

APPLICATION NO: 18/02581/FUL	OFFICER: Mr Joe Seymour
DATE REGISTERED: 19th December 2018	DATE OF EXPIRY : 13th February 2019
WARD: Battledown	PARISH: CHARLK
APPLICANT:	Mr And Mrs Cassidy
LOCATION:	Cromwell Court, Greenway Lane, Charlton Kings
PROPOSAL:	02581/FUL CDemolition of existing dwelling and construction of 8 x self & custom build dwellings with associated works and infrastructure, including sustainable drainage, new internal access roads, improvements to existing internal access road, site regrading and landscape planting

REPRESENTATIONS

Number of contributors	84
Number of objections	10
Number of representations	0
Number of supporting	73

Hewletts Reservoir Lodge
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PP

Comments: 16th January 2019
Letter attached.

29 Delancey Crescent
Cheltenham
Gloucestershire
GL53 9EZ

Comments: 9th January 2019
I support the proposed development as it encourages good design and delivers plots for people who wish to build their own home. I believe the development is well designed and will be a real asset for the area.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 25th February 2019
Letter attached.

21 Rosehip Court
Up Hatherley
Cheltenham
Gloucestershire
GL51 3WN

Comments: 30th January 2019

I travel past daily during the summer and have noticed the application and taken an interest in seeing what's proposed.

New houses look good and appropriate. There is no difference between these and the ones being built on Harp Hill.

Proposal will be an improvement on existing building and will provide further housing to the area. Site is already developed. Seems to be a comprehensive development plan.

2 John Moore Gardens
Cheltenham
Gloucestershire
GL50 2LY

Comments: 1st February 2019

Letter attached.

354 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YT

Comments: 1st February 2019

Letter attached.

6 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AB

Comments: 4th February 2019

Letter attached.

3 Chargrove Villas
Shurdington Road
Cheltenham
GL51 4XA

Comments: 4th February 2019

Letter attached.

Nutfield Ridge
Stanley Road
Cheltenham
Gloucestershire
GL52 6PE

Comments: 4th February 2019
Letter attached.

3 Morlands Drive
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LP

Comments: 4th February 2019
Letter attached.

11 Fairfield Park Road
Cheltenham
Gloucestershire
GL53 7PQ

Comments: 4th February 2019
Letter attached.

West Winds
The Reddings
Cheltenham
Gloucestershire
GL51 6RT

Comments: 4th February 2019
Letter attached.

8 School Road Flats
School Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8BB

Comments: 4th February 2019
Letter attached.

Chadwick
The Reddings
Cheltenham
Gloucestershire
GL51 6RL

Comments: 4th February 2019
Letter attached.

4 Griffiths Avenue
Cheltenham
Gloucestershire
GL51 7BH

Comments: 21st January 2019

I write in SUPPORT of the application for the construction of 8 x self & custom build dwellings at Cromwell Court, Greenway Lane, Cheltenham.

The proposed development is in keeping with the local area in terms of the proposed number of properties versus the available land space. It is good to see the applicant has not looked to overdevelop the land with volume housing units but to propose a bespoke development sympathetic to the local area.

The designs of the properties are modern but in keeping with the surrounding area. These designs I think when completed will be worthy to compete in the awards scheme made by Cheltenham Borough Council in association with Cheltenham Civic Society for properties that improve the built environment within Cheltenham.

8 Moreton Close
Bishops Cleeve
GL52 8AW

Comments: 31st January 2019
Letter attached.

64 Byron Road
Cheltenham
Gloucestershire
GL51 7EZ

Comments: 31st January 2019
Letter attached.

March House
Cleeve Hill
GL52 3QE

Comments: 31st January 2019
Letter attached.

11 Edgeworth
Miserden Road
Cheltenham
Gloucestershire
GL51 6BW

Comments: 31st January 2019
Letter attached.

1 Parkwood Grove
Cheltenham
Gloucestershire
GL53 9JW

Comments: 21st February 2019
This is an area of outstanding natural beauty and should be kept as such!

Many trees have already been felled in this area and the building of these dwellings will only negatively impact the environment further.

The additional dwellings will also negatively impact the hugely congested 6 ways junctions.

Please prevent this build from happening

Sandford House
44 Sandford Mill Road
Cheltenham
Gloucestershire
GL53 7QS

Comments: 23rd January 2019
Letter attached.

20 Ledmore Road

Comments: 23rd January 2019
Letter attached.

26 Gallops Lane
Cheltenham
Gloucestershire
GL52 5SD

Comments: 29th January 2019
Letter attached.

Flat 1
Station Garage
Station Road
GL52 8HL

Comments: 29th January 2019
Letter attached.

11 Moorend Glade
Cheltenham
Gloucestershire
GL53 9AT

Comments: 14th January 2019

As a regular dog walker and a qualified Landscape Architect, I have taken an interest in the development proposals for Cromwell Court.

I am very much of the opinion that the proposed development will improve the site, which currently has a very ugly mock Tudor building dominating the site. I have looked through the design proposals and feel that they are sympathetic to the landscape. Indeed, they appear to be very similar to properties being built currently on Harp Hill.

I note that there is an comprehensive (and no doubt expensive) impact assessment for the proposal. I personally have no issue with the removal of many of the poor quality older trees (there used to be a lot of Scot's Pine from memory) and see that extensive new planting has already taken place, whilst the best trees have been preserved.

I conclude that this is a well considered and thoughtful proposal and certainly an improvement on the eye-sore 1980's building.

Flat 10
Hammond Court
College Lawn Cheltenham
Gloucestershire
GL53 7AF

Comments: 29th January 2019

I regularly use this lane and consider the development to be appropriate and not dissimilar to other houses in the area.

The current building is not particularly attractive either.

11 Moorcourt Drive
Cheltenham
Gloucestershire
GL52 2QL

Comments: 29th January 2019

As someone who regularly uses Greenway lane I feel the new homes look appropriate and compare well with other new properties being built on Harp Hill.

The site is already part developed, with the the current mock tudor house not exactly in keeping in the area and the new scheme appears to fit in well without overcrowding the area of land available.

Birchfield
Birchley Road
Cheltenham
Gloucestershire
GL52 6NX

Comments: 22nd January 2019
Letter attached.

Piccadilly Farm
Aggs Hill
Cheltenham
Gloucestershire
GL54 4ET

Comments: 22nd January 2019
Letter attached.

The Hewletts
Aggs Hill
Cheltenham
Gloucestershire
GL54 4ET

Comments: 22nd January 2019
Letter attached.

3 Natton Cottages
Ham Lane
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 1st March 2019
[Letter attached.]

I refer to the above plans which are for land in the AONB and for which there is no justification for any development of the size proposed. I note that there is some reference that the land is Brown Field - when does gardens become brownfield?

It is also noted that wholesale destruction of the gardens has taken place previously, destroying habitat and changing the AONB character for the area. Why was this allowed?

As planners well know, there are all sorts of regulations and requirements for the AONB which govern the area as to what can be built. All of these have to be applied in this case and all confirm that no development of this size should be allowed.

Either there is an area nominated as AONB or there is not - a firm message of refusal has to be sent to those trying to destroy an area which is important to all of Cheltenham and beyond.

Cedar House
20B Ledmore Road
Charlton Kings Cheltenham
Gloucestershire
GL53 8RA

Comments: 16th January 2019

I drive past Cromwell court everyday on my way to work. I feel that this scheme, with the removal of the old house and significant improvements to the landscaping, will only enhance the appearance of what is otherwise a bit of an eye sore.

The layout of the new development looks well planned with interesting and low impacted designs.

72 Redmarley Road
Cheltenham
Gloucestershire
GL52 5GA

Comments: 30th January 2019

I use this lane each day as part of my commute to work and consider the development to be appropriate and not dissimilar to other houses in the area.

The current building is not particularly attractive either and this development will make sure it's more in-keeping with the current houses on Harp Hill and surrounding.

23 Hearne Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8RE

Comments: 18th January 2019

Letter attached.

17 Croft Gardens
Cheltenham
Gloucestershire
GL53 8LQ

Comments: 18th January 2019

Letter attached.

61 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AN

Comments: 18th January 2019

Letter attached.

190 London Road
Cheltenham
Gloucestershire
GL52 6HJ

Comments: 31st January 2019

I commute along Greenway Lane on daily basis and have taken a keen interest with regard to the developments in and around the area. It is a readily accepted fact that we need more housing, and I have no objection to environmentally friendly housing being built on an existing footprint of land.

22 Croft Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LA

Comments: 31st January 2019

I noticed the application recently and was interested in seeing what was proposed - i pass the site regularly and find the current house on the site an eyesore!

The proposed development looks like it will be appropriate to the surroundings; it seems to be similar to those being i passed being built on Harp Hill, and certainly will be an improvement on the current site. The proposal seems thorough and considered.

3 Medoc Close
Cheltenham
Gloucestershire
GL50 4SW

Comments: 5th February 2019

Letter attached.

Berengaria
Tobyfield Close
Bishops Cleeve
GL52 8NP

Comments: 5th February 2019

Letter attached.

27 Libertus Road
Cheltenham
Gloucestershire
GL51 7EJ

Comments: 5th February 2019

Letter attached.

Flat 1
Hesters Way Road
Cheltenham
GL51 0SE

Comments: 5th February 2019
Letter attached.

4 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 11th March 2019
Letter attached.

Avalon
Stanley Road
Cheltenham
Gloucestershire
GL52 6PB

Comments: 27th February 2019
Letter attached.

Wellswood House
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 27th February 2019
Letter attached.

5 Grovelands Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8BS

Comments: 27th February 2019
Letter attached.

3 Bradley Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DX

Comments: 27th February 2019
Letter attached.

6 Castlefields Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YW

Comments: 27th February 2019
Letter attached.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 27th February 2019
Letter attached.

33 Bath Parade
Cheltenham
Gloucestershire
GL53 7HT

Comments: 29th January 2019

I feel that Cromwell Court is a large, unattractive building. The new houses planned look good and appropriate, there being little difference between these and the ones being built on Harp Hill. The development is tidy and within the confines of the current property.

I consider that the proposal will be a great improvement to Greenway Lane and its immediate area.

I have seen the application as I am a member at CKCC.

High Grove
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LA

Comments: 14th February 2019

I object to the proposal to build eight houses on the Cromwell Court site on the grounds of unacceptable visual intrusion.

I also believe that acceptance of this proposal for development of sensitive Cotswold AONB land would create a precedent that could lead ultimately to the urbanisation of much of the bowl of the Ham Brook valley - all of it AONB land of very high quality indeed.

The Cromwell Court site itself is highly visible from the surrounding hills and from the network of footpaths which cross them. Because it is one of the highest points of Battledown Hill it can be seen from many miles distant, and it currently has a most attractive rural appearance, typical of the Cotswolds and marred only by the intrusion of the existing Cromwell Court house itself.

Most importantly, Cromwell Court is located prominently on the watershed below which the AONB valley around the Ham Brook extends, from the line of the Cotswold Way in the east, on the escarpment above Ham Hill, to Aggs Hill in the north. This is AONB landscape of the highest quality, and - if the current proposal is accepted - how will the Planners be able to resist further residential developments in this lovely place?

It seems to me that a small scale and sensitive replacement of the existing Cromwell Court house could be a positive element in this priceless environment - but not an eight-dwelling estate that would be likely to lead to multiple similar propositions.

Comments: 3rd March 2019

I wish to make a second observation regarding this proposal to build a new residential development comprising eight luxury homes in the Cotswolds AONB.

It has come to my notice that in 2015 Cheltenham Borough Council commissioned an assessment of the landscape character, sensitivity and capacity for development of those parts of the AONB that fall within the Borough's administrative area. The research was carried out by Ryder Landscape Consultants and a final revised version of their report was published in May 2016. The report is lengthy, extremely detailed and thorough. Its methodology involved assessing all the relevant component parts of the AONB within our area, classified by landscape type. The Cromwell Court site falls within its tenth classification 'Wooded Pasture Slopes'. This is by far the largest of the classifications and different sub-sections within it are found to have different capacities to absorb development, depending on their assessed specific landscape sensitivity and value.

Cromwell Court falls into the subsection 10.11 (Greenway Wooded Farmed Slopes) of the tenth classification. This subsection includes, in addition to Cromwell Court, The Camp, the area north west of Greenway Lane from The Chase to Cromwell Court, and the area south east of Greenway Lane from the allotments to the Hewlett Reservoir southern boundary and across to the Ham Brook. The entire area is assessed as having the highest level of landscape sensitivity, the highest category of landscape value and the lowest capacity for development of any part of the Cheltenham AONB. It is found to have the same 'scores' in all respects as the farmland high on the escarpment. There are no higher scores to be found in our Borough.

I would like to quote directly from the Report the definitions of High Landscape Sensitivity and High Landscape Value (as embodied in the land currently proposed to be developed):

"High Sensitivity Landscapes are those which by nature of their character would be unable to accommodate change caused by development. Typically, these would be of high quality with distinctive elements and features making a positive contribution to character and sense of place. They are likely to contain features and elements that are rare and could not be replaced."

"High Value Landscapes have many positive qualities associated with landscape value, e.g. seen as important by the community, having no degradation or erosion of features resulting in a mainly intact landscape with limited or no intrusions, and having a character with strong aesthetic and sensory qualities."

This then is how the Cromwell Court site and the much larger Ham Brook valley below it have been assessed by experts, in a submission requested and accepted by the CBC. It seems to me inconceivable that a proposal to commandeer a very significant site within it for luxury residences and private profit could be approved by the members of the Council's Planning Committee.

72 The Cornfields
Bishops Cleeve
GL52 7YQ

Comments: 5th March 2019
Letter attached.

30 Bramley Close
Bishops Cleeve
GL52 8GF

Comments: 5th March 2019
Letter attached.

4 Chargrove Villas
Shurdington Road
GL51 4XA

Comments: 5th March 2019
Letter attached.

8 Medoc Close
Cheltenham
Gloucestershire
GL50 4SP

Comments: 5th March 2019
Letter attached.

12 Imjin Road
Cheltenham
Gloucestershire
GL52 5LX

Comments: 5th March 2019
Letter attached.

10 Baker Street
Cheltenham
Gloucestershire
GL51 9HQ

Comments: 5th March 2019
Letter attached.

17 Harvesters View
Bishops Cleeve
GL52 7WD

Comments: 5th March 2019

Letter attached.

59 Welch Road
Cheltenham
Gloucestershire
GL51 0EA

Comments: 5th March 2019

Letter attached.

63 The Highgrove
Bishops Cleeve
GL52 8JB

Comments: 5th March 2019

Letter attached.

8 Read Way
Bishops Cleeve
GL52 8EL

Comments: 5th March 2019

Letter attached.

129 Mandarin Way
Cheltenham
Gloucestershire
GL50 4RT

Comments: 5th March 2019

Letter attached.

Kings Welcome
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 8th January 2019

Letter attached.

The Oaks
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 28th January 2019

The proposed development fails on number of planning issues

1) The area and grounds are covered by a Tree preservation order number 1 1980 . This was disregarded and not enforced by Cheltenham council when a mass deforestation took place. Whilst there was merit in reducing the numbers of dead trees , the replanting scheme is non consequential and will not replace the lost trees and forestation for many decades. The loss to wildlife has been substantial and net. (the site does not allow arial photos to be added, but before and after deforestation views confirm the extent of destruction)

2) The development is in a rural location and in a designated Area of outstanding natural beauty. Having already lost the forest on these very grounds, the views from the Cotswolds escarpment is already damaged and the view from Ham Hill farm along footpath ZCK-22 which should be a rural view would become an urban one with this development.

3) A Landscape Character , Sensitivity and Capacity Assessment of the Cotswolds AONB within the Cheltenham Borough Administrative Area was commissioned and reported as recently as April 2015. This site clearly falls within Landscape Character Area 10.11 , Greenway wooded farmed slopes . The area deemed a medium-high visual sensitivity area , high landscape sensitivity , high landscape value , and detailing its landscape capacity for development as low.

4) Policy SD7 of the joint core strategy states "all development proposals in or within the setting of the cotswolds AONB will be required to conserve and, where appropriate , enhance its landscape, scenic beauty, wildlife, cultural heritage and other special qualities. It is very clear that the current proposal does not meet any of those criteria, and indeed with the disregard of the TPO and deforestation, has deteriorated almost all aspects with regard to this policy.

5) DS4 policy precludes development within AONB and stipulates that only a replacement dwelling or subdivision of and existing dwelling is permitted. This application contravenes this policy.

6) The level of light pollution for surrounding properties due to the scale of proposed developoment will be dramatic and substantially reduce natural lighting in an AONB.

7) There is a covenant as formalised with the Land Registry dated 8.11.89 Title Number GR 81489

It details very clearly that the site in question has an area identified and indicated clearly as

" Conveyance of the land tinted pink on the filed plan dated 4 May 1979 made between 1. [name supplied] (Vendor) and 2. [name supplied] (Purchaser) contains the following covenants (system does not allow map to be added , but allows current house and a thin strip of land to connect to Greenway lane)

"The purchaser for himself and his successors in title hereby covenants with the vendor and his successors in title to the intent that benefit of this covenant shall be annexed to and run with the adjoining land of the vendor and every part of it that the purchaser and his successors in title will not erect nor allow to be erected on the land hereby conveyed any building capable of being used for residential purposes"

Due to these significant and notable breaches of planning regulation, reference to policy on AONB in the Cotswolds, TPO adhesion and the restraint of development covenant the planning proposal should be rejected.

A replacement to the exiting dwelling should be the only planning considered for this site and would fall within planning guidelines.

Comments: 31st January 2019

This article from the planning portal is something that should be considered when taking into account the total disregard for the historical TPO at Cromwell Court where dramatic deforestation was left unchecked and uncontrolled by Cheltenham Council . Once the damage has been done, planting saplings that cost a few pounds and that will take 50 years to replace anything destroyed is not an adequate recompense for the devastating impact on the wildlife and AONB.

https://www.planningportal.co.uk/news/article/613/planning_news_-_31_january_2019?utm_source=PPQ+Newsletter&utm_campaign=11395efa80-Newsletter_31012019_HTML&utm_medium=email&utm_term=0_734e0b63a9-11395efa80-8275777#one

14 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 27th January 2019

I wish to object to the proposal, for the following reasons:

- Cheltenham's local plan already identifies sufficient supply of new housing at other locations around Cheltenham to satisfy anticipated demand in the coming years. Further increases in the density of housing elsewhere are simply not needed; certainly not in AONB locations.
- The site is within the Cotswolds AONB and is highly visible from local footpaths. The NPPF (with great weight) and JCS both require that proposals should conserve or enhance the landscape and scenic beauty. Increasing the density of housing and driveways on this plot would absolutely not do so.
- The transport statement is misleading. It quotes local amenities and food-stores within 1.3kms. It fails to note that the route is almost entirely up/down Harp Hill - which has gradients over 16%, and is regularly featured in guides to 'hard cycling hills' in Gloucestershire. And the predicted use of supermarket home delivery van trips is not better, as implied, for the environment or local amenity than single occupancy car trips.
- This stretch of Greenway Lane is a narrow, unlit rural road, without any separate footpath/pavement provision for pedestrians. Yet it provides an important route for runners, cyclists and walkers to access the wider AONB. Development such as this, which increases the traffic flow, will make accidents more likely. If traffic volumes continue to increase I will no longer feel it is safe to walk my young children on that route to access the countryside.

I agree that it would be an improvement to replace the existing house with one of similar size, in a style such as those proposed here. I would support such a development.

However, I urge the council to respect the national and local policy on AONB development by not allowing this significant increase in the scale and density of development on this site.

Glenfall Lodge
Mill Lane
Charlton Kings
Cheltenham
Gloucestershire
GL54 4EP

Comments: 11th January 2019

Letter attached.

Kyle Lodge
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PN

Comments: 17th January 2019
Letter attached.

2 Castlefields Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YW

Comments: 31st January 2019

i use this route reguarly and very much welcome more housing in this area, it is much needed, i completely support this application and welcome the idea of more housing being available in this area, it is needed!

54 King William Drive
Cheltenham
Gloucestershire
GL53 7RP

Comments: 4th March 2019

I wish to object to the Cromwell Court application.

I am in absolute agreement with the Cotswolds Conservation Board's objections to the scheme.

In addition, I believe some weight must now be given to the Pre-Submission Cheltenham Local Plan whose Examination in Public ended on 28 February 2019.

Development at Cromwell Court was neither put forward as an allocation in the draft plan nor introduced in any way at the Matter 3 Hearing on Housing and Mixed development conducted on 14 February 2019.

From this I would draw the conclusion that the Cromwell Court development does not, and will not, accord with or form part of the eventually-adopted Local Plan.

The Cheltenham Plan also, in Chapter 8: The Cotswolds AONB, states in Paragraph 8.4 that the Council will be guided by "the advice of the Cotswolds Conservation Board with reference to the Cotswolds AONB Management Plan".

I hope this guidance will be the case, as will Cheltenham's other commitment under the Countryside and Rights of Way Act 2000, namely, to conserve and enhance its precious part of the Cotswolds Area of Outstanding Natural Beauty.

Please refuse this application.

1 New Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JJ

Comments: 8th January 2019

I think the development would be great for the area, most new housing developments add nothing in terms of architectural merit.

I believe the site is well placed for this kind of development, as the area is well known for this type of housing.

The Council recently allowed an application for the conversion of the existing house into flats, which I don't particularly want to see happen.

7 Battledown Drive
Cheltenham
GL52 6RX

Comments: 9th January 2019

Letter attached.

19 Hearne Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8RE

Comments: 15th January 2019

Letter attached.

Rose Orchard
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 30th January 2019

Letter attached.

25 Hopwood Grove
Cheltenham
Gloucestershire
GL52 6BX

Comments: 30th January 2019

Letter attached.

Comments: 30th January 2019

Letter attached.

6 Hertford Road
Bishops Cleeve
GL52 8DA

Comments: 30th January 2019
Letter attached.

7 Seneca Way
Cheltenham
Gloucestershire
GL50 4SG

Comments: 30th January 2019
Letter attached.

19 Medway Crescent
Brockworth
GL3 4LD

Comments: 30th January 2019
Letter attached.

Orchard House
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6QG

Comments: 30th January 2019
Letter attached.

50 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 30th January 2019
Letter attached.

8 Pumphreys Court
Pumphreys Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8BX

Comments: 10th January 2019

I support the redevelopment of Cromwell Court, I think a sympathetic scheme liked the one being proposed will have a positive impact on The local area.

Hales House
111 Hales Road
Cheltenham
Gloucestershire
GL52 6ST

Comments: 12th January 2019

Very pleased to see some much needed new homes which have clearly been well considered and sympathetically designed, I feel this can only add benefit to the area. As a local resident in the area I am encouraged to see there are people out there who are looking to improve the housing situation with quality, modern dwellings. I see this as a positive addition and I am happy to offer my full support.

7 Moorend Glade
Cheltenham
Gloucestershire
GL53 9AT

Comments: 29th January 2019

I drive past this site every day and noticed the application had been submitted. I support the granting of consent as the existing site is not aesthetically pleasing and new development is welcome. The proposal looks appropriate and is no different to the other developments in the vicinity (Harp Hill).

Greenway Farm
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PL

Comments: 28th January 2019

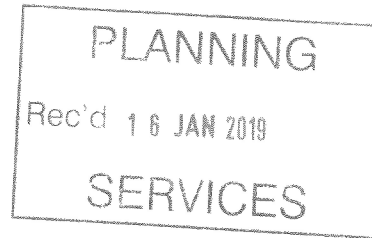
Letter attached.

32 Finchcroft Court
Cheltenham
Gloucestershire
GL52 5BE

Comments: 28th January 2019

Letter attached.

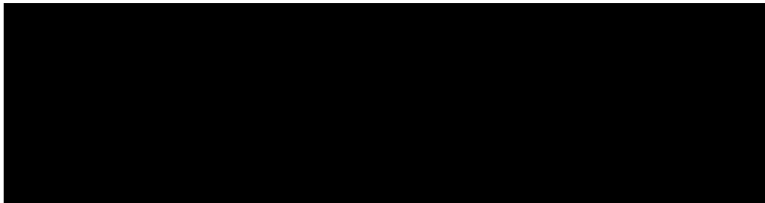
Hewletts Reservoir Lodge
Harp Hill
Charlton Kings
Cheltenham
GL52 6PP



18/02581/FUL | Demolition of existing dwelling and construction of 8 x self & custom build dwellings with associated works and infrastructure, including sustainable drainage, new internal access roads, improvements to existing internal access road, site regarding and landscape planting | Cromwell Court Greenway Lane Charlton Kings Cheltenham Gloucestershire GL52 6PW

It is my opinion that the proposed development will be an improvement on the existing house and will have a lesser impact on the AONB.

The designs of the homes are of a very high standard, the style and size are characteristic of the area.



WADLOYS FARM,
HAM LANE,
CHARLTON KINGS,
GL52 6NJ.
22-2-19.

Yours. ref.

18/02581/FUL

PLANNING

Rec'd 25 FEB 2019

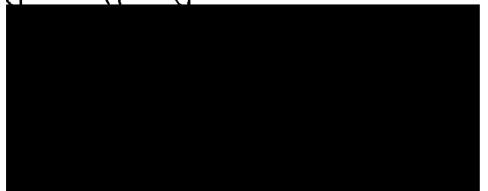
SERVICES


Dear Sir,

I am totally opposed to the application to build houses on land surrounding Cromwell Court. This house was once surrounded by woodland, which has since been removed, leaving it totally exposed. The whole plot is within the Cotswold AONB, and there is no justification in permitting extra housing here. If it were to be permitted, what is to stop the owners of the land further down Greenway Lane applying in the same way?

Please refuse this application,

Yours faithfully,

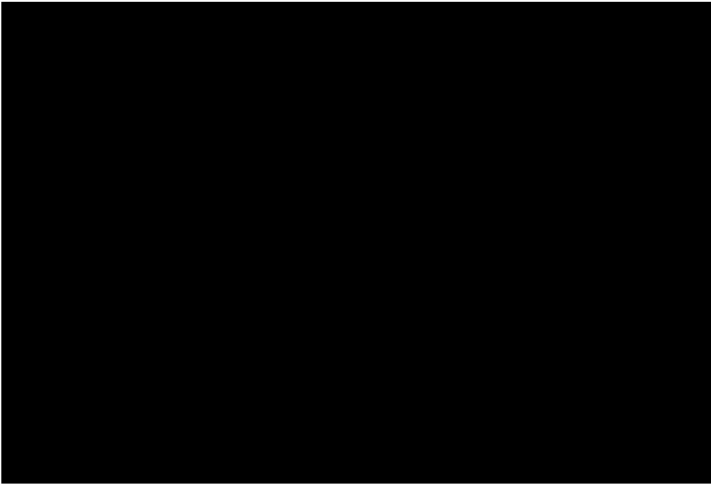


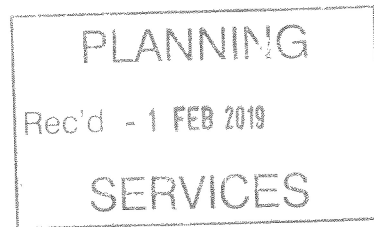

2 John Moore Gardens
Cheltenham
GL50 2LY



RE.Cromwell Court 18/02581/FUL

I wish to add my support to this application the sympathetic landscape first approach has worked well in the AONB, the high quality individual house designs & settings with generous plots which are much more in keeping with the Battledown Estate.
This is much more desirable & better use of the land than the flats permitted or the existing house.





35th London Rd,
Charlton Kings,
Cheltenham

Re Cromwell Court 18/02581/FUL

Glos

GL52 6YT.

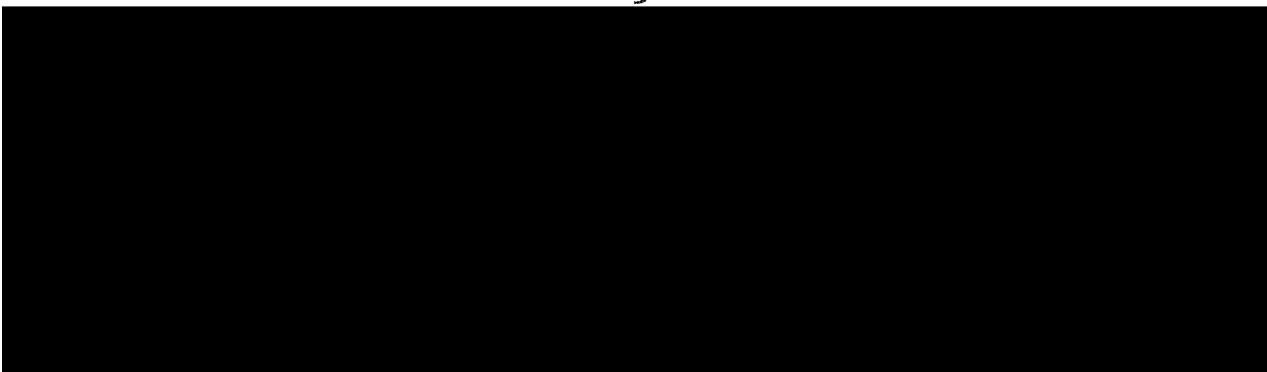
Dear Sir/Madam,

I am writing in support of the proposed development of Cromwell court.

Having looked at the plans I can see no reason this would be detrimental to the AONB.

As keen hikers we are sensitive to any developments that affect landscape but in this case we see no negative effects to the surroundings.

Yours Sincerely



PLANNING

Rec'd - 4 FEB 2019

SERVICES

Planning Reference 18/02581/FUL

I drive past Cromwell Court regularly and believe that the proposed application will enhance the area if the original house is removed and replaced with low impact scheme that's been proposed and I offer my support because its much more environmentally friendly.



6 COPP ELM ROAD

CHARLTON WILKS

CHALTON HAM

PLANNING

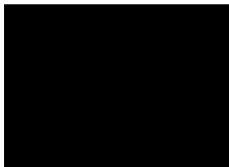
Rec'd - 4 FEB 2019

SERVICES

3 Chargrove Villas
Shurdington Road
Cheltenham
GL51 4XA

Ref. Cromwell Court 18/02581/FUL

I give my support to this application because its forward thinking with being gated almost an American style development where houses are all individually designed with similar materials keeping a common theme with well spaced plots with great landscaping.



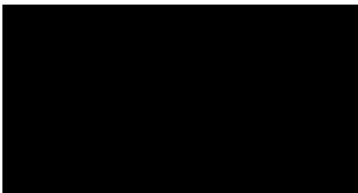


Nutfield Ridge
Stanley Road
Cheltenham
GL52 6PE

Letter of Support

RE. Cromwell Court 18/02581/FUL

The proposed development at Cromwell Court for eight self build houses and the demolition of the existing house will be an improvement to the visual impact on the AONB.
The proposal is a good use of an existing brownfield site which is currently Under-utilised and when the proposal is completed will add even more landscaping between the new houses.

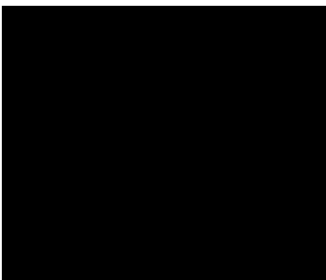




3 Morlands Drive
Charlton Kings
GL53 8LP

RE: 18/02581/FUL Cromwell Court

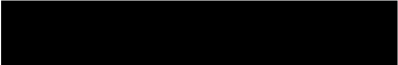
I support this planning application to demolish the existing unsightly mock Tudor house & replace it with eight self build houses that are very well designed architecturally & are similar to the houses currently being built on Harp Hill.
This development has been landscape led & its benefits are obvious in minimising the impact on the area of outstanding natural beauty which will be an improvement visually on the area when finished



PLANNING

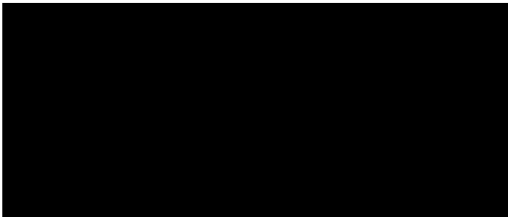
Rec'd - 4 FEB 2019

SERVICES


N FAIRFIELD PARK ROAD
LEICESTER
CHALTON
GL53 7PQ

Re. Cromwell Court 18/02581/FUL

Cromwell Court is already a brownfield site and has the benefit of planning for eight units which would not enhance the area. Because of this I believe the current application to be of great merit and the aesthetics of the landscaping and materials of the houses is the reason I fully support the application.



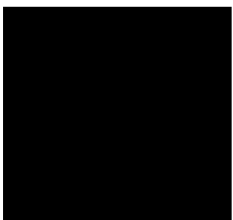


West Winds
Stoke Road
Bishops Cleeve
GL52 8XT


Re: Cromwell Court 18/02581/FUL Demolition of existing dwelling & construction of 8 self & custom build dwellings with associated works.

Comment support

This is a sustainable location that already has the benefit of being a brownfield site that is now offering a great scheme the likes of have not been seen in Cheltenham before. The uniqueness of the setting of eight high quality self build dwellings in a self contained gated Community with sympathetic landscaping is something the council should submit for awards.



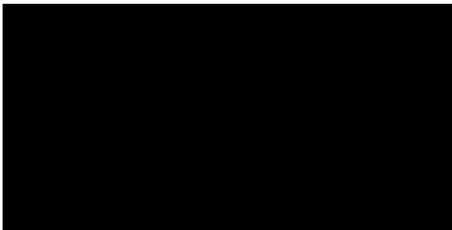


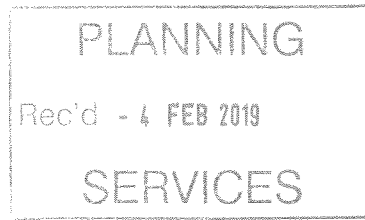

8 School Road Flats
Charlton Kings
GL53 8BG

A small black rectangular redaction box covers the name of the sender. Below it, the address "8 School Road Flats, Charlton Kings, GL53 8BG" is printed.

RE: Cromwell Court I8/02581/FUL

This Development if permitted would win awards for the contemporary architecture the scheme has been designed with the landscaping being the most important feature of the development. I whole heartedly support this sustainable application





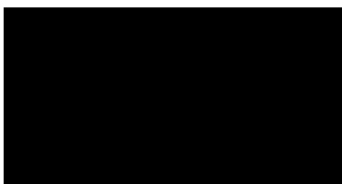
Chadwick
The Reddings
Cheltenham
GL51 6RL

Ref: Cromwell Court18/02581/F

The proposed planning application looks fantastic and I am interested in purchasing one of the plots I have been looking for a substantial plot in this location for years.

According to the landscape architects report the the impact on the area of outstanding natural beauty is minimal which is important to me. She has achieved this partly by using seedem grass roofs which help slow water release & are green to look at.

Its so close to the shops & bars as well as the cricket club on the doorstep for summer afternoons You have my total support for the application.



PLANNING
Rec'd 31 JAN 2019
SERVICES

[REDACTED]
8 Moreton Close
Bishops Cleeve
Cheltenham
Glos
GL52 8AW

Re Cromwell Court
18/02581/FUL

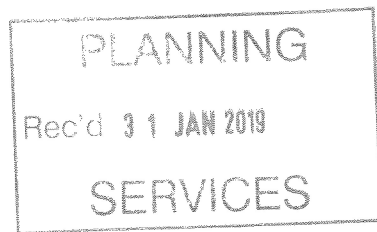
I Would Like To Add My Support To This Application, The Development Looks Like A Good Use Of Space And Would Fit This Location Well In My Opinion. I Feel The Proposed Plans Are A Better Fit In The AONB Than A Mock "Tudor Hose" And A Better Use Of The Land.

Regards

[REDACTED]

30-1-2019

[REDACTED]



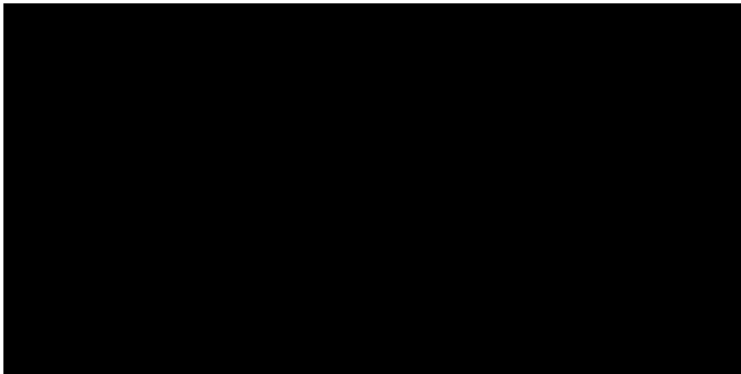
64 Byron Road
St Marks
Cheltenham
GL51 7EY

Cheltenham Borough Council
Planning Department
Municipal Offices
Promenade
GL50 9SA

Re : Cromwell Court 18/02581/FUL

I walk my 3 dogs on the public footpaths around this site and think the proposed development will enhance the AONB compared to looking at the existing eyesore

Regards

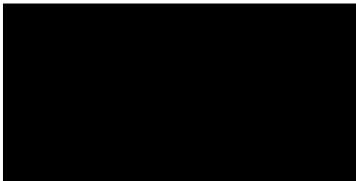
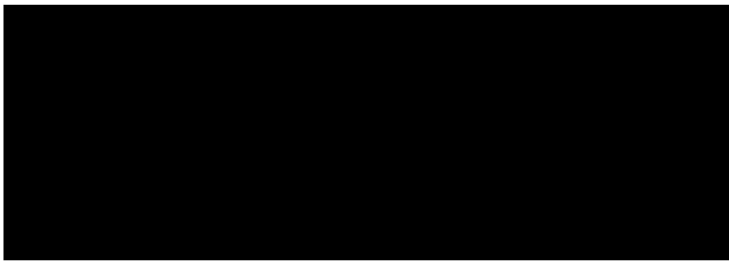



March House
Cleeve Hill
GL52 3QE



RE Cromwell Court 18/02581/FUL

I wish to offer my full support for this unusual development its architecture is of a very high quality & the landscape led approach to this development in the AONB has undoubtedly worked very successfully.




[REDACTED]
11 Edgeworth
Miserden Road
Cheltenham
GL51 6BW

PLANNING
Rec'd 31 JAN 2019
SERVICES

Cromwell Court 18/02581/FUL Letter of support.

The apartments that have been passed are out of keeping for this area & so is the existing house the proposed planning development is aesthetically much better in the area of outstanding beauty than the other options.

[REDACTED]



Sandford House
44 Sandford Mill Road
Cheltenham
GL53 7QS

21st January 2019

Cheltenham Borough Council
Planning Department

Dear Sirs,

Comment: Support

Planning ref: 18/02581/FUL

Property: Cromwell Court Greenway Lane Charlton Kings Cheltenham
Gloucestershire GL52 6PW

We drive past Cromwell Court regularly and have taken a keen interest in the development proposals.

We feel that this scheme, will massively enhance the appearance of a site that is now massively outdated. The existing mock Tudor property in the centre of the site is not the most attractive property by any stretch of the imagination!

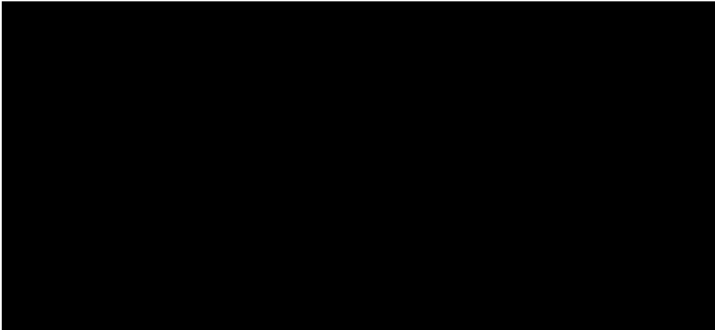
The layout of the new development looks well planned with interesting and low impacted designs. It looks very clean and is far more appropriate to its surroundings.

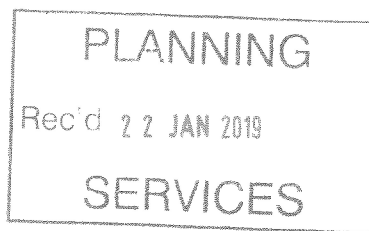
We have looked through the design proposals in some detail and feel that they are sympathetic to the landscape. Indeed, they appear to be very similar to properties being built currently in the same area.

We have looked at the impact assessment for the proposal. We see no issue with the removal of many of the poor-quality older trees, particularly as a large amount of work in respect of new planting has already taken place. It is clear also that the best trees have been preserved.

We fully support the proposed development as it encourages exceptional modern design and delivers plots for people who wish to build their own home in any area in which, frankly, there are few plots available. Indeed, having looked at this carefully for some time, we would seriously consider the purchase of a plot ourselves.

Yours sincerely





20 Ledmore Road
Charlton Kings
Cheltenham
GL53 8RA

Cheltenham Borough Council
Planning Department
Municipal Offices
Promenade
Cheltenham
GL50 9SA

Dear Sirs

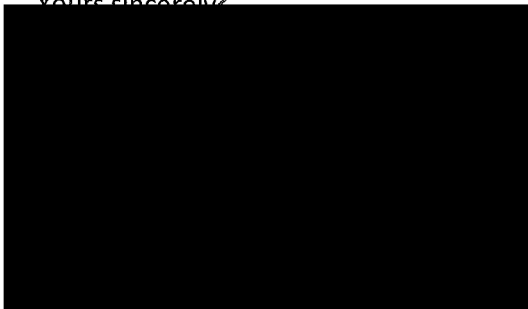
Ref: Cromwell Court Planning Application 1802581-FUL

Please find attached an extract from the planning portal whereby we're unable to make our comments online due to maintenance issues with the website.

Please note that we happy to support the above application and planning permission for Cromwell Court.

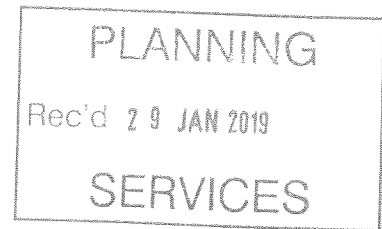
Having been consulted on the proposal at the property we fully support the proposed planning scheme and see it as an enhancement of the area and keeping in line with the ecology and amenity of the area.

Yours sincerely ✓



[REDACTED]

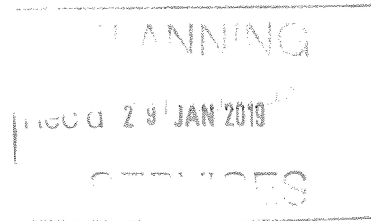
26 Gallops Lane
Prestbury
GL52 5SD



18/02581/FUL | Demolition of existing dwelling and construction of 8 x self & custom build dwellings with associated works and infrastructure, including sustainable drainage, new internal access roads, improvements to existing internal access road, site regarding and landscape planting | Cromwell Court Greenway Lane Charlton Kings Cheltenham Gloucestershire GL52 6PW

I would like to express my support for the above planning application, as I believe the proposed development would offer many local benefits.

- Locating new homes close to jobs and existing physical and social infrastructure;
- Improves place-making through creating vibrant communities and supporting Cheltenham town.
- Enhancing the overall quality of the built environment.
- Encourages greater efficiency and innovation in design.
- Potential to accommodate a greater capacity in an existing residential unit.



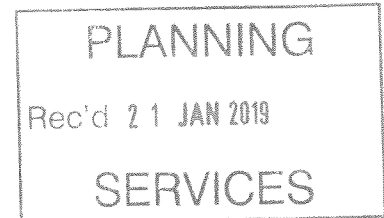
[REDACTED]
Flat 1
Station Garage
Station rd
G152 8HL

Re. 18/02581/FUL | Demolition of existing dwelling and construction of 8 x self & custom build dwellings

Cromwell Court would be an award-winning development of sustainable contemporary homes, it's clear the architect has a passion to put nature first. Cheltenham needs a place where like-minded people can build their own beautiful homes.

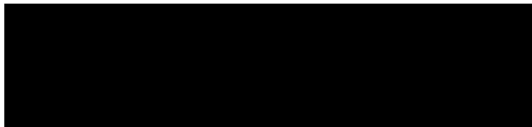
The site is close to a range of shops and amenities in the Sixways Neighbourhood Shopping Centre, and transport links to the center of Charlton Kings and Cheltenham Town Centre.

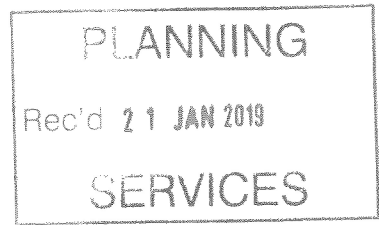
Birchfield
Birchley Road
Battledown
Cheltenham
GL52 6NX



18/02581/FUL - Cromwell Court

Cromwell Court already benefits from residential use and the existing house clearly has an intrusive visual impact on the landscape, as it is very large and constructed out of concrete block, rendered and painted white. The aesthetic of the proposed dwellings with grass roofs, natural stone and glass has a more natural and subtle look. For these reason I fully support the application.



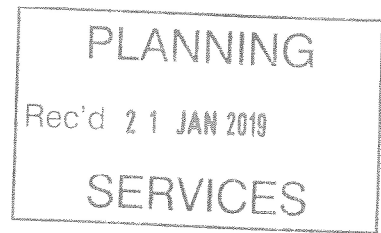



Piccadilly Farm
Aggs Hill
Cheltenham
GL54 4ET

Letter of support for planning application (18/02581/FUL) Cromwell Court

The application site is approximately 0.7 miles from a range of shops and amenities in the Sixways Neighborhood Shopping Centre, and transport links to the center of Charlton Kings and Cheltenham Town Centre. The application site must therefore be considered as a sustainable location for new residential development. Additionally, highways have been shown to be achievable within the application site.


The Hewletts
Aggs Hill
GL54 40T

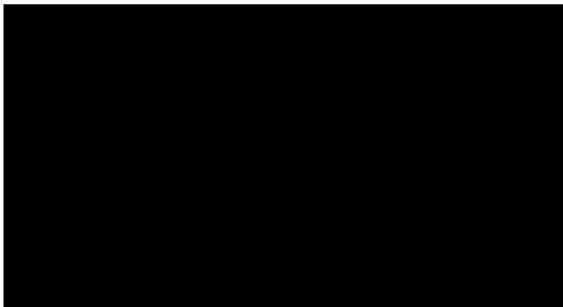


19th January 2019

Comment: Support
Planning ref: 18/02581/FUL.

I have looked at the plans and think the proposed scheme will be an improvement on the existing house and I support the application.

Regards



**3, Natton Cottages,
Ham Lane,
Charlton Kings,
Cheltenham.
Gloucestershire.
GL52 6NJ**

28th February 2019

Cheltenham Borough Council,
PO Box 12,
Municipal Offices,
The Promenade,
Cheltenham,
GL50 1PP
Attn:- Planning Officer.

Dear Sir / Madam,

Re:- Planning Ref:- 18/02581/FUL – Cromwell Court, Greenway Lane Charlton Kings Demolition of Existing Dwelling and Construction of 8 large dwellings-OBJECTION.

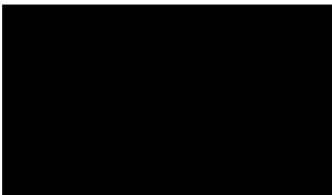
I refer to the above plans which are for land in the AONB and for which there is no justification for any development of the size proposed. I note that there is some reference that the land is Brown Field – when does gardens become brownfield?

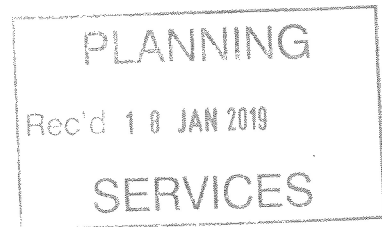
It is also noted that wholesale destruction of the gardens has taken place previously, destroying habitat and changing the AONB character for the area. Why was this allowed?


As planners well know, there are all sorts of regulations and requirements for the AONB which govern the area as to what can be built. All of these have to be applied in this case and all confirm that no development of this size should be allowed.

Either there is an area nominated as AONB or there is not – a firm message of refusal has to be sent to those trying to destroy an area which is important to all of Cheltenham and beyond.

Yours sincerely,





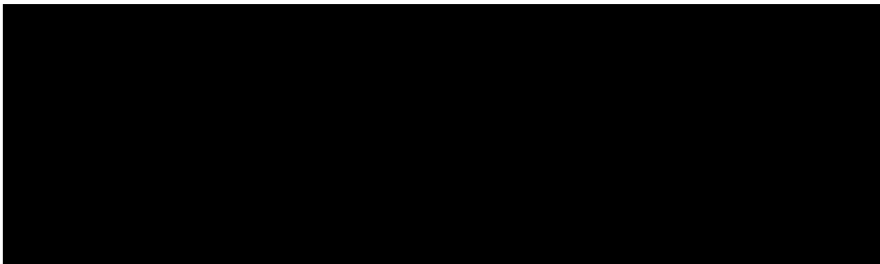

23 HEARNE ROAD
Cheriton Kings
Cheltenham
GL53 8RE

Ref Cromwell Court 18/02581/FUL

Dear Sirs

I would like to support
the proposed development
as it enhance the area
and make better use
of the land.

Yours faithfully



CHELTENHAM Borough Council
Planning Department
MUNICIPAL OFFICES
PROMENADE
CHELTENHAM
GL50 9SA.

17 CROFT GARDENS
CHARLTON Kings
CHELTENHAM
GL53 8LQ



CROMWELL COURT 18/02581/EUI

I SUPPORT THE PROPOSAL AS IT WILL BE AN IMPROVEMENT FROM
THE VISUAL IMPACT OF THE MOCK TUDOR HOUSE THAT IS THERE.



PLANNING

Rec'd 10 JAN 2019

SERVICES

[REDACTED]
61 Copt Elm Road
Cheltenham
GL53 8AW

Re. Cromwell Court 18/02581/FUL

I have viewed the plans for the proposed development of Cromwell Court. I fully support the plans and feel that they will fit well into the space and enhance the local area - more so than the existing base.

Yours Sincerely
[REDACTED]

PLANNING

Rec'd - 5 FEB 2019

SERVICES


3 Medoc Close
Wymans Brook
GL50 4SW

REF Cromwell Court 18/02581/FUL

After viewing the the plans and booklet I have no problem supporting this project as its exciting and innovating and deserves to win awards for Cheltenham.
Deigns like this can only enhance Cheltenham and surrounding area.

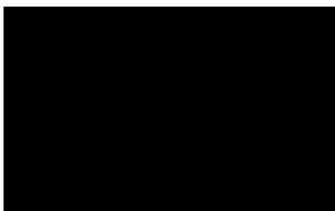





Berengaria
Tobyfield Close
Bishops Cleeve
Cheltenham
GL52 8NP

Cromwell Court Ref 18/02581/FUL

This site is well know to me being a keen hiker over the years & it has in my opinion always looked unkept,
I hope this application is passed & look forward to seeing it built out in the near future, because it will be a big improvement to the area.

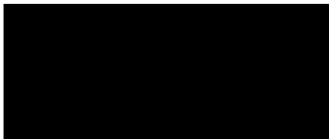




27 Libertus Road
Cheltenham
GL51 7EJ

Letter of Support Ref. 18/02581 Cromwell Court

I Love the idea of self-build, its most peoples dream at some point and I am pleased to see Cheltenham Borough Council has a register with around fifty people on it recognising this fact.
The effort that's gone into this landscape led approach is good to see and the high quality designs are fantastic as it has a low impact on this sensitive area.



PLANNING

Rec'd - 5 FEB 2019

SERVICES

Flat 1
Hesters Way Road
Cheltenham
GL51 0SE

Cromwell Court RE. 18/02581/FUL

I am writing today to give my support to the above application it meets the planning guidance notes and is a good fit in the AONB .
The site is under developed and is a better land use with eight houses.



4 Charlton Court Road
Charlton Kings
Cheltenham
GL52 6JB



Cheltenham Borough Council
Planning Department
Municipal Offices
The Promenade
Cheltenham

8th March 2019

Ref: 18/02581/FUL

PLANNING APPLICATION FOR CROMWELL COURT

To Whom it may concern

This proposed development is leaving me with the impression that the pursuit of profit alone is driving greed beyond all reason. The effects on the surrounding area should be evident to the most obtuse minds. However, to make them plain I will repeat my previous objections. A common practice of cutting from their plans anything that may affect the result of any perusal by people without knowledge of the area seems to prevail. As in Reference 18/02171/FUL where the culvert directly affected by the plans is not mentioned in the hope it will not be noticed.

The area is NOT a Brownfield site as suggested in some of the so-called supporting letters by people who cannot have any knowledge or direct interest in the area. Much clearing has been carried out already disturbing the natural flow of surface water and, when buildings have been erected, much more disruption will occur. Part of this site will impact on the same culvert with similar results. The culvert in question follows the line of GREENWAY LANE until it goes underground at the boundary of the above property.

The culvert passes from the surface to underground at the boundary between St Edwards school and 4 Charlton Court Road via an old pipe of undetermined diameter said to be in good order on the purchase in 2001. It is too small to cope with any increase in water from the open culvert. This was confirmed in 1971 by Severn Trent Water who deemed the culvert to be AT CAPACITY. After the flooding, work was carried out by Cheltenham Borough Council (CBC) on the culvert to alleviate the pressure on the entrance to the underground pipe and control the flow further up the watercourse. This has so far been effective but it does not alter the fact that the flow can be controlled but the CAPACITY cannot be increased without enlarging the pipe *which surfaces the other side of Charlton Court Road.*

After the flooding in 2007 I carried out some research on the land behind the above property and discovered that there were a number of planning applications on file in the CBC Planning Department, each stating 'existing facilities' as a means of dealing with surface water. As far as I could ascertain none existed. The fact that there has been no further flooding since the work by CBC is an indication that the work was successful, however, there has been no increase in capacity. The water at the start of the underground pipe has reached the top of the entrance on a couple of occasions but not overflowed.

Any disturbance of the ground at the proposed development site is certain to change the flow of surface water resulting in additional water entering the culvert. From my perusal of the paperwork related to this aspect I cannot see any realistic solution to this problem within. The reports etc. conveniently gloss over the germane issues and stress the solutions, which to me, are the crux and should not be accepted without challenge.

This is not an issue that can be a 'wait and see', once it is started it cannot be returned to its original state.

There are many other issues involved in this development but I am very sure that they have been aired so I will not waste your time repeating them here.

Yours Sincerely



P.S. These comments were also submitted in the case of LAND ADJACENT TO OAKHURST RISE application Reference: 18/02171/FUL which would also have an impact on the same culvert.



Avalon Stanley Road
Battledown
GL52 6PB

Ref, Cromwell Court

Planning 18/02581/FUL

Dear sir/madam,

I support this planning application because its a brownfield site and a much nicer development than the eight apartments passed recently, the location suits eight larger houses with good proportioned gardens and enhanced landscaping scheme as part of the proposed application.



Wellswood House
Birchley Road
Battledown
GL52 6NY

Comment Support
Planning Reference: 18/02581/FUL



As the principle of sustainable development on this site has been accepted previously, this makes the current application an improvement on the area of outstanding natural beauty and a big improvement for the location.



5 Grovelands Close
Charlton Kings
GL53 8BS



RE: 18/02581/FUL

*This proposed development is within the the curtilage of Cromwell Court and makes effective use of previously developed land.
It would be good to demolish the existing house and build the new contemporary deigned houses with the added landscaping this development would bring unlike the permission already granted for eight apartments and no landscaping so I support this application.*



3 Bradley road
Charlton Kings
GL53 8DX

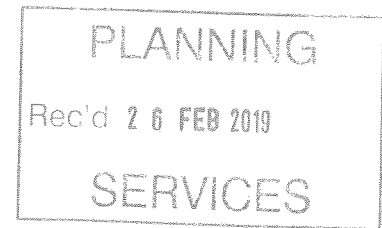


Cromwell Court letter of support 18/02581/FUL

I wish to offer my support to demolish the existing ugly mock Tudor house and replace it with the high quality contemporary designed Houses that blend in to the landscape its a big improvement to the area of outstanding natural beauty and sits nicely in Battledown.

[REDACTED]

6 Castlefields Road
Charlton kings
GL52 6YW

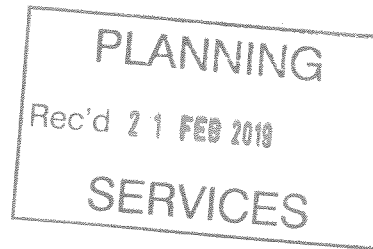


Cromwell Court planning ref: 18/02581/FUL

The design of the homes are of a very high standard , the style and size are characteristic of the Battledown area. The proposed development will be a vast improvement on the existing house and therefore will have a lot less impact on the Area of Outstanding Natural Beauty. Cheltenham needs more self build houses and love the idea.



Ref: 18/0258/FUL



Wadleys Farm,
Ham Lane,
Charlton Kings.
GL 52 6NJ
21st Feb. 19.

Dear Sir / Madam,

Re: Development at Cromwell Court, Greenway Lane,
Charlton Kings.

I did not realise that new plans had been submitted for this site, having no computer nor having received notification of this application. I hope my previous letter will be considered when the decision is made with regard to the development at Cromwell Court, as well as this one.

I am appalled at these plans proposed for an area on the outskirts of Cheltenham which is within the Cotswold Area of Outstanding Natural Beauty.

Cheltenham Borough Council has been extremely diligent in protecting the AONB, from indiscriminate development such as this - Glenfield, Glenfall Way, Charlton Kings, is a very good example.

I see absolutely no mitigating circumstances why the development at

Cromwell Court should in any way differ from previous AONB decisions.

Mature trees have NOT been retained, the landscape will certainly NOT be enhanced by these huge houses and there has already been disturbance of a woodland habitat + its impact on wild life there. All these contravene Policy D3 of the latest town plan.

I sincerely hope you will REFUSE this application and thus give developers the message once again, that the AONB on the outskirts of Cheltenham is sacrosanct and not for negotiation.

Yours faithfully,



72 The Cornfields
Bishops Cleeve
Cheltenham
GL52 7YQ



CBC planning ref: 18/02581/FUL Demolition of existing dwelling and construction of 8 x self & custom build dwellings Cromwell Court Greenway Lane Charlton Kings Cheltenham Gloucestershire GL52 6PW

Re. Support Comment

The problem for individuals wanting to build their own home is that it can be very difficult for them to get access to single plots. Many new houses being built in Battledown come from the existing housing stock.

I believe there is a net gain to the area by demolishing the existing house, which has permission for 8 flats, and replacing it with a sympathetic development such as the one being proposed.

Regards



1st March 2019

30 Bramley Close
Bishops Cleeve
GI52 8GF



Your ref: 18/02581/FUL

Support

The proposal is well designed to respect the character of the landscape. The scheme would assist with the self and custom build aims. The concerns raised do not appear to be substantial enough to the extent they would warrant withholding planning permission.



Mr Joe Seymour
Planning Department
Municipal Offices
Promenade
Cheltenham
GL50 9SA

[REDACTED]
4 Chargrove Villas
Shurdington Rd
Cheltenham
GL51 4XA

1st March 2019



Planning Portal Reference - 18/02581/FUL

I support the proposed regeneration of the Cromwell Court site on Greenway Lane for 8 Self-build houses. The current house looks out of place, and it is good to see plans to reuse it in an efficient way.

This development would provide much needed plots for individuals wishing to build their own home, as identified by the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). It would provide open market plots to meet local needs, particularly those of families.

I am pleased that sustainable transport issues have been addressed in the planning process.

Kind regards

[REDACTED]

CBC

Planning Department
FAO: Joe Seymour

PLANNING

Rec'd - 4 MAR 2019

SERVICES

8 Medoc Close
Cheltenham
GL50 4SP

I am writing in **support** of planning application: 18/02581/FUL IDemolition of existing dwelling and construction of 8 x self & custom build dwellings with associated works and infrastructure, including sustainable drainage, new internal access roads, improvements to existing internal access road, site regarding and landscape planting I Cromwell Court Greenway Lane Charlton Kings Cheltenham Gloucestershire GL52 6PW

The development would make better use of an existing residential site and provide plots for self/custom builders.

There are many economic benefits that support of the proposal, as typically smaller site provide opportunities for local builders and suppliers.

Regards





**12 Imjin Rd
Cheltenham
GL52 5JX**

1st March 2019

Please accept this letter in support of the proposed development at Cromwell Court (18/02581/FUL).

The planning process is inhibiting supply of suitable land by dissuading smaller builders from doing more. The Council cannot currently demonstrate a sufficient supply of housing land, and this site already benefits from residential use.

Battledown is well known for this type of housing and a bespoke development like this would be well suited for this location.

In my opinion, if permission were granted, I believe it would enhance the scenic beauty of the AONB. The existing mock Tudor house is large and unsympathetic. If the extant permission for 8 flats were implemented this would also diminish the character of the area, and lead to further ad hoc development within the grounds of Cromwell Court.

Yours sincerely

A solid black rectangular box redacting the signature.

1st March 2019

10 Baker Street
Cheltenham
GL51 9HQ

Planning Officer
Cheltenham Borough Council
Planning Department



I write to give my support for planning application, 18/02581/FUL Cromwell Court for the following reasons.

1) Land market

The land market sees too few plots come forward for development, hampering the efforts of Self build and Custom Housebuilders and the public sector has shown little interest in splitting up large sites to back this type of builder.

2) Design

The buildings project outward from the hill; especially plot 6 with its 4m cantilever. The houses find balance in the topography of the land, creating an extensive open living space whilst respecting the sensitive nature of the site by using natural materials.

3) Tree's

The applicant's tree strategy of preserving the best trees already on the site, and then successfully integrating new trees in other built up areas is brilliant. By protecting them above and below ground, managing and providing for delicate root systems, I feel they have, as far as possible recreated optimum conditions for the trees to establish.

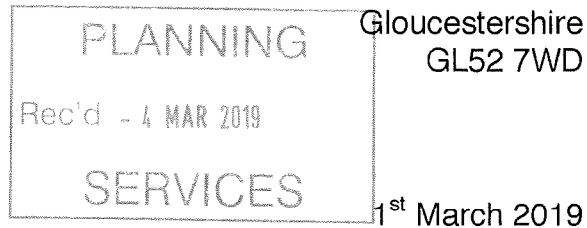
For the reasons set out above I encourage the Council to permit this application.

Yours faithfully

██████████

17 Harvesters View
Bishops Cleeve
Cheltenham
Gloucestershire
GL52 7WD

Cheltenham Borough Council
Planning Department



Re. Planning application 18/02581/FUL.

I have reviewed the submitted documents and responses from the council's consultation and feel happy to share my observations and support the application.

The architect's panel said "each new dwelling was generally liked very much" and "each house is a well proportioned individual building of distinction composed of an attractive mix of high quality materials". I am therefore confused as to why they did not support the scheme, or what they found so offensive about the site layout, as to reject the scheme entirely?

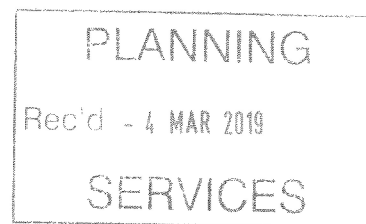
The Cotswold Conservation Board concluded "the development would extend the built environment of Cheltenham around to the eastern side of Battledown Hill, further into the AONB and beyond the boundary of the principal urban area". For the following reasons I do not agree. First, from the plan, it can be seen that there is no open (agricultural) land between the physical development at Cromwell Court and the PUA. In fact, it appears to be within the development boundary, not in a technical sense as referring to the identified settlement boundary in the local plan, but the actual development boundary as seen on the ground and from which Cromwell Court and Turnpike seem to be attached. Second, the application site (in part) benefits from planning permission for the subdivision of the existing unit in to 8 dwellings. The principle of development on this site and the creation of additional dwellings is therefore, to some extent, established.

With the above in mind, I support the application and urge the Council to permit development.

Regards

[REDACTED]


Cheltenham Borough Council
GL50 9SA
Planning Department



1st March 2019

I write in connection with planning application 18/02581/FUL. I'm happy to support the application. I think the design is exceptional and the site provides a sustainable location.

Large areas of countryside surrounding Cheltenham are allocated for housing; many 100s of hectares of greenfield are soon to be lost near my home. It's only right we develop brownfield sites first and distribute new housing across the entire town.


59 Welch road
Cheltenham
GL51 0EA

*Planning Officer: Joe Seymour
Cheltenham Borough Council
Planning Department*

██████████
*63 The Highgrove
Bishops Cleeve
Cheltenham
GL52 8JB*



Your ref (18/02581/FUL)

I write to give full support to the above planning application.

The proposal would bring a underutilised site into positive use which would benefit the area. The removal of the existing buildings would improve the visual appearance of the area as the buildings are in disrepair.

In addition, the proposed dwellings would significantly improve the visual appearance of the site from public footpaths and roads.

Yours faithfully

██████████

Municipal Offices
Promenade
Cheltenham
Gloucestershire
GL50 9SA



85 Read Way
Bishops Cleeve
Cheltenham
GL528EL

1st March

Dear Mr Seymour

Cromwell Court planning proposal.

I attended a public presentation on site and reviewed the 3d drawings. I am very impressed with the proposals and feel confident in supporting the application.

Each of the 8 dwellings has been individually designed and sits well within the site.

The fact the plots will be made available to people who wish to build their home is a fantastic concept, and there is a strong demand for this sort of development in the area.

Sincerely

A solid black rectangular box used to redact the sender's name.



129 Mandarin Way
G150 4RT

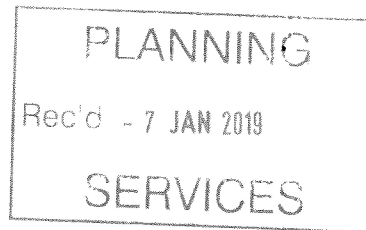
1st March 2019

Letter in support - 18/02581/FUL Cromwell Court

The design of the houses look really good, if the development were to be permitted I think it would be good for the town. It would bring a lot of money to the town and entice new people to the area.

It would provide a lot of work for local builders and make good use of a redundant house. It's nice to see a proposal like this come forward, as typically this sort of site is overdeveloped with little or no concern for the area, because they are promoted by out of town developers. Many new housing estates are overpopulated where the developers only concern is profits.





Cheltenham Borough Council
Planning Department
Municipal Offices
Promenade
Cheltenham
GL50 9SA



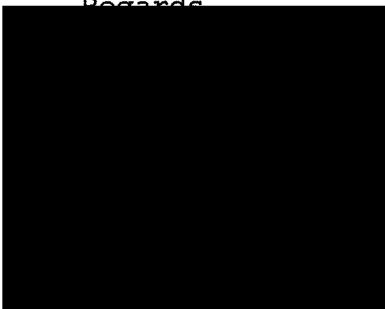
Kings Welcome
Harp Hill
Cheltenham
GL52 6PR

Re. Proposed Development for the demolition and redevelopment of Cromwell Court, Greenway Lane, Cheltenham. (18/02581/FUL)

I have lived next door to Cromwell Court for a many number of years and feel confident expressing my full support for the development. I have examined the plans and know the site well.

I believe the proposed development would be a great fit for the area of Battledown and make better use of the site than the existing house and garden. It will clearly improve the visual amenity of the surrounding area and particularly to users of Greenway Lane and Harp Hill.

Regards




Glenfall Lodge
Charlton Kings
Cheltenham
GL54 4EP



9th January 2018

Dear Sir/Madam

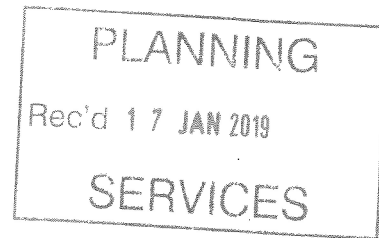
I am in support of planning application 18/02581/FUL.

Using brownfield site conserves rural and agricultural land and the consequential environmental, ecological and economic benefits of this.

Yours faithfully



Kyle Lodge
Greenway Ln
Charlton Kings
Cheltenham
GL52 6PN



15th January 2019

Comment: Support
Planning ref: 18/02581/FUL.


The principle of residential development in this location has been considered and accepted in the recent planning permissions upon sites adjacent to this application (15/01165/FUL, land adjacent to Gray House and 17/00015/FUL The Bredons).

The sites are adjacent and share similar characteristics with the applications proposing very similar layouts with units fronting the road and dwellings set behind.

The proposed development is within the curtilage of Cromwell Court and would therefore make effective use of previously developed land.

Yours faithfully

A large black rectangular redaction box covering the signature and name of the sender.


7 Battledown Drive
Cheltenham
GL52 6RX

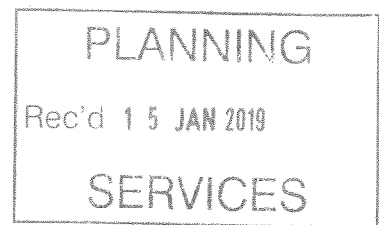


Ref. Cromwell Court 18/02581/FUL

I support the proposed development as it would reflect and complement the existing settlement pattern and achieve the maximum density compatible with good design.

Kind Regards



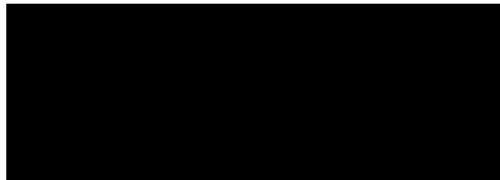


Support comment for planning ref: 18/02581/FUL.

I feel confident in supporting such a high quality and unique development. The latest application is in keeping with existing house types of Battledown. I think this development is much more suitable than the flats previously permitted.



19 Hearne Road
Charlton Kings
GL53 8RE





Rose Orchard
Harp Hill
Charlton Kings
Cheltenham
GL52 6PR

Planning Officer
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham
GL50 9SA

29th January 2019

18/02581/FUL Cromwell Court, Greenway Lane, Cheltenham, GL52 6PW

Support Comment

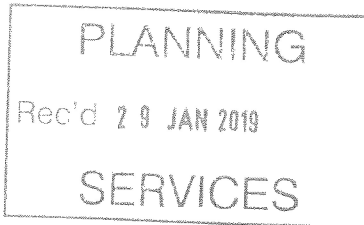
Of the 8 units proposed, 100 per cent would be self-build. Cheltenham Borough Council's Self-build register contains around 50 people looking for plots in the area. There is a clear need for housing within the housing market and an acute need for Self-build land.

The provision of such housing would bring economic benefits in terms of short-term job creation through construction but also through the support and additional custom for local shops and services as a result of additional residents.

With regards to the AONB, the development would not be unduly prominent in comparison to the existing house. To my mind the proposal would not cause harm to the wider landscape character of the AONB; conversely, it would reflect the established character of the built environment, which is already visible within the landscape

Kind regards





25 Hopwood Grove

Cheltenham

GL52 6BX

25 January 2019

To: The Planning Officer

Cheltenham BC

Ref: 18/02581/FUL

Dear Sir or Madam


I am writing to voice my support for the above planning application for Cromwell Court on Greenway Lane.

I regularly commute between my house and Charlton Kings and take an interest in the developments in the local area. I have seen the new building going up on Harp Hill and also looked at the proposals for Cromwell Court. I think both developments show imagination and I don't personally have any objection to them.

I note that the owner has planted significant numbers of trees on his land, having cleared some of the older pine trees. The existing building at Cromwell Court is an ugly 1980's mock-tudor mansion and I will not miss it when it goes!

Kind Regards





25 Hopwood Grove

Cheltenham

GL52 6BX

25 January 2019

To: The Planning Officer

Cheltenham BC

Ref: 18/02581/FUL

Dear Sir or Madam

I am writing to voice my support for the above planning application for Cromwell Court on Greenway Lane.

I regularly commute between my house and Charlton Kings and take an interest in the developments in the local area. I have seen the new building going up on Harp Hill and also looked at the proposals for Cromwell Court. I think both developments show imagination and I don't personally have any objection to them.

I note that the owner has planted significant numbers of trees on his land, having cleared some of the older pine trees. The existing building at Cromwell Court is an ugly 1980's mock-tudor mansion and I will not miss it when it goes!

Kind Regards



[REDACTED]
6 Hertford Road
bishops Cleeve
Cheltenham
GL52 8DA

Cromwell Court 18/02581 Ful

I would like to offer my support for this application as I believe it offers a high standard of design and would be a real asset to the area. I also like the idea of self build plots and would be interested in living here myself!

Yours faithfully
[REDACTED]

[REDACTED]
7 Seneca Way
Cheltenham
Glos
GL50 4SG
07866305641
29/1/19

FAO Cheltenham Borough Council

To whom it may concern

I write in connection to support the planning application 18/02581/FUL.

I have been trying to register on your online portal but I am having no success so please accept this letter instead.

I travel past the area to collect my daughter from childcare on a daily basis so I have noted the application and taken interest in the proposal. I believe the new houses look good and appropriate and they are very similar to the ones on Harp Hill that I also pass. I believe the proposal will allow an aesthetic improvement on the current ugly building. The site seems developed already and the development plan seems comprehensive.

Yours faithfully,
[REDACTED]

PLANNING
Rec'd 30 JAN 2019
SERVICES

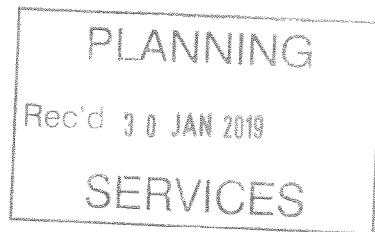
Alexandra Coe
Brockworth
Gloucester
GL3 4LO.

Planning Ref. - Cowell Court
18/02581/Ful.

I fully support the proposed development with the above planning Ref.

I travel past most days and love the architecture, although who wants flats in this area when luxury houses can be achieved.

This is an area which I would like my retirement to be part of, as we already frequent the area for walking, and using the local hospitality.



ORCHARD HOUSE

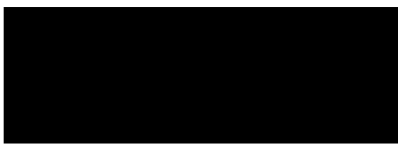
HARP HILL

GL52 6QG

REF CROMWELL COURT 18/02/582 FUL

I SUPPORT THIS DEVELOPMENT BECAUSE I FEEL
THIS APPLICATION IS FAR SUPERIOR TO THE
FLATS THAT HAVE JUST BEEN PASSED AND THE
CURRENT BUILDING IS AN EYE SORE!

YOURS FAITHFULLY



PLANNING

Rec'd 30 JAN 2019

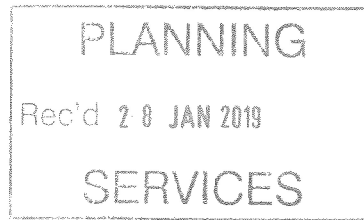
SERVICES

50 HARTEBURY WAY

GL52 6WB

Re. Cromwell Court 18/02581/FUL

I support this application as I love the idea of self build in this area of Cheltenham as there is a lack of available sites. The architecture is in keeping with the new buildings in the area and would enhance the area.



Greenway Farm
Greenway Lane
Charlton Kings
Cheltenham
GL52 6PN

The Planning Officer
Cheltenham Borough Council
The Promenade
Cheltenham
GL50 1PP

25th January 2019

PLANNING APPLICATION- 18/02581/FUL – CROMWELL COURT GREENWAY LANE CHARLTON KINGS

Dear Sir/Madam,

This application for demolition of the existing residence and construction of 8 self/custom build residential dwellings is on a land area of either 3.1 or 2.8 hectares (depending on which figures are used from the detailed application, a difference of three quarters of an acre!), which is in the Cotswolds AONB and outside the Cheltenham Principle Urban Area.

We therefore agree with the points raised in the letter dated 16th January 2019 from the Gloucestershire Branch of the Campaign to Protect Rural England and in particular we consider the design of properties proposed would constitute a totally inappropriate residential development lacking sensitivity and in keeping to the Cotswold style of nearby properties and those on the private Battledown Estate. With due respect to the design architecture, some of the proposed elevations appear to be more in keeping with isolated industrial units which would have a very negative visual impact on the landscape character. We now understand that there is also existing at the Land Registry, a " live" covenant on the land prohibiting any further building capable of being used for residential purposes.

If the local Planning Authority were to consider some further residential development on the site (presumably after removal of any existing restrictive covenants) we would be sympathetic to low density of dwellings designed in the appropriate style, but not before the following structural defects and inadequacies in Greenway Lane are addressed and made good.

These comments are made in the light of the fact some 50 new occupied residences -Eden Villas- and their associated traffic now exit onto Aggs Hill and ultimately Harp Hill, Greenway Lane and Mill Lane. We also understand that some further 70 residential units of phase 4 of the Persimmon Oakley site and associated traffic are likely in the future to also exit onto Aggs Hill.

Having lived in Charlton Kings for 54 years and resided in Greenway Lane for the past 42 years, farming land on both sides of the Lane, we estimate traffic flow rates have increased some hundredfold in that time. Greenway Lane itself has no substantial stone base construction and with


land drainage coming off the Battledown pasture slopes resulting in overflowing and inadequate road side water course ditching between Cromwell Court and Kyle Lodge, the surface even after repair, is soon eroded and holed. Those driving the Lane will be testament to these facts. It is a Class 4 highway, with no pedestrian facility. Whilst this planning application has what is claimed to be a sustainable Drainage Scheme, water would presumably ultimately be diverted to the currently inadequate roadside ditches.

So in conclusion, until the Lane is structurally significantly improved, the increasing traffic and surface water is increasing the danger to the lives of the growing population in the area of pedestrians, horse riders and cyclists, activities being promoted as healthy leisure pursuits, but with little or no attention at all to the necessary infrastructure, by the Local Authority.

Therefore in the light of the above factual considerations, we cannot at this time support this application for the development of 8 more residential properties in Greenway Lane.

Yours sincerely,




32 Finchcroft Court
Prestbury
Cheltenham
GL52 5BG

Cromwell Court planning reference 18/02581/FUL.

I enjoy walks in the woods and paths near my home and frequently walk down Greenway Lane and past this site.

After careful consideration of the application and the responses from the consultation, I feel confident in supporting this application.

Land is a precious resource, and must be used wisely. Just like the CPRE policy on brownfield land, I also support a 'brownfield first, greenfield last' strategy as a general principle.

Wherever possible, it is generally better to use already developed urban land and buildings than to build on green fields.

It makes social, environmental and economic sense for most new development to occur in built-up areas, where infrastructure and services are already in place, or can easily be provided, rather than in the countryside. Brownfield development is essential for urban regeneration. Done well, it brings homes, jobs and services closer together, reduces car dependence and enhances communities.