchley Road properties (on the north side of the site); whereas almost all major development in Cheltenham over the last 100 years or so has been limited to ground levels of about 105 – 110m AOD. As proposed in the attachment (Cheltenham Plan: Public consultation), there should be no development on ground above 110m, in order to protect the escarpment; which, from south of Gloucester to the north of Cheltenham (past Prestbury, Bishops Cleeve, Woodmancote, Oxenton, Teddington), remains an almost undeveloped, unspoiled landscape of great natural beauty. The only major development on the escarpment on the east side of Cheltenham is Battledown, which was planned and laid out about 150 years ago; and which has the significant requirement that every property should be sited on an half acre plot: this allowed most of the properties built to be planted with major trees, so that it is now visually a green tree-covered landscape with many properties part hidden when looking from the west (Gloucester, Staverton, Churchdown, Tewkesbury) eastwards. The properties proposed for the Oakhurst Rise development are generally on plots of limited size, which will not allow the planting of large trees (because of the disruptive effect they would have on the properties themselves).

In this sense, the proposed development is as undesirable and damaging to the landscape as development of the middle slopes of any hills, escarpment or coastline would be. It would also set a terrible precedent for higher level development of the south side of the existing village of Charlton Kings, below Daisybank Road.

This problem with the proposed development is compounded by the planned removal of many individual trees (including some with preservation orders) and a major ancient hedgerow (which itself extends to an area of about 4,000m² - about 1 acre - which as a consequence of its age and size shelters foxes, deer, bats, birds, especially owls and wood-peckers, and small mammals). There is really no planning or intellectual argument to justify this

destruction, in the absence of confidence in the developer's willingness and determination to protect important features of the existing environment, instead of practically clearing the site at the start. In the developer's analysis, it is justified on the grounds that many of the individual trees are not of specimen value, not being individually planted and nurtured, i.e. being wild; overlooking the fact of the length and size of the hedgerow, that can be seen for miles around; and that for centuries it has been home to wild creatures in a natural environment without any human interference: the adjoining meadows are mown once a year, about a day's work with a tractor.

Though the main reason for the objection is preservation of irreplaceable landscape (within a thriving community), the retention of natural habitat and ecology is also of great value, especially when available to a school, and through the school to other young people.

Transport:

The road proposed for access to the site - Oakhurst Rise (OR)- is discussed in the transport assessment, paragraphs 2.6 and 2.7 (only); and its inadequacies are ignored in the discussion. In particular:

- the road gradients are too steep: almost 15% gradient for the upper length leading to the site entrance; and about 13.5% for the lower length joining Beaufort Road: both far in excess of the Glos. C. C. 'Highway requirements for development', which gives maximum gradients of 8% for access roads. The consequence is that the access road will be unusable by many vehicles after snowfalls, and will be hazardous in icy conditions; with a potential risk of accidents, because of cars failing to stop in time, or sliding into or across the two T-junctions, one at the bottom of the upper slope opposite no. 17 OR, and the Beaufort Road/Oakhurst junction;
- the road may be too narrow (5.5m); the G.C.C. requirement is 5.5 or 6.0m (depending on classification);
- the pavements are too narrow: the G.C.C. requirement is 2.0m;
- it appears that OR could be classified as a minor access road (MiAR), but it does not comply with the physical requirements for a MiAR, and it would be serving 2 - 3 times the number of dwellings for such a road (50 maximum); even as a major access road the number of dwellings served (approximately 120) would exceed the maximum permitted (100 for single access), and the physical requirements are still not satisfied (gradients etc.); in general terms, without relaxation of the G.C.C. requirements, there is no classification permitting more than 100 dwellings with only one access.

The assessment of the effect of the development (i.e. 100 extra dwellings) on the local roads immediately affected is unconvincing. Aside from the unsuitability of OR as the access road to the site, a basis for considering the increase in traffic could be summarised as follows:

- number of current dwellings:

Ewens Road	19
Pine Close, Oakhurst Rise	say 40
Beaufort Road	<u>41</u>
	100;
- current total of dwellings
which would increase to 200 dwellings after development:
- i.e. there would be a substantial increase in traffic on the two roads leading away from the site: Ewens and Beaufort Roads;
on-street parking on these roads and Haywards Road (the next affected road for traffic towards Cheltenham) is repeatedly described as 'sporadic'; definition "occurring only here and there, separate, scattered"; but the on-street parking is nearer constant and widespread than sporadic, and already severely restricts vehicle movement on these roads, and also on Oak Avenue;
- all of these roads are residential roads, not suitable as transitional roads, and certainly not as local distributor roads: (a through traffic route suitable for moving traffic between different parts of the town).

In discussing overall design concepts the G.C.C. 'Highway requirements for development' recommended:

"The creation of large cul-de-sac estate layouts, *where a large number of houses rely on one access road*, and pedestrian access is similarly restricted, must be avoided." (My italics)

[Redacted]

Glenwhittan, Birchley Road, Cheltenham, GL52 6NY

[Redacted]

[Redacted]

Judith Baker

From: [REDACTED]
Sent: 20 March 2017 16:26
To: Internet - Strategic Land Use
Subject: FW: Cheltenham Plan (part one): Public consultation
Attachments: contour plans.pdf

re: local green space designations and potential development sites

Proposal:

Preservation of all high ground around Cheltenham and Charlton Kings as green spaces, visible from all directions: from the Cotswold escarpment (e.g. from the Cotswold Way and the Cheltenham circular path), from Cheltenham itself, and from across the valley, from around Gloucester, Churchdown and Tewkesbury.

Almost all recent development in Cheltenham is contained within areas having ground levels of not more than 100 – 105m. above sea level: (some typical maps are attached). Therefore for all land above a contour level of 100 -105m. a.o.d. there should be a general prohibition of development, and protection and preservation of the natural environment: therefore no removal of trees, hedges or woodland.

The objective is to preserve the unspoilt Cotswold escarpment, and the intersecting valleys (such as that of the River Chelt through Charlton Kings), along the whole of the east side of the Severn valley from south of Gloucester, to the north of Cheltenham and beyond.





