

APPLICATION NO: 20/01069/OUT	OFFICER: Mrs Lucy White
DATE REGISTERED: 16th July 2020	DATE OF EXPIRY : 5th November 2020
WARD: Battledown	PARISH: CHARLK
APPLICANT:	Robert Hitchins Limited
LOCATION:	Oakley Farm, Priors Road, Cheltenham
PROPOSAL:	Outline application for development comprising of up to 250 residential dwellings including provision of associated infrastructure, ancillary facilities, open space and landscaping, demolition of existing buildings and formation of new vehicular access from Harp Hill. All matters reserved except for means of access to site from Harp Hill.

REPRESENTATIONS

Number of contributors	373
Number of objections	368
Number of representations	2
Number of supporting	1

Bibury
Finchcroft Lane
Cheltenham
GL52 5BD

Comments: 28th July 2020

My wife and I are aware of interest in developing the pasture slopes between Oakley farm and Harp Hill and wish to register our OBJECTION to the possibility of building in this Area of Outstanding Natural Beauty (AONB), especially as its availability does not feature in the Cheltenham Plan. To build here would also be in conflict with the Cotswolds AONB Management Plan and risks the possibility of setting a precedent for further development attempts within the AONB. Furthermore, any development would inevitably have an adverse impact on wildlife in the area, as well as change the character of the fields for the worse.

In recent years this area has been subject to intense building work, particularly on the old GCHQ Oakley site. A predictable consequence as a result of the new estate has been a sharp increase in the amount of traffic in the area, particularly on to Priors road at the north end, and on to Greenway lane and Harp Hill from the south. The latter roads in particular were not designed to cater for large volumes of traffic. Any development on the Oakley farm slopes will inevitably lead to a lot more traffic using roads unsuited and unable to cope with the increased volume.

The Flower House
Stanley Road
Cheltenham
Gloucestershire
GL52 6PD

Comments: 4th August 2020

My wife and I are much distressed at the above proposal.

Since we came to Cheltenham in 1985 we have gradually noticed the deterioration in the natural beauty of the town and surrounding hillsides. If this development proposal succeeds Cheltenham, when viewed from Cleeve Hill and other high ground, will be a blight on this AONB.

Traffic density will be a natural disaster with pollution spilling into our streets which are now overburdened; with Harp Hill and Hewlett Road, Bouncers Lane, Prestbury etc, becoming pollution hot spots with traffic queuing and engines running making Cheltenham an undesirable place to live! The bottom of Harp Hill with three roads meeting at a mini-roundabout at Hewlett Road is already a very difficult intersection to negotiate.

We certainly hope that the Council rejects this unwelcome proposal and that Cheltenham can retain its Regency Town reputation as part of the Cotswold Hills beauty.

Many thanks for considering this matter.

Tanglin
Oakley Road
Cheltenham
Gloucestershire
GL52 6NZ

Comments: 4th August 2020

I am writing to OBJECT to Planning Application 20/01069/OUT for the construction of 250 homes on the fields at Oakley Farm Pastures, which would be accessed via Harp Hill.

This location is a pristine AONB greenfield site and therefore no permission for any building development of any type should be issued for this location. As a borough, a county and a nation, we should be making every possible effort to ensure that our AONB land is preserved for the benefit of the current environment and all future generations. This land has been designated as AONB by the relevant authorities in the past for very sound environmental and ecological reasons and it is incumbent upon today's authorities to continue to honour that decision, for the benefit of all. A short-term profit for developers should never outweigh permanent harm for an entire community.

Furthermore, the Cheltenham Local Plan, just published and adopted by CBC Councillors after many months and years of debate, deliberately excludes this area from future housing development. It would therefore be perverse in the extreme for any planning permission now to be granted.

Please refuse this application and please do so in a manner that makes it unequivocally clear that any re-submitted "revised scheme" for fewer homes will be refused as well. The above arguments for refusal are as equally valid for a 25-home scheme as for a 250-home scheme.

Hallam Oaks
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PN

Comments: 4th August 2020
Letter attached.

The Oaks
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 4th August 2020
Letter attached.

80b Cheltenham Road
Longlevens
Gloucester
GL2 0LX

Comments: 28th July 2020
I strongly object to this. We regularly use this space to walk our dog. This will also have a massive impact on traffic when leaving for work.

Fremington
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 28th July 2020
I would like to object to this proposal as it is an unnecessary development that does not fit within the recently agreed Local Plan. It would result in significant harm to the key principles of the AONB. The permanent, irreversible loss of this important green space and encroachment of properties into the AONB and wider countryside is unacceptable. Replacing such a large proportion of the current sloping fields with hard surfaces is bound to cause surface water drainage issues.

Access to the development via Harp Hill would not only cause significant local traffic problems but is also potentially dangerous. The local infrastructure which is already struggling would not be able to cope with a development of this scale.

135 Hales Road
Cheltenham
Gloucestershire
GL52 6ST

Comments: 29th July 2020

this is an inappropriate development in an AONB

Glenthorpe
Battledown Approach
Cheltenham
Gloucestershire
GL52 6QZ

Comments: 31st July 2020

I object to this development on the basis that Ham Hill road simply cannot cope with the existing traffic let alone the additional traffic from this development. Likewise I believe the mini roundabout at Priors Road, Priors Road itself and Hales road could not cope.

Ham Hill also also a renowned cycle route as evidenced in lockdown and this will make it a serious/fatal accident waiting to happen.

Castle Farm
Ashley Rd
Cheltenham
GL52 6NU

Comments: 2nd August 2020

I object to any development on this site on the following grounds :

- AONB ... as an AONB this should not be built on. There are new planning regulations being proposed by the government which would effectively ban all development on areas of AONB. An AONB has been designated that for good reason.

- TRAFFIC ... Harp Hill is already a congested area, and the massive increase of traffic would have serious knock on effects, especially along the narrow Greenway Lane. The gridlock at the single lane 6 ways traffic lights would be dreadful as vehicles would choose this route to access the A40 in/out of Cheltenham.

56 Beeches Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NQ

Comments: 3rd August 2020

This is my objection letter for the 250 houses planned on Harp Hill. Aswell as the area being an AONB, there are no plans for extra infrastructure and traffic is already an issue

at peak times as I drive down harp hill every day for work. Please will the council look at empty buildings before ruining our countryside.

I'm a resident of Charlton kings.

Rose Orchard
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 3rd August 2020

The application must be rejected in total.

Just some the main reasons are:

This land is ANOB and must be protected for future generations to enjoy.

As a Battledown resident for 21 years. I have seen the traffic volumes using Harp Hill progressively increasing. The road is narrow in places there are no footpaths,.

Walking in the roadway is the only option. The road is in a dreadful condition, with broken surfaces, misaligned kerbs deep potholes.

Consequently people who are cycling, walking dogs, those with children in pushchairs and wheelchairs have to pick their way around parked cars and potholes. They are always exposed to danger with each vehicle that passes.

The Increasing traffic volumes from this proposed development will only make matters worse.

2 Brockweir Road
Cheltenham
Gloucestershire
GL52 5FW

Comments: 3rd August 2020

I am writing to strongly object to the outline planning application 20/01069/OUT. No development on designated Areas of Outstanding Natural Beauty (AONB) should be allowed. I request that Cheltenham Borough Council refuses permission for the following reasons:

1. AONB (Area of outstanding natural beauty)

This land is AONB and its destruction would irrevocably change the local area. The Cotswolds AONB Management Plan 2018-2023 policies for the management of AONB land has two primary key purposes

a. To conserve and enhance the natural beauty of the Cotswolds AONB

b. To increase the understanding and enjoyment of the special qualities of the Cotswolds AONB. It is an area that has such obvious and impressive natural beauty that clearly needs protecting and will essentially 'close off' an already heavily build-up area.

This is afforded the highest level of protection in planning policy terms and the National Planning Policy Framework (NPPF) states that "Great weight should be given to conserving and enhancing the landscape and scenic beauty in National Parks, the Broads, and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues." This development does not adhere to these key purposes and is therefore contrary to the AONB Management Plan.

2. Cheltenham Plan for housing

According to Table 1 on p47 of the Cheltenham Plan, the supply of houses for the period 2011 - 2031 already exceeds the objectively assessed need. As such this development has no right to claim to be of exceptional need (that which is necessary to destroy ANOB land) and therefore it cannot be acceptable to destroy ANOB to acquiesce to the demands of the developers.

3. Impact on Highways, Access and Transport

The current volume of traffic that uses Harp Hill has increased year on year since the development of the surrounding estates. It is already a terrible road that was never designed for heavy traffic and in quite a state of disrepair. Any further development will increase the risk of a significant accident. The bottom of Harp hill exits onto a small double mini roundabout which does not cope with the current volume of traffic and cannot be further developed to make it any safer for the addition of a large estate and its accompanying traffic.

When Oakley Grange developers applied for access to the homes to be built in 2013, they were only allowed 40 houses off Harp Hill, due to the unsuitability of the road. The remaining 270 homes must use the narrow unsuitable roads of Battledown Park to gain access to the council road network.

It should be noted at this point that no attempt should be made to access this development through Battledown Park either. This estate is currently flooded with vehicles lacking parking and wholly unsuitable access roads that would increase the likelihood of a serious accident most likely involving children.

4. Impact on Landscape Character, Visual Amenity

Roe Deer, Muntjack Deer, Foxes, Badgers, Toads, Lizards, Field Mice and many more frequent the ANOB which makes it a most pleasurable place and a very calming influence on the local area. If this land is developed this wildlife will be lost to this forever no matter what assurances the developers give. The destruction of this country's unique green and pleasant lands is unforgivable. To add to this for some unknown reason all the buffer green space is located at the top of the proposal. Logically any green space buffer should be between two large developments and should therefore be at the bottom of the proposal.

The environmental impact of any extra housing on this ANOB site must be taken into account as this will have a large detrimental impact on the quality of life for existing residents who not only live directly opposite the proposed development but in the surrounding area. These are, but not exclusively, loss of ANOB land, Loss of privacy, increased pollution, drainage issues, flooding and possible landslides.

5. Local Amenities:
- a. Bus routes. No supporting routes at all either proposed or existing.
 - b. Overcrowded schooling. local schooling is oversubscribed as others have described. Further development will only exacerbate the situation until it is completely untenable, given that this proposal is outside the development plan not extra school will have been provision for.
 - c. Medical infrastructure. The local infrastructure will most likely not be able to cope with yet more people to safely cover. I see no reason why any addition would be beneficial to the current populous.
 - d. Emergency services. I suspect that the additional houses have not been factored into the emergency services funding and personnel numbers. This will, therefore, overstretch them and put lives at risk, Is an unplanned housing estate worth that risk?
 - e. Refuse collection. Currently where I live it is a regular occurrence that the bins do not get collected as the workers run out of time due to routes being too large. The addition of yet more houses makes it significantly worse as the local council becomes overstretched with this unplanned addition to the housing plan.

For the reasons set out above, with the greatest respect, I urge the council to refuse the plans for development on this ANOB site.

46 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DA

Comments: 3rd August 2020

I am writing to object to the planned development on Oakley fields. As you know this is an Area of Outstanding Beauty and the habitat of many of our native animals, trees and plants. Far too much of Cheltenham's green fields have been taken over the years and it's time that these developers left Cheltenham alone. Bishop's Cleeve, Leckhampton and Charlton Kings are all at full capacity and are already over whelmed by traffic. I have lived here since 1980 and have seen a lot of change for the worse. I hope that the group objecting to this development are successful in blocking it,

Comments: 27th September 2020

Cheltenham is at full capacity. The new houses being built will take away the habitat of more wildlife and plants.

It will increase the traffic and pollution in Charlton Kings which has become over populated. Some of the people supporting these projects in Cheltenham don't even live in the town or even the county. Many of the people who buy these proposed houses won't work in Cheltenham but will add to the heavy commuting traffic.

Property developers who don't live in the county are destroying the environment for financial gain, building houses in inappropriate areas of outstanding natural beauty. Surely there are some brown sites available or empty town offices.

Thank You.

Comments: 22nd January 2021

This is an Area of Outstanding Natural Beauty which should not be interfered with. The wildlife depends upon it as habitat.

Cheltenham has already become far too built up with huge areas being taken by developers with no interest in the town other than to make money.

More people in the area leads to more traffic, more congestion and more air and noise pollution.

3A Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 3rd August 2020

I live at 3a Wessex Drive, Cheltenham, GL52 5AF and wish to formally object to the above planning application on the following grounds:-

1/ There has already been significant development in this area and the roads are already struggling to cope with increased level of traffic, frankly in the morning its becoming very unsafe. The Harp hill road is particularly dangerous with cars travelling very fast and at peak times significant road congestion, the roads are currently in very poor condition thus more cars will increase this problem. It is also a major issue currently at the six ways junction more houses will simply increase this issue.

2/ Flooding is already an issue with the drainage system's in the area struggling to cope, again further housing will increase this issue.

3/ This area has already had significant development which can already be seen as a damaging blot on the beautiful Cotswold Escarpment, losing valuable pasture's that is used by wildlife in the area.

21 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HS

Comments: 3rd August 2020

We object strongly to the above proposal for the following reasons:

It is a designated area of outstanding natural beauty for obvious reasons, giving much pleasure to walkers from local built up areas

- walkers would no longer be able to enjoy unparalleled views across the countryside.
It is our countryside to be enjoyed by all, not just a privileged few
- wildlife would re-locate or be lost
- this would create a dangerous precedent for further housing developments in this area

- traffic generated would degrade a busy road and make it difficult for pedestrians as there is pavement on one side only
- building work would create traffic jams and potentially block this shortcut to the A40
- this is one of the few areas of natural beauty in a more and more built up area. It would destroy the soul of this area.

There must be other sites which would be more appropriate. Maybe it is time the council looked at all the empty shops in town and granted change of use for housing.

This would make our town come alive again!!

8 Wistley Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NW

Comments: 3rd August 2020

Please find attached my strong objections to the above Planning Application 20/01069/OUT for 250 additional dwellings locally (see below). This plan needs to be stopped before it goes any further and destroys a beautiful piece of our countryside. We cannot allow builders to remove AONBs just for personal profit - and especially not in areas where the development would cause detriment and chaos locally.

Please add this attachment to the complaints already made by many, and put all of our objections where they can clearly be heard and seen. This application needs to be stopped!

OAKLEY FARM - APPLICATION NUMBER 20/01069/OUT

1. This land is part of an area of natural beauty (AONB) and as such is supposed to be protected and left for the benefit of all generations both now and in the future. Building houses on this land is not a purpose that meets with this specification; indeed, it is a purpose that will destroy the beauty of the countryside and influence all adjoining areas in a detrimental way. It is important to protect our heritage and keep Cheltenham the desirable town it has always been - please don't turn it into a congested endless building site.

2. I worked at GCHQ for 17 years and during my time at Oakley I saw first-hand the flooding that occurred most years on Priors Road and the surrounding low-lying area. Water would run down the hill towards Priors Road and gather on the road below, filling drains and overflowing often into private homes. If this area is built upon, it will reduce the natural soak areas that these fields provide currently and the water will flow in other directions enlarging the areas that are at risk of flooding and putting many large areas of housing at the bottom of the hill at an even greater risk of flooding. Water will always find it's way around obstacles and across impenetrable ground - and in large quantities, will cause untold damage and distress.

3. Currently, with the increased number of luxury homes that have been built on Harp Hill over the past few years, the traffic has significantly increased in Greenway Lane and

Harp Hill. In the past, many people have used this route as a detour to avoid several sets of traffic lights on the A40 and traffic build-up along Hales Road - so it became what is locally known as a 'rat run'. Even when St Edwards school is closed or classes are in process, these roads are busy - and this can be evidenced by the frequent requirement for resurfacing on a regular basis. This situation becomes even worse when the Charlton Kings Cricket Club is playing. The road along their boundary becomes a dangerous bottleneck with children, adults and dogs at risk of being run over as motorists try to find their way safely through what becomes a one-way road due to parking along one side of the road and sometimes on both sides near the traffic calmers. Traffic calmers - there is already a clue there somewhere!

Greenway Lane joins the A40 at Six Ways and the build-up of traffic queuing in the lane can tail back almost up to the Crickey Club during term time, but even out of term-time it can be difficult getting through the lights (when they turn green) due to parked vehicles near to the junction preventing access around them when traffic is coming the other way. Add to this pedestrians and cyclists weaving their way between traffic, the situation becomes very dangerous.

If as suggested, many additional homes are built on the proposed sight, traffic quantity on Greenway Lane and Harp Hill could increase more than 100-fold and congestion would be so great that the roads would become impossible to use safely! Tempers would become frayed as delays increased out of all proportion and the area would turn into a local version of Piccadilly Circus in the rush hour! Not an area likely to add value to the homes already there either.

All the additional drivers this plan would bring, who would presumably be wanting to get to their places of work (school, shopping etc) would all need to either get onto the A40 from Greenway Lane (as above) or enter the mini roundabout at the bottom of Harp Hill - already a tricky exit because traffic enters the roundabout from Priors road in what is virtually a blind spot for drivers entering from Harp Hill. I regularly need to wait for several minutes in order to get a safe opening in traffic onto the mini roundabout there - even when the traffic is quieter on Priors Road. If traffic from the new development tried to go in the other direction through Ham, Ryeworth Road or the Glenfall Estate - these areas would also become congested very quickly - and would put the children in Glenfall School at risk. There simply isn't the capacity for this amount of traffic in these areas and Six Ways is already a busy junction - the additional delays would be impossible to justify. Roads would need to be resurfaced even more frequently (more expense for the Council), parking would need to be 'policed', accidents will inevitably happen and this area will become a black spot !

4. At the moment the air quality on Harp Hill continues to be reasonably good and it is a pleasure to walk through the fields along public footpaths. I often see deer, rabbits, badgers and a good selection of birds during my walks - these would be driven out by an insurgence of so huge a number of new people/cars/lorries etc. This proposed site would destroy the landscape, the fauna and flora, the peaceful/restful environment and the air quality and turn the hill into a chaotic and disorganised - thoroughly undesirable neighbourhood.

PLEASE PUT THE QUALITY OF PEOPLES LIVES BEFORE THE SIZE OF BUILDERS AND POLITICIANS POCKETS!

64 Brooklyn Road
Cheltenham
Gloucestershire
GL51 8DU

Comments: 3rd August 2020

I am writing to express my objection to this development, which will degrade and disfigure this part of Cheltenham.

I have been a resident of this town for 40 years and know it pretty well. But I also know we are, accelerated by Covid, going through a period of profound change that will have a huge impact on our town centres.

If 250 additional dwellings are needed, and of course the UK population is growing over the next few years, surely we need to look at brown field sites and soon to be difficult to fill commercial sites.

The Cotswolds edge over Cheltenham is of great value to local residents and visitors alike. Disrupting its flora and fauna will be irreversible.

67 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 3rd August 2020

I most strongly object to any consideration being given to this application as it is a 'protected area of natural beauty' within the bounds of Cheltenham Borough Council.

To permit development would increase the already congested roads, where there is more space on the west side of the town. That side has all the infrastructure to support any amount of development. Being in close proximity to the M5 motorway will ease traffic throughout cheltenham.

Please register my objection and notify me if there are further discussions

46 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LD

Comments: 9th August 2020

The area lies within the AONB and various attempts to have it marked as for development in the Cheltenham Plan have already been rejected. Housing on these slopes would significantly detract from the views up to the scarp from the Priors Road area and across to Battledown from Prestbury. Access to Harp Hill would substantially increase traffic volumes both downhill and along Greenway Lane, with the former

especially prone to breaking up not least because of excess water run-off. A very small number of houses at the bottom of the site might have less impact if access were possible directly on to Priors Road or conceivably via the housing area above Sainsburys.

Rosegarth
54 Carlton Street
Cheltenham
Gloucestershire
GL52 6AQ

Comments: 11th January 2021

It is amazing that this application is being sought in an AONB with an expectation that it will be approved. It will be a blight on the landscape and if approved regretted for ever. It is not in my back yard but walking past on a regular basis, it is difficult to conceive the whole project as being anything more than commercial property speculation. We have a large empty commercial property (BT Garage) in Carlton Street nearby since at least 2006. Time would be better spent forcing the commercial owners to develop this, and similar brown sites in Cheltenham, of which there is no lack.

3 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6QB

Comments: 5th August 2020

I am writing to lodge my objection against the proposed development of building up to 250 residential dwellings at Oakley Farm, Priors Road with site access from Harp Hill, reference 20/01069/OUT. I firstly object to the development due to the fact that it has been proposed on green belt land which has also been designated as an AONB. There are several brownfield sites much more suited for this sort of development and to deprive the locality of such a beautiful slice of nature would be a great loss, for both humans and wildlife. Also, the access to this development has been proposed via Harp Hill which is already struggling to cope with the additional vehicular load placed on it by the Oakley Grange development. Living at the bottom of Harp Hill I witness on a daily basis multiple near misses between cars leaving Harp Hill and cars driving along Priors Road as well as for cars turning onto Harp Hill from Hales Road / Hewlett Road. Adding a further 250-500 cars to this junction, a large proportion of which will depart/return during rush hour will increase the chances of a serious collision, as well as making crossing Harp Hill, or any of the other surrounding roads, on foot extremely dangerous.

11 Ashley Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LF

Comments: 5th August 2020

I live at No. 11 Ashley Close, off Greenway Lane and I have received details of the Planning Application to build 250 homes on the Oakley Farm Pastures. I was shocked to hear this and wish to object for the following reasons.

The Access onto Greenway Lane and Harp Hill just could not take that amount of traffic. Greenway lane is a narrow road and the Congestion at the lower end where it meets the London road would be impossible. There is always a build up of traffic at the London Road traffic lights at busy times of the day. A lot of traffic as it comes up and down Greenway lane and Harp Hill.

There will be so much increased traffic because parents will be taking their children to school and others going to work at peak times. The fumes from the cars will be very bad for the environment.

I have lived in this area Greenway lane and Harp Hill for the majority of my life and I think as this is an AONB with the Beautiful Views, Wildlife and Ancient Trees. It should be preserved for the generations to come.

These are my reasons for objecting.

Woodlands,
Oakley Rd,
Battledown,
Cheltenham
GL52 6PA

Comments: 5th August 2020

We wish to record our OBJECTION to the application 20/01069/OUT for a large-scale housing development (250 dwellings) which has been submitted to Cheltenham Borough Council to be built on Oakley Farm Pasture Slopes AONB - a part of Cheltenham's precious Area of Outstanding Natural Beauty.

My objection has already been made in emails from me to you and are also made by the various groups such as Friends of Oakley Farm Pasture Slopes.

I would also add that given the current pandemic it seems likely that a large amount of industrial and commercial property will be released for private domestic housing in the coming years which will more than satisfy the country requirements for additional accommodation.

We MUST NOT consider destroying our precious areas of Outstanding Natural Beauty until we have exhausted all build opportunities on the great many brown field and commercial sites we have available in the county.

Falcons Crest
Stanley Road
Cheltenham
Gloucestershire
GL52 6QD

Comments: 5th August 2020

I wish to object to the above planning application.

I have never objected to any planning proposal in the past but feel quite strongly about the impact of additional housing in this area.

My main worry, is that the proposal is for 250 houses equates to approximately 500 extra cars using Harp Hill and a huge amount of construction traffic. Harp Hill is narrow, with many walkers, runners and cyclists. It also has many parked cars and has already had to cope with the additional traffic from the new housing estates on Birdlip Road. There is nowhere for this extra traffic to go as Greenway Lane is also a very narrow country lane. The congestion and extra vehicles on this road will be unsafe with the potential for accidents

Also the road is always crumbling and in bad repair due the problems with water and the elements on such an incline, and this will be made worse by work traffic and extra cars.

Speaking as a GP, the other issue is that when these developments are built , there is no thought about 1000 new patients joining a local GP surgery or 500 extra pupils at the local school. The local schools are small and there are difficulties with staffing of general practice in the area which needs to be considered in this area.

I therefore strongly oppose to building in this area.

15 Eldon Road
Cheltenham
Gloucestershire
GL52 6TX

Comments: 17th January 2021

This is an AONB and will be destroyed by building on the open fields which give this area on the outskirts of Cheltenham its gateway to the beautiful Cotswold Hills.

The traffic on Harp Hill is already much increased and will be further increased if 250 dwellings are permitted. Most houses will have a minimum of 2 cars and this volume entering the already overcrowded road will be dangerous.

I walk up this hill frequently to access the Cotswold Way and it is difficult where there is no footpath and the road surface is constantly deteriorating

19 Jersey Avenue
Cheltenham
Gloucestershire
GL52 2SZ

Comments: 17th January 2021

As a resident of the neighbouring community, I am objecting to the development on the grounds of insufficient infrastructure servicing the proposed development. Access roads to and from the proposed development have already reached capacity and are

overloaded at peak times, surrounding schools are at capacity and the sizes of the roads, in particular Harphill Road, can not be widened to make it safe for pedestrians to walk alongside increased traffic.

Baedala's Tun
Ashley Road
Cheltenham
GL52 6PJ

Comments: 14th August 2020

I am deeply connected to the beautiful countryside to which I came at five years old and where my children were also raised. Along with many friends and neighbours I am passionate about maintaining the integrity of this lovely countryside which is part of the AONB. I strongly object to this application and concur with all of the well-documented comments which are online. In particular the objection made by the residents of Haytor is extremely well documented and researched and is in my mind entirely compelling.

- The site is outside of the PUA - it is within the AONB and is therefore not part of the Town Plan. To build here would contravene very robust national and local policies.
- Cheltenham has precious little AONB on its fringes - that which we do have we should value and protect.
- The proposals would lead to both adverse landscape and visual change in the local area. This is in conflict with JCS Policy SD7 as it neither 'conserves' or 'enhances' the natural beauty of this nationally designated area and it is also at odds with the objectives of the Cotswold AONB Management Plan.
- Views in and out of the AONB should be protected.
- I believe that to build here would only exacerbate what seems to already be quite a serious flooding problem for the houses and roads below after heavy rain.
- The junctions at the bottom of Harp Hill and at Sixways in Greenway Lane are already extreme bottlenecks at certain times of the day. Greenway Lane and Harp Hill are after all just country lanes which have had to absorb ever increasing amounts of traffic - they are already being used as a rat run by many - and it's impossible to imagine that an increase of another 500 plus cars which might go back and forth several times a day could even be considered a viable option. Not to mention all the delivery and service vehicles - as well as emergency vehicles such as fire and ambulance. It would be a huge misjudgement to imagine that this development wouldn't make many people's lives a misery and turn what is still a gorgeous rural area into a nightmare whenever we set out from our homes either on foot or by car.
- Cheltenham was recently voted the best place to live in the south west and it is crucial that the right approach is made in planning and preserving the very best of it. The pandemic and consequent lockdown have underlined what has become most important to many of us - hordes of runners, cyclists, horse-riders, families and children with dogs in tow have taken to these roads - and the PROWs - like never before. There are very few roads which lead up to the very popular beauty spot of Cleeve Hill and this is one of them, and Greenway Lane another.

- With so many shops closing down due to the economic fallout from the pandemic Cheltenham's lure as a thriving shopping centre will in the future become less and less important, whereas the natural beauty of its surroundings and its designation as 'The Heart of The Cotswolds' will be more relevant than ever.
- Indeed the latest government proposals regarding planning and development make it clear that AONB will be classified as protected and as such will not be made available for development in order to prioritise building on brownfield sites and sites which are on the Town Plan - both less controversial.

There is an abundance of wildlife and all manner of birds and animals coexist here and can often be seen going about their business in broad daylight. It is imperative that we keep the natural wildlife pathways open for them to move around unrestricted and to protect their natural habitat.

The peace and beauty of this rural location is a valuable asset to Cheltenham and I for one fervently believe that we have a huge responsibility to preserve this legacy for future generations and their children to enjoy and we should not let the need for new affordable housing take priority over protecting the countryside.

The Dippers
2 Battledown Mead
Harp Hill
Cheltenham
GL52 6QA

Comments: 14th August 2020

This audacious bid to get a foot in the door of the proposed disastrous idea of building 250 dwellings & all that goes with them, should be seen as just this & rejected at source.

As a Battledown Resident & RSPB Member who has seen over a hundred bird species in the area & on the important N-S Migration Flyway, the thought of losing our birds to yet more bricks & concrete & in the beautiful AONB, makes me very fearful, as we need our green fields, trees & the food chains they hold & their birds & deer & foxes & badgers, not just for their sakes, but for our own Mental & physical good health.

The Oakley Farm fields are the last few pristine sloping pastures left in the area. We can't just forsake it all for more, much more traffic on lovely steep peaceful viewful Harp Hill, & John Denver's "More people, more scars upon the land". Rocky Mountains, Harp Hill, the principle's the same - let's have a victory for Common Sense & reject this devious & sneaky bid, in which just making an Access road alone will scar the land & Lord forbid what it may lead to.

I urge the Planning Committee to think about just what we stand to lose - if we want to be a Tourist Area, we need to look after the lovely Cotswolds & its vital AONB. No ifs, no but's, no foot in the door, just NO to building on Oakley Farm Pastures.

Comments: 18th February 2021

I refer to my letter of Wednesday 17th April, 2019.

There has been a lot of development in the Oakley area, to the point where "Enough is enough"! Our Cotswold countryside is being eroded to its detriment & the AONB could be next! More of our Cherished bird & other wildlife habitat is at risk from 250 new houses/urban sprawl. I strongly object to Hitchin's proposed development in principle at Oakley Farm, which is still home to some of our most nationally-threatened Farmland birds & consequently deserves our stringent protection, as does the Cotswold AONB, which should be sacrosanct

We need to work with wildlife & I'd love to see Oakley Farm run as a Nature Farm Model, like the RSPB's Hope Farm in Cambridgeshire or the Knepp Estate in Sussex.

Oakley Farm is home to at least 27 Threatened Local Bird species & 22 Common species, meaning that in the Breeding Season it is home to approx. 50 species. We are responsible for their care or otherwise. See original letter for lists.

Fox, Grey Squirrel, Badger & various deer & bats all call the farm home & there are biodiverse insect communities. Many trees are to be found, e.g. Valuable Oaks for Wildlife, but sadly there are no TPO's. A myriad of Native Plants & shrubs thrive on the site. The farm track is especially important as a Green Lane for wildlife, in particular insects, wild flowers & small birds. Surely we shouldn't be breaking the bonds of these close-knit wildlife communities. Let us build on Brownfield Land of little value to wild species - this makes far more sense.

The Glos. Wildlife Trust's Greystone's Farm Nature Reserve at Bourton-on-the-Water could also be used as a model for Oakley Farm, as both have archaeological antiquities. Oakley's Nissen Hut could be converted to an Interpretative Centre like the National Trust have done at Croome in Worcs.

In our country of 66 million people + , many children have precious little contact with Nature. What sort of a Country do we want for our children & theirs? The answer should be one that values all forms of life & not just people. We need nature for our Mental & Physical well-being & it needs our Protection to Survive - the needs are mutual.

It would be a Tragedy & a Travesty if this beautiful, green, wildlife-filled, locally- & nationally-important archaeologically, local amenity were to be lost forever under bricks, mortar & concrete. This must Not happen.

I strongly urge the Planning Committee to reject this audacious & outrageous bid to ruin this beautiful part of Our Cotswold AONB/Heritage, for the sake of all it's wildlife & it's proud champions of our Natural History, like me, who care about what is the right & proper thing to do & always will.

Friends Of Oakley Farm Pasture
Slopes

Comments: 17th August 2020

Our objection is formed by the two attached documents:

- 1) Main objection (FOFPS Objection.pdf)
- 2) Accompanying photo catalogue (FOFPS Objection - Photograph Catalogue.pdf)

[Objection and photographs attached.]

Comments: 7th January 2021

Addendum attached.

47 Imjin Road
Cheltenham
Gloucestershire
GL52 5JU

Comments: 23rd July 2020

More building over green fields, more building in an area that is already struggling in terms of local facilities. The local schools are all full, the doctor's surgeries are all full, with the one in Prestbury moving to Bishops Cleeve and the site turned into houses.

The old Premier Products site on Bouncers Lane is being turned into housing, the existing development at the top end of the old GCHQ site is still being completed.

Cheltenham has large brownfield sites that should be built on before we tarmac and concrete over more of the countryside.

The recent lockdown has shown just how important green spaces are - why not learn from that?

Hewletts Farm
Aggs Hill
Cheltenham
Gloucestershire
GL54 4ET

Comments: 29th July 2020

I object to this application.

I have lived on Aggs Hill for several years and I have seen a marked increase in the amount of traffic which uses Harp Hill. Our household which has two cars probably travel up and down Harp Hill a minimum of 6 times per day. If 250 houses are built, even if they have one car and they leave the house twice a day that would be 500 extra car journeys. The bottom of Harp Hill is quite hazardous due to the parking on the side of the road by the residents, pub customers and Battledown Childrens Centre visitors. Combined with this it is also difficult to access Priors Road at the roundabout due to visibility of vehicles travelling from the Sainsburys direction. I note that a traffic survey was conducted in September 2019. I could not see a mention of a date and I wonder if this survey was carried out during term time for St Edwards school. Traffic volume has a marked increase during this time. Harp Hill is used by many walkers, joggers, and cyclists. It is also the main access road to Cleeve Common so is heavily used by dog walkers who drive to Cleeve Common to exercise their dogs. Areas of Harp Hill have no footpaths, so it is already very hazardous for walkers and joggers. An increase in traffic entering and leaving a new estate would increase their risk. It is also cut through to get to Charlton Kings/London Road. Access to London Road from Greenway Lane by St Edwards school

is very poor. The traffic lights allow only a few cars through at each change, so traffic already backs up around the sharp bend at this location.

I am also concerned about flooding in the area surrounding the site. The amount of water which runs down the hill when raining is so great it has carved a path down the edge of the road on Aggs Hill. This water must go somewhere. Now I am sure it soaks away on green fields; take those away and where will it go? Recently during one storm I noted that some of the drains in the area could not cope with the amount of run off water, so the drain covers popped up. Due to global warming we will see more rainfall so this will only get worse.

This is an area of outstanding beauty. It has an abundance of wildlife. I have seen badgers, foxes and deer as well as a barn owl hovering over this land. This will be in addition to bats, moths, butterflies, stoats, mice and flora which will all be lost or lose their home.

Finally, I am concerned about the lack of school places. In the last two years a member of my family and her junior school aged child looked to move into the area. During the process she looked for a school place for her child. There were no places available in the area. Even though it was not really an option she checked the private schools, but all these were full as well. If 250 houses are built and you say there is on average one child per household, you will need to find 250 extra school places.

4 Hillview Road
Cheltenham
Gloucestershire
GL52 5AD

Comments: 31st July 2020

Walking up Harp Hill and beyond on a weekly basis I was sad to see this proposal.

1. It is an area of AONB so why build on it.? We regularly see deer, owls and other wildlife. It's a lovely area of quiet and beautiful countryside enjoyed by so many people.
2. Harp Hill and linking roads are narrow with partial pavement. This route is regularly used by walkers, cyclists, runners, children with scooters/bikes/prams and dog walkers. You already need to walk with care due to the narrowness of the road and the speed of some car users. Adding another c. 500 cars to this is not conducive to road safety.
3. Priors Road is busy, especially at commuting times. The junction at the bottom of Harp Hill gets congested. Exiting Hillview Road is difficult already.
4. Having recently moved back to area and experienced the increased traffic levels, the local road network is not designed for more traffic.
5. Flooding is another area of concern. Having seen the volume of water which comes down Aggs/Harp Hill in heavy rain and the silted up drains, surely removing natural drainage and replacing with concrete will exacerbate the issue.
6. I understand there may be another new development in Bouncers Lane, again adding more traffic to the area.

We would like the Council to not approve this application.

Riseley
Camp Road
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PS

Comments: 31st July 2020

The roads cannot take any more traffic. They are already busy from the Eden Project, and there are also new houses being built at Cromwell Court and Sovereign House. 250 houses will mean another 500 cars.

There are no pavements and walkers have to walk on the road in the area.

Also, the schools and doctors surgeries are already oversubscribed.

Keyhold Cottage, The Ridge
Bussage
Stroud
GL6 8BB

Comments: 4th August 2020

I would like to lodge a formal objection to the planning request to build 250 new houses on the Oakley Farm site. This land has been designated as an AONB and as such should remain un-developed as was intended at the time of the establishment of this designation. Under the CROW Act 2000 it is the responsibility of Local Authorities to protect such areas and to consider the development of a housing estate of such a size, is at total odds to the intention and letter of the act.

As well as being an AONB, the location of this site is unsuitable for such a large development. The access is proposed via Harp Hill but this road is narrow and already presents dangers to pedestrians, cyclists and drivers due to the narrow and winding nature of the road and a massive increase in vehicle traffic, (of circa 500+ cars at least twice daily as residents go to and from work, shopping and school), is simply not viable and will present real danger to all road and footpath users.

My understanding is that there is already a Gloucestershire and Cheltenham Housing Plan and this proposed development is not part of that. There are many brownfield sites in Cheltenham and further afield across the county which could be developed for housing and which are already served by transport routes and local infrastructure and these should be exhausted before considering further eating into the pristine countryside.

30 Slad Way
Cheltenham
Gloucestershire
GL52 5FA

Comments: 5th August 2020

We are writing to object to the planning proposal of 250 residential dwellings on Oakley Farm, Priors Road.

Firstly we would like to raise concerns regarding the significant impact this will have on local amenities, specifically on local schools which are already oversubscribed.

The primary schools within the catchment area of the proposed development are already struggling to sustain the ongoing Oakley Grange Development which is yet to complete and an additional 250 houses will cause further shortages in places.

The additional houses would mean that the site would be hugely overdeveloped with the 4 phase Oakley Grange development still ongoing and no local schools being proposed.

There would also be a detrimental visual impact on the local area. The surrounding area is of outstanding natural beauty, with its proximity to Cleeve Hill and additional development can be seen from afar.

This area has already been heavily developed, leaving less greenery and impacting on local wildlife.

Harp Hill is already unable to sustain the increasingly high volumes of traffic from the growing development in the area and is used as a cut through to avoid the excessive London road traffic.

The traffic travels at high speeds down the hill, which is dangerous in a residential area and opposite Battledown School which already has ongoing parking issues opposite

High Grove
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LA

Comments: 6th August 2020

I object to the outline planning application to build a large number of houses (currently 250) on north facing slope of Battledown Hill at Oakley Farm because this proposal constitutes gross and inappropriate development of a highly sensitive site, designated as an area of outstanding natural beauty. Policy requires conservation and enhancement of sensitive landscapes, not obliteration of them. The Oakley Farm fields have rightly not been included in the Local Plan as an appropriate place for intensive residential development. To do so would be to cause irreparable damage to this small section of the Cotswold AONB and to ruin the appearance of the unique hill above it. Views towards Battledown and Cheltenham from the higher vantage points of the AONB would also be degraded.

This north-eastern corner of our town has already been very heavily developed in recent decades since the closure of the GCHQ site there, and the infrastructure is creaking. Approved construction work is still in progress on the site and both Harp Hill and Greenway Lane already suffer the consequences of greatly increased traffic flows. The additional daily burden of hundreds of new car journeys from Oakley Farm through Harp Hill would be intolerable, without major improvement to local roads.

This arbitrary application should be rejected, and new housing provided only in line with a coherent and well-supported planning process.

The Uplands
Stanley Road
Cheltenham
Gloucestershire
GL52 6PF

Comments: 8th August 2020

1. This is an important Area of Outstanding Natural Beauty and it is of material size (c.37/38 acres). It doesn't make sense to develop this land given the obvious geological & environmental issues/consequences (e.g.flooding and removal of natural wildlife habitat, etc.) when there are better options available. Furthermore such an action is irreversible. I wasn't aware that development was allowed on AONB and I wasn't aware that this development is in the Town or County development plans - there are many better alternatives including brownfield sites
2. The area is a rich wildlife habitat & haven - we have owls and other birds of prey which rely on this areas for food etc. The area also includes valuable indigenous trees and plants which will be destroyed and not replaced.
3. The land forms part of an important wider view/vista from many vantage points including the Cotswold Way and from many homes in Cheltenham. One of the many reasons that people live, move and visit Cheltenham is to enjoy such views. The views of the lower Cotswold escarpment slopes are being steadily eroded to the detriment of all - apart from the developers
4. There will be material wider environment impacts of this development including increased pollution which is already a very difficult issue in Cheltenham itself. as you know Cheltenham is an effective bowl and air pollution can not escape adversely impacting residents and visitors. There is a compounded impact of such a development where positive vegetation (including trees) is swapped for increased pollution associated with housing and traffic.
5. I don't understand the planning process but it does appear that the developers proposal is very high level and lacks any real detail which would allow an informed review. This seems to be a usual tactic for developers which minimises thought & effort (cost) on their part but costs the council and the community time, effort and money. The developer will then gradually drip feed its real plans over time in the hope that by attrition and persistence it will wear down the will of the council and the community. I don't like this 'one way' practice and it should be strongly discouraged because it plays into the hands of the developers with no benefit to the council or the wider community. I can't read any positive environmental proposals in the application and I can't read anything which benefits Cheltenham or the immediate local community. I see only downside for everyone other than the developer.
6. I don't know how the wider Town or County Plans are drawn up nor what plans are currently in place for the coming years. However, I do know from my own experience, and that of my family, that Cheltenham's wider infrastructure is already seriously stretched. For example, we could not get secondary school places for our two

children within 3+ miles of where we lived due to over demand (this did not get resolved and remains a very difficult issue for us and for our children). We can not get an NHS dentist - months/years wait. Doctors appointments generally demand weeks or months wait. Local road (e.g. Harp Hill) are falling apart (swerving lorries, vans, etc avoiding potholes on blind bends will inevitably lead to accidents - as well as damaging cars etc). Whilst we all welcome people wanting to visit and to live in Cheltenham I can't see any commensurate growth in local services to cater for the material growth in housing. However, I can see reductions in local services. I think that there needs to be some urgent rebalancing to address this.

I would therefore be grateful if you could carefully consider this objection to the proposed development. I can see developer benefits but wildlife, the environment and the community all lose out

2 Coleford Road
Cheltenham
Gloucestershire
GL52 5GR

Comments: 8th August 2020

Congestion on harp hill is already too high. It is a green space that should remain protected and I have seen owls and birds of prey in the area.

8 Winstonian Road
Cheltenham
Gloucestershire
GL52 2JE

Comments: 11th August 2020

I am horrified to hear that this application has been submitted.

1. Protecting our natural green spaces should be a top priority given all we have been through with COVID-19 lockdown. It has been well documented that living in areas with grass and trees has been linked to lower risk of various health conditions such as high blood pressure and cardiovascular disease. As well as physical health, greenspace is associated with positive mental health. In addition protecting the diversity of the land, its natural wildlife such as the deer that wonder and birds that nest. During lockdown the land was used to graze livestock again which brought a sense of calm.
2. The traffic is already far too busy for the type of road Harp Hill is, with very little in the form of traffic management etc. At the moment the hedgerows etc. act as a buffer to some of that traffic noise, which will increase once 500 plus cars are descending on it every day... let alone the promised construction traffic. There are already lumps and bumps in the road which prove hazardous. Every day I witness unnecessary speeding as people use it as a cut through from Charlton Kings. This will all increase.
3. Is there really the infrastructure there? Form both a community and environmental point of view. An additional 250 homes to churn up the land, add to the now frequent flooding at the bottom of Harp Hill due to the overdevelopment of the area already.

The road can't support an access point as it stands. From a community point of view there isn't enough nurseries, schools or doctor's surgeries to accommodate a further 1000 or so local residents.

4. All this will impact on Cheltenham as an AONB. The view from Cleeve toward Harp Hill already shows the impact of the GCHQ housing re-development. It needs to stop; building on AONB and green spaces goes against all national policy and yet this application is under consideration. Any development can't be undone. It will spoil the landscape for decades to come.
5. This is not just about the local residents to Harp Hill; it impacts all residents in the area that seek Harp Hill as a safe green space to walk to and enjoy. Especially during lockdown Harp Hill has enjoyed a stream of pedestrians using the road to escape town and access the countryside and tranquillity - which includes the proposed development land and its views over the valley. To me this planning application goes against the idea of a green recovery and common sense to anyone who knows and loves the area.

7 Carisbrooke Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YA

Comments: 12th January 2021

In my opinion, you have already built a load of house on the Oakley site, why do you need more?

I think there are plenty of house up for sale in this town/surrounding areas. You will also be creating more traffic, when you could spend the money more wisely on creating more bike friendly areas or improving road surfaces etc.

22 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AB

Comments: 20th January 2021

I live in Copt Elm Road and , like many others, enjoy walking up to and around the surrounding hills, including Harp Hill. The views are very beautiful and will most certainly be spoiled by the building of such a development. I often see wildlife, particularly deer in this area and the habitats and therefore the survival of these creatures would be severely threatened if it is allowed.

I have noticed a pronounced increase in traffic (Including heavy vehicles) using Greenway Lane/ Harp Hill in the last few years and feel that any further increase would be dangerous for both drivers and pedestrians. It is quite difficult at the moment to negotiate one's way along Harp Hill - there is not even a proper footpath for walkers.

Since this is part of a designated AONB which the Government "vows to protect from inappropriate development" , it seems unthinkable that any such development as that proposed could be allowed in such a beautiful place.

54 Brighton Road
Cheltenham
Gloucestershire
GL52 6BA

Comments: 30th January 2021

Cheltenham council should be moving to protect our AONB, the climate and environment needs protection now more than ever.

54 Brighton Road
Cheltenham
Gloucestershire
GL52 6BA

Comments: 30th January 2021

The negative impact on surrounding wildlife and the environment not justifiable. We must protect our green spaces wherever we can.

70 Little Herberts Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LN

Comments: 6th April 2021

This land is part of the AONB and therefore has protected status. This should mean that it is only built on in exceptional circumstances and it should also be sympathetic to the surroundings. This development fulfills neither of these criteria and therefore should not go ahead. It is inappropriate for an AONB.

The AONB land round Cheltenham is very precious for outdoor recreation and health (as we have recently found out). The fresh air and views with the chance to experience wildlife are valuable to our mental health. We need to retain these areas.

There has been an explosion of building round Cheltenham over the last few years with sites still being developed. There needs to be time for that development to be completed and bedded in, to see what the impact is on traffic, schools and facilities and pollution etc, before embarking on any further large scale building development.

15 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 19th July 2020

Thank you for the opportunity to comment on this planning application (20/0169/OUT). My comments relate specifically to the access arrangements for the site.

The 'built' part of this development is proposed to be constructed adjacent to the existing Battledown Park estate, presumably to leave the visually attractive sloping terrain clear of development, as it rises up to Harp Hill. Despite the immediate proximity of Battledown Park, this proposed development completely ignores opportunities to connect into this adjacent built environment; indeed, there are no proposed connections for any mode of transport at all! It is perverse that this relatively small development of just 250 dwellings should have its sole highway access made from Harp Hill (which is more remote) rather than using adjacent existing potential highway connections at Brockweir Road and possibly Pillowell Close.

The National Planning Policy Framework places sustainable development at its core. To achieve this, new development should be fully integrated into the existing urban fabric where possible, to maximise sustainable access opportunities.

There are a number of reasons why pursuing access integration for this development with the Battledown Park estate, rather than Harp Hill, would deliver benefits to existing and future residents, the Local Authority and the natural environment. These include:

Visual Intrusion

The provision of an expensive new highway connection from this development to Harp Hill will require the construction of a carriageway on a steep gradient, cutting through the proposed green infrastructure allocation for this site. Despite proposed extensive tree-planting, this new link will be highly visible across a wide geographic area (easily as far away as Prestbury and beyond), ruining this attractive aspect of the site.

The Battledown Estate's road network connects into the local highway network at Priors Road at a purpose-built, signal-controlled junction. I am sure that a technical assessment of this junction would prove that there remains plenty of capacity to accommodate the proposed additional demand of this proposed development of just 250 dwellings, if it was properly integrated into the adjacent Battledown Park estate's road network?

Unsuitability of Harp Hill

Although subject to a 30mph speed limit and part of Cheltenham's urban fabric, Harp Hill is still remarkably rural in nature, narrow throughout its length, with no continuous footways. It is well used by pedestrians (often with children and dogs) and cyclists heading up into the Cotswolds for leisure trips, particularly at weekends. Unfortunately, the road can be subject to inconsiderate and dangerous driving occasionally, but it is hard to mitigate against this without very expensive engineering interventions or road closure, which would disadvantage local residents.

Structurally, the road is in a poor state of repair, and becomes particularly treacherous during extreme weather events such as high rainfall, snowfall and ice. Whilst Harp Hill is gritted, it is very steep, and so can become very hazardous indeed. The proposed highway access to this development would suffer the same fate. Instead, a highway connection into the Battledown Park estate would offer a much shallower (almost level) gradient, connecting to designed highways with effective drainage provision, which would preserve essential access during severe weather events.

Active Travel (Walking and Cycling) Access

The nearest trip attractor to this proposed development is the large Sainsbury's Store, off Redmarley Road, with other useful shops nearby. The cycle parking for the Sainsbury's store is conveniently located for direct access from the Battledown Estate, without having to join vehicular traffic accessing and egressing the store.

The proposed walking and cycling route via the Oakley Farm access, whilst useful and attractive for pedestrians, will not be useful or safe to use for cyclists as the connection with Priors Road has very poor visibility indeed. At peak times, it can be extremely difficult to safely join the traffic at this point, on a bicycle. Unfortunately, this will act to discourage cycling from the site as it will be perceived by residents (quite rightly) as unsafe.

Instead, provision of at least one surfaced active travel connection into the Battledown Park estate would offer a much more attractive access route for both pedestrians and cyclists. From here, users will be able to make use of existing quiet routes to access Sainsburys (Redmarley Road), join the traffic safely at the signal controlled junction on Priors Road and then access a variety of destinations across the town and beyond. This route is near flat throughout and so attractive for use for all.

6 Bicknor Drive
Cheltenham
Gloucestershire
GL52 5GF

Comments: 18th July 2020

I have lived at my current address in Battledown Park for 10 years. Over that time the traffic in the estate and generally along Priors Road and Hewlett Road has increased significantly.

Apart from the general 'through-traffic' there is a significant amount of traffic to and from Sainsburys, resulting on parking on the recently painted double yellow lines - and I have never seen any enforcement of these parking restrictions.

I am also extremely concerned about the increase of traffic to and from the proposed estate. In Battledown Park, a significant number of houses have more than one vehicle which was clearly not predicted in the planning approval. The Oakley Farm development is likely to generate, in my opinion, at least 250 vehicles which will add to the already busy traffic on Harp Hill, and more complexities at the mini roundabout where it joins with Priors Road and visibility is restricted.

Oakley Farm, whilst not publicly accessible, provides a necessary green space in an ever-eroding countryside. This need was demonstrated during lockdown when parks and green spaces were well-used. Lockdown also made me appreciate the silence and the empty roads and the sound of birdsong. We must take into account the environmental impact of 250 extra houses as well as the impact on the quality of life for existing residents.

I strongly object to this planning application. Ideally, I would like to see no further building in this area, but at the very least this number should be reduced.

9 Briarbank Rise
Charlton Kings
Cheltenham
Gloucestershire
GL52 6XR

Comments: 18th July 2020

Objection

I strongly object to the planned building of 250 houses on this site. The access to the development would be on roads already very congested, narrow and unsuitable for a huge influx of further traffic.. The roads are already used by many as a shortcut to the local schools and down to the A40. Near misses are frequent as the road is narrow. There is no supporting infrastructure for The addition of this many houses with the associated vehicles and people. The area is AONB - This should be protected. What is the point of designating an area if it is then built on and the beauty destroyed. why build here when there Are other more suitable sites.

85 Whaddon Avenue
Cheltenham
Gloucestershire
GL52 5NN

Comments: 24th July 2020

This area is walked several times a day by dog walkers including myself and through this we regularly see the wild life, in particular Deer. The habitat of this wildlife is being destroyed already by the current land owner applying for planning permission who has been seen to be aggressive towards the general public walking along the public footpaths.

There has been continual burning going on up there including during the pandemic where the Virus has been causing respiratory problems itself, never mind additional fumes from the burning.

The wildlife habitat will be ruined by this development and Harp Hill will not be able to cope with the additional traffic going through it as it backs onto Hewlett Road which is already overflowing with traffic jams. The development will be an eye sore in such a place of natural beauty.

Grey Gables
Oakley Road
Cheltenham
Gloucestershire
GL52 6NZ

Comments: 2nd August 2020

I object to this application.

1. The access proposals are totally inadequate.

Harp Hill is a narrow road without footpaths, in many places, and in very poor condition. It is already dangerous and used as a rat run to avoid traffic on the A40/Hales Road. Many local people use this area for walking and the lack of footpath makes it dangerous already. Particularly at the point where the developer proposes to access onto the road. Additional car journeys to and from the proposed estate would make a serious accident very likely.

During construction the road would not cope and again an accident would be highly likely.

2. The Area is an AONB. Why build on this land when there are so many other sites that are less environmentally sensitive.

3. The density of housing appears to high for the space.

4. Traffic congestion on the main roads around this area is already high. This site will overload the system and result in residents seeking rat runs such as Greenhills lane, Aggs Hill and Ham Hill. These roads are not suitable to take additional volume of traffic.

5. The junctions at the bottom of Harp Hill at the bottom of Greenhills Lane (at 6 ways) are already overloaded causing traffic congestion and pollution.

165 Hewlett Road
Cheltenham
Gloucestershire
GL52 6UD

Comments: 2nd August 2020

250 dwellings on an AONB site in such an important location at the base of the slopes is just an opportunist for profit punt by the developer and against the interest of the general public.

The main access from Harp Hill is inadequate and potentially dangerous. The main access to the centre of town will be Hewlett road which already has major pinchpoints for traffic at the junction with Pittville Circus by Berkhamstead primary school in particular.

If this application goes ahead at all which I am very much against then traffic calming is essential at this point. Motorists currently speed. The number of dwellings also needs decreasing with more land given to green space. Even this is a poor compromise to a very detrimental planning application for Cheltenham which once agreed will spoil this area indefinitely.

OPPOSE.

16 Oak Manor Drive
Cheltenham
Gloucestershire
GL52 6SY

Comments: 2nd August 2020

It is very dangerous crossing Hewlett Rd to get to Tesco already with traffic coming from 4 directions. Lots more traffic will worsen the situation and I cannot see where another road could be built to ease the congestion.

There is also no mention of building a doctors' surgery which we were promised when the development which includes Sainsbury's was built about 10 years ago.

17 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 2nd August 2020

We are writing to OBJECT in the very strongest terms to the above planning application proposing to build 250 houses on the Oakley Farm site.

Firstly, it is hard to understand how this application has even been considered given that this is an AONB. Only today 2.8.20 Robert Jenrick - Secretary of State for Housing, Communities and Local Government detailing the new "sweeping planning reforms" stated Areas of Outstanding Natural Beauty and the green belt will be protected. On that basis alone it is difficult to see how the proposed development can be approved.

That said we offer the following points in support of our OBJECTION:

INFRASTRUCTURE - The original planning application for the Sainsburys development included a doctor's surgery, something that never saw the light of day. To consider building another 250 dwellings without providing the necessary supporting infrastructure of doctors/dentists/schools/bus routes etc is totally unacceptable. There is also the consideration of how hospitals in Gloucestershire are expected to cope with the ever increasing demand, particularly Cheltenham General which, despite admirable effort from our MP, is struggling to maintain it's status.

FLOODING - The large Sainsburys development has already had a detrimental effect on the ability for land to drain without flooding. Water runs through the Wessex Drive estate like a river in heavy rain and Priors Road, at the junction of the public footpath, is regularly flooded across the entire width of the road, proving that the drains are unable to cope with the existing run off, never mind any increase.

SEWERAGE - The existing sewerage system in Cheltenham is well known to be antiquated and in need of considerable upgrading. To put further pressure on this without ensuring an adequate, additional sewerage alleviation programme will only exacerbate existing problems of sewer collapse, something we have already experienced in Wessex Drive recently.

TRAFFIC - Additional traffic from the large Sainsburys development has already made the roads around this area much busier and more dangerous. To add a further 250 dwellings with the potential increase of 500+ vehicles, entering/egressing via Harp Hill, a road not only in an appalling state, with a challenging gradient and treacherous in bad weather, will only serve to antagonise the bottleneck of traffic and increase pollution and more importantly the potential for accidents.

PEDESTRIANS - The lack of pavements from part way up Harp Hill, combined with increased vehicular traffic puts pedestrians at greater risk.

ENVIRONMENT - There has been much in the public domain about the need to protect our endangered wildlife, flora and fauna. This will only serve to fly in the face of that.

OTHER POTENTIAL SITES - There are numerous other sites in and around Cheltenham, including unused carparks and derelict buildings which could serve more usefully as potential sites for additional dwellings. Not only would this have the benefit of tidying up a number of "eyesores" in and around the town but would safeguard greenbelt and AONB sites, and should be investigated as a priority.

Greenacre
Stanley Road
Cheltenham
Gloucestershire
GL52 6QD

Comments: 3rd August 2020

I am writing to say how horrified we are to hear about yet more development in our local area . Having just witnessed the building of a huge estate built at the back of Sainsbury's, and the pressures this has had on the local roads and amenities, building 250 houses is obscene . This could bring as many as 500 cars to the small local roads which are all ready busy causing delays to travelling times , especially at rush hour. there will be more pressure on schools, GP surgeries etc and at a time when we are trying to be more socially distanced, we will be forced to live in a more crowded way with congestion on pavements and pathways. This AONB is home to lots of wildlife which will be forced to move elsewhere as well as impacting on the beautiful views from cleeve hill . The area is also prone to flooding so loss of fields will no doubt impact on flood defences. The noise pollution from yet more building is stressful and disturbing what should be a peaceful area to live. I am also worried that the agreement to more building on greenspace will set a precedent for further housing developments and that is not why we moved to this area. I strongly feel these pastures should be protected and we should be encouraging building on sites which are less sensitive or using brownspace areas instead.

165 Hewlett Road
Cheltenham
Gloucestershire
GL52 6UD

Comments: 5th August 2020

I object. Too much traffic and too much concrete in an AONB

13 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 5th August 2020

I object to this development. If the quantity of houses built it will cause further damage to the already deteriorating roads including harp hill which is a pot hole master piece and this development will access through it. let alone the amount of traffic you will be bringing to the area which the roads can't take. The surrounding fields and green areas are what make this prestigious place to live and if you take that away you are not only devaluing the area but also ruining it for the wildlife.if this goes ahead I will want to move away myself.

12 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 5th August 2020

I strongly object to the proposed development on a site of AONB which will have a detrimental effect on wildlife and ancient trees. Additionally the extra traffic on Harp Hill would make a busy road even more congested. Local amenities such as schools will also be stretched on terms of their capacity to accommodate more children in what is already a well built up residential area. Thanks

Half Acre
Harp Hill
Charlton Kings Cheltenham
Gloucestershire
GL52 6PR

Comments: 5th August 2020

I strongly object to the planning proposal 20/01069/OUT for the following reasons:

1. The Local Plan for Cheltenham Plan that was adopted on the 20 July 2020 at a full council meeting of Cheltenham Borough Council, does not allocate this site for development. In addition, the planning proposal is also contrary the Joint Core Strategy and National Planning Policy Framework.

2. The proposed site has been allocated the status of AONB, which is in place to protect the land to conserve and enhance its natural beauty. Paragraph 172 of the NPPF policy states the following on AONBs:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and

extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated"

Consequently, planning permission should be refused as the proposed development does not meet any of the criteria stated above. This argument is strengthened by the fact the Local Plan has identified other suitable sites around Cheltenham to meet the required housing needs.

In addition, I live opposite the proposed site and have regularly observed Sparrow Hawks, Bats, Red Kites, Kestrels, Green Woodpeckers, Owls, Badgers, Roe and Muntjac Deer within the boundaries of the pastures. Any development will surely impact the conservation and enhancement of wildlife and will result in the permanent, irreversible loss of this important green space.

3. The proposed access road for the development is via Harp Hill, which will generate many hundreds of extra vehicle journeys each day. This road is no more than a country lane and is already over-utilised, especially since the new housing development with access at the bottom of Aggs Hill has been completed. In addition, the congestion at the junction of Harp Hill and Hales Road, as well Greenway Lane at the Sixways traffic lights during peak hours is already a huge problem for the local area. With no mitigation in place, this proposed development would only add to this issue.

4. There is no provision for a school, Doctors or Dentists on the proposed site. Currently, these services are already overloaded in the local area and with the proposed additional 250 dwellings, many local residents will need to travel large distances to send their children to school or receive healthcare

Comments: 22nd September 2020

Letter from Helix Transport Consultants on behalf of Half Acre and Cleevesyde attached.

1 Ashgrove
Beeches Road
Charlton Kings Cheltenham
Gloucestershire
GL53 8NF

Comments: 5th August 2020

If built, this AONB land will be lost forever as a local amenity for future generations of Cheltenham, Oakley, Whaddon and Battledown. The application represents misuse of

housing policy, where the drive to build more houses, no matter how affordable, to meet housing targets is at the cost of our most beautiful local landscape.

8 Erin Park
Stroud
GL5 3TW

Comments: 5th August 2020

This application is a clear and utter failure to residents of Cheltenham Borough, AONB and the morals that encompass our society. The suggestion of this application alone is outrageous and a slap in the face to all who live within the district.

For 11 years I lived on Harp Hill, walking up and down to school and back every day from 2008 - 2013. every year I witnessed the traffic increase, drivers getting too close to the path, with no bother to my presence, every day it was noisier, busier and the beauty was disappearing. And now you want to worsen these effects, with constant traffic leading to the need of traffic control and lights on the hill, more erratic and horrendous drivers speeding through the streets, more potential for accidents and more pollution of every kind. What happened to respect and safety of the community? This application proves there isn't one clearly.

Not only is this the concern, but what gives you the right to take away an Area of Outstanding Natural Beauty to replace with cheap new builds and congestion? Where is the line drawn? If this were to be approved then what's next? Cleeve Common? Our Parks? Every bit of greenery in Gloucestershire? The reason people visit this area is because of it's beautiful and uncluttered landscapes. Not for bodge job builds that look unsightly and claustrophobic.

I have recently moved to the Stroud area and have found a breath of fresh air with the landscapes and beauty. It's what Cheltenham needs to stay like. It would be a failure and disaster if these houses were to be built just for profit. Is there nothing else on the minds of the contractors other than greed and money that they would spit on the ethos of AONB this much?

I'm am completely and utterly opposed to this application, find it insulting to not only current residents but all who visit this beautiful scenic area and our future generations who will have no power to defend AONBs due to applications like this weakening and diminishing the cause. To pass this would bring shame to the council and a disregard of those who live within the county.

Heath Lodge
Park Lane
Prestbury Cheltenham
Gloucestershire
GL52 3BN

Comments: 6th August 2020

I strongly object to the gradual erosion of our outdoor green spaces for the sake of so called progress.

Harp hill is one of the jewels in Cheltenham's crown and we use it a lot as a walking area but also it is a very important (although challenging) alternative route for cycling to avoid the heavy and dangerous traffic on the main routes.

It is already getting more dangerous for cyclists with the new developments already built (with, I might add, virtually no improvement to the harp hill service road surface) and this proposal will probably render it unuseable if passed.

The impact on wildlife in the area, destruction of a lovely part of Cheltenham, is simply not necessary. All the properties will doubtless be very expensive, so this is just a means for the developers to maximise their profits at the expense of Cheltenham residents.

I realise you are under a lot of pressure for this apparent demand in new housing, but I urge you to do your best to reject further development and erosion of our AONB.

Toynton
Ashley Road
Cheltenham
Gloucestershire
GL52 6PH

Comments: 10th August 2020

This application is yet another attempt to build over irreplaceable green-field pasture land on the edge of Cheltenham, accessed from the already over-used and narrow Harp Hill road.

All this land is within the local AONB and, as such, planners and councillors should be making every possible effort to ensure that there is no development or building of any sort on this land at any time in the future. Land is designated as AONB for a very good purpose, being for the benefit of all future generations, and once built upon can never be recovered.

The proposed development of 250 properties will create many more vehicle movements each day with the only access being via Harp Hill and this road is already over-utilised. Harp Hill is steep and narrow in places (some parts having very poor or non-existent pedestrian pathways), with residential on-road parking between the proposed Site Access point and the B4075 Hales Road/Priors Road junction, such that congestion is already generated in peak hours, leading to lengthy delays. Were the traffic from an additional 250 homes to be added to the existing use, the congestion would become unbearable. Naturally, with such a steep and narrow road, the likelihood of accidents to pedestrians and cyclists would also be increased. Safety concerns alone should mitigate against any planning permission being granted for this land if access is to be via Harp Hill. The only access to Harp Hill road, other than the via the B4075 double-roundabout at the foot of Harp Hill, is through Greenway Lane and Planning Officers / Councillors will be well aware of the already unacceptable level of congestion on Greenway Lane at the Sixways traffic lights during peak hours. This proposed development would only make matters worse.

The local schools and GP surgeries are already overloaded, with no spare capacity. There is no provision for a school or a new GP surgery on this site which puts an

additional strain on already overburdened services, which will be to the detriment of people already living in the area as well as those on any potential development.

We strongly urge you to reject this application.

27 Withyholt Court
Cheltenham
Gloucestershire
GL53 9BQ

Comments: 10th August 2020

I object to this application.

This is an enormous development in an area of outstanding beauty which will result in the loss of local countryside; affect wildlife habitats; impact the views from Cleeve Common and will result in a dangerous precedent for further housing development.

It will also put further pressure on local amenities notably traffic on the roads. Greenway Lane is already very congested during school pick up times and post work times. This would see untenably long traffic queues.

50 The Grove
Hales Road
Cheltenham
Gloucestershire
GL52 6SX

Comments: 12th August 2020

I strongly object to the proposed development for the following reasons: AONB which will be irreversibly damaged; entirely inadequate, inappropriate access planned from Harp Hill, already a dangerous road for pedestrians and cyclists; excessively dense development which will overload nearby roads and infrastructure as well as effects from severe weather.

There are already many documents and comments pointing out the unsuitableness of this proposal which I sincerely hope the council will turn down.

7 Priors Road
Cheltenham
Gloucestershire
GL52 5AB

Comments: 15th August 2020

I strongly object to this planning application. I cannot believe that an AONB is even a consideration for development, especially given recent events and the importance of outdoor space.

The infrastructure is not set up for this number of houses; there are not enough supermarkets, doctors surgeries, dentists and schools to supported the new families

which the development is targeting. My son attends Holy Apostles School and the number of applications per child's space is astronomical. How you can build in an area of heavily oversubscribed schools in beyond me.

In addition the traffic and infrastructure will be hugely affected. As you know Harp Hill is mostly single file traffic with cars parking on the one side and having potentially over 500 cars accessing through this route will cause huge problems and traffic.

I strongly urge you to stop this development which seems to have no consideration for neighbouring houses, families and wildlife.

14 Jersey Avenue
Cheltenham
Gloucestershire
GL52 2SZ

Comments: 17th August 2020

I do not think Harp Hill can cope with more traffic and disruption. What is now a beautiful hillside supporting a wide range of flora and fauna will disappear forever if the development is given the go ahead. Instead of building on beautiful green spaces I think that Cheltenham District Council should look at the sadly many empty premises in the town centre and find innovative ways of making the no longer required retail units into attractive housing and green spaces for all to enjoy.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 20th August 2020

Letter attached.

26 Century Court
Montpellier Grove
Cheltenham
Gloucestershire
GL50 2XR

Comments: 1st September 2020

I am writing to object to the above planning application.

1. Firstly the site is a designated Area of Outstanding Natural Beauty, and therefore under no circumstances should any development be allowed owing to the detrimental effect on the fauna and flora contained within that area and the obvious spoiling of landscape and views.

2. The proposed site is not within the Cheltenham Plan.

3. Harp Hill is already used as a rat run with high volumes of traffic at certain times of day, making the proposed access to Harp Hill quite dangerous.
4. I and my family regularly walk up and down Harp Hill, which has no pavements for a substantial distance. Any further increase in traffic volume would be extremely dangerous to pedestrians.

37 Brymore Close
Prestbury
Cheltenham
Gloucestershire
GL52 3DZ

Comments: 4th March 2021

I am contacting you to express my objection to application 20/01069/OUT for a large scale housing development.

First objection is that this application is to build on an area designated as an AONB an area that I like to visit and one which makes a beautiful boundary for Cheltenham.

Second objection is that Cheltenham already struggles with schooling and 250 additional homes will add to this pressure.

Third objection: is that there is clearly a challenge around Cheltenham to effectively look after roads with potholes or patching on most. More roads means more roads to look after which put more demand on those resources. More houses means more cars again leading to more pressure on roads making them worse.

21 The Grove
Hales Road
Cheltenham
Gloucestershire
GL52 6SX

Comments: 24th February 2021

This area isn't suitable on a number of fronts to allow for an extra 250 dwelling. Roads surrounding this area already extremely busy and the additional traffic will no doubt cause massive congestion and possibly lead to a serious / fatal accident.

21 The Grove
Hales Road
Cheltenham
Gloucestershire
GL52 6SX

Comments: 24th February 2021

Development proposal isn't safe on many fronts.

Warneford Cottage
Sudgrove
GL6 7JD

Comments: 4th March 2021

This is an AONB, no development should be allowed, unless circumstances are exceptional. This does not seem to apply in this instance. Also, the application lacks full detail so it is not even possible to get a complete idea of the plans in a transparent, democratically viable way. With Covid it is clearer than ever how essential AONBs are to mental health and wellbeing, not to mention the wildlife in this area. There should be more AONBs, not less! With environmental protection being a key aim for the future, it is shocking that such an environmentally detrimental project should be entertained at all. The planned development will completely change the character of the surrounding area. I strongly urge you to turn this application down.

Thaylin
11 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PY

Comments: 17th July 2020

The middle to top section of Harp Hill, where the entrance to the development will be, is very narrow for vehicles travelling in opposite directions and only has a footpath on one side. At the top of the hill there is no footpath at all.

The road is already very busy as it is a main route through to Charlton Kings and is the main route up onto Cleeve Common. We live at the base of the hill and on occasions have difficulty exiting our drive because of traffic queuing at the junction of Harp Hill and Priors, Hales and Hewlett Roads. The increase in traffic that 250 new homes would bring will make the hill even busier, causing increased traffic queues, difficulty accessing and exiting our property and an associated decrease in air quality.

The road surface is already struggling to cope with the volume of traffic and the 'patch repairs' conducted by the council do not fix the problem. In recent heavy rain existing potholes and surface break up worsened, resulting in parts of the road flowing down the hill and blocking the drains. (attachments 2-4)

The combination of current traffic, the narrow road and footpath (where it exists), and deep potholes already creates a risk to vehicles, cyclists and pedestrians. The increase in traffic that the development would bring will increase the likelihood of a collision.

If this development goes ahead with the proposed vehicle access point into the estate the quality of life for the existing residents of Harp Hill will decrease and it is only a matter of time before a collision between vehicles or a vehicle and pedestrian occurs.

Rosemary
9 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PY

Comments: 17th July 2020
Objection

3 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6QB

Comments: 5th August 2020

I write to express my wholehearted disapproval of the plans to build 250 new homes on the area of outstanding natural beauty at Oakley Farm Pastures - reference 20/01069/OUT.

As a resident of Harp Hill, my first concern is the enormous increase in traffic which such a development will generate. 250 homes are likely to result in anywhere between 250-500 cars driving to and from these houses on a regular basis. The proposal is for access from Harp Hill, and yet this is a road which is already under strain - narrow in parts, and steep, with a number of cars parked road-side at the foot of the hill by the roundabout. The road is already busy - it is used not only by Harp Hill residents, but also residents on the new Oakley Grange estate, plus it has for many years been used as a rat run for cars accessing Six Ways at Charlton Kings. It's simply not practicable or responsible to allow so much extra traffic on such a road.

Secondly, the location in question is a greenfield site, and habitat to local wildlife. Destroying this green space will result in the loss of our beautiful local countryside, and will disrupt the fantastic views from Cleeve Common which gives local walkers so much pleasure.

I implore you to consider the full and negative impact of giving this development the go ahead.

161 Hales Road
Cheltenham
Gloucestershire
GL52 6TD

Comments:
NONE GIVEN

27 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PY

Comments: 6th August 2020

I wish to strongly oppose this application and object to the potential development. My principle reason is the inevitable increased volume of traffic using Harp Hill. As a resident for nearly 5 years, I have already seen a large increase due to the new housing development at the top of Aggs Hill, and traffic seems to be increasing in speed, both ascending and descending Harp Hill. I live next to Battledown Day Centre and I am surprised an accident has not yet occurred - I am convinced that an additional 250 properties, some surely with more than one car using Harp Hill for access, will significantly congest the road itself, not to mention the Harp Hill, Hewlett Road, and Hales Road roundabouts and junction, which are already congested at peak times. I have not seen a study of traffic volumes on Harp Hill, and would ask that one is conducted immediately to verify my objection.

Highclere
19 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PY

Comments: 29th July 2020

I live at the foot of Harp Hill. The amount of traffic using this road has already increased since the GCHQ site was developed. Vehicles moving in both directions often pay little heed to the speed restrictions in force. A further increase in traffic resulting from homes built on Oakley Farm Pastures with access from Harp Hill will be unsustainable and create major safety concerns I object to this proposal.

Harp Hill is not a wide thoroughfare, but is used by HGVs, vans and large heavy construction vehicles as well as cars. Traffic proceeding downhill regularly backs up at busy times from the mini-roundabouts to Battledown Centre for Children and Families and beyond. Entering or leaving my driveway at those times can be difficult and dangerous, particularly when an almost constant flow of vehicles is also proceeding up the hill from the mini-roundabouts. Turning the acute corner from Priors Road into Harp Hill is already hazardous as, until rounding the bend, it is impossible to see the vehicles parked on the road (sometimes on both sides) and those moving towards the mini-roundabouts. All have to compete for gaps in limited space. This already hazardous situation will become intolerable and significantly more dangerous if the planning application is approved.

29 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PY

Comments: 6th August 2020

I wish to strongly object to the development as outlined. It makes me wonder if the classification of AONB is seen as developer language for "please feel free to build here". I understood that AONB was a recognition of the areas value to society and the wider environment.

The apparent complete ignorance of the potential impact on an already dangerous situation regarding traffic is appalling. Harp Hill is a road with a very steep gradient, those descending the hill carry speed into the narrowest parts of the highway which are consistently far in excess of the speed limit. Those ascending the hill seem to "take a run up" and carry excessive speed into a blind bend where there is no footpath.

The traffic situation is exacerbated by the usage as both a cut through from Six Ways to Hewlett Road, and also by the parking limitations at the lower end of the hill. The local Public house is well supported and means that legal on road parking is frequent and dense. When this is coupled with the parking required by the Battledown Childrens Centre, which has inadequate on site parking for its requirements, it creates a bottleneck allowing only single lane traffic, causing tailbacks both downhill, but equally dangerously at the roundabout junction with Hewlett Road.

It staggers me that when applications are considered, the impact on the local infrastructure is seemingly overlooked.

If developers were made to shoulder the full burden of cost of their proposals, including provision of adequate amenities and access then they might consider more suitable locations.

31 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PY

Comments: 6th August 2020

My home, 31 Harp Hill, forms part of the Battledown Estate and in the first instance I should like to give my strongest endorsement to the objection submitted by the Trustees of Battledown Estate on 29 July 2020.

In addition I should like to add the following:

1. The Biodiversity Report makes no mention of deer. In fact, various photos of roe deer on the Oakley Farm site are readily available elsewhere on the internet and muntjac deer have also been observed there. Moreover, Harp Hill has signage for deer at various places. A number of roe deer are permanently resident in this area of the Battledown Estate and have been known to stray onto Harp Hill on occasions, which must present a traffic hazard under any circumstances, let alone with increased traffic levels.

2. The Transport Assessment does not discuss the extra traffic flow which will be generated on Aggs Hill, being the continuation of Harp Hill up the Cotswold escarpment. Aggs Hill is a particularly narrow, steep and winding country road which not only gives

direct access from Cheltenham to the Cotswolds Way footpath, but also can potentially be used as a rat run towards Andoversford. Any significant increase in traffic on this hill would be highly dangerous and very unwelcome.

3. The Transport Assessment makes no mention of Gloucestershire County Council's plans to increase pupil numbers at the Battledown Centre for Children and Families (23, 25 Harp Hill) in the coming years, see:

<https://glostext.gloucestershire.gov.uk/documents/g9396/Public%20reports%20pack%20Wednesday%2017-Jun-2020%2010.00%20Cabinet.pdf?T=10>

This expansion has the potential to generate considerable extra traffic, on-street parking and congestion on Harp Hill and should be taken into account.

4. Both Harp Hill and Aggs Hill are cycle routes (hill climbs) of national importance, see e.g. <https://www.climbbybike.com/climb/Aggs-Hill/9992>

In particular, Harp Hill featured in the 2014 Tour of Britain cycle race when large crowds gathered on the hill. As such, these hill climbs generate considerable cyclo-tourism. The introduction of the proposed new junction on Harp Hill would provide an extra hazard for cyclists, particularly if the junction is steep and cars are pulling out quickly into gaps in a busier traffic flow. Additional traffic on Harp Hill would also necessarily also increase the overall danger to cyclists.

5. I have concerns about the impact and duration of the building works associated with the proposed new development. The flow of contractor vehicles up and down the hill would be immense and, as has been seen with recent construction work higher up the hill, the lorries most often do not carry tarpaulins (thus often shed soil etc.) and frequently speed, so that monitoring of this construction traffic for adherence to regulations would need to be strict and properly enforced, remembering that Harp Hill is a residential area.

6. I have related concerns about the disruption which would be caused by the proposed mitigation works on the mini-roundabouts at the foot of Harp Hill, which would undoubtedly lead to major congestion not only on the hill but in the broader local area.

33 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PY

Comments: 5th August 2020

I object to this planning application. The proposed site is designated as part of The Cotswold AONB.

This will create excessive traffic on Harp Hill which already very narrow, with many walkers, runners, and cyclists. It also has many parked cars. In the past few years, the road has become excessively busy due to houses built on the old GCHQ site. All the extra traffic will make Harp Hill congested and unsafe. This development will lead to flooding issues and will put excessive strain on the other utility services for the nearby residents.

Basement
Battledown View
Oakley Road
Cheltenham
Gloucestershire
GL52 6PA

Comments: 31st July 2020

I have looked at the information available to me regarding this application and having considered the pros and cons I am posting my vehement objection to the proposal.

Whilst there are undoubtedly good reasons with the site being an Area of Natural Beauty, I feel there are two primary considerations that provide a strong case AGAINST the proposal.

1. Pedestrian and Cyclist Safety

The significant increase in the volume of traffic this proposed development will cause will render an already vulnerable stretch of Harp Hill even more dangerous to pedestrians and cyclists. The lack of pathways and the tight and narrow road will become even more hazardous with an increase in the volume of traffic.

2. Volume of Traffic Causing Log Jams

There are a number of issues regarding the suitability of Harp Hill for any additional traffic from the additional dwellings proposed.

The choke point at the bottom of Harp Hill is already congested at peak times with traffic likely to back up even further with the additional volume. This will cause extra delays and add to an already busy and awkward intersection even during the quieter parts of the day.

Other concerns about increasing the traffic is the susceptibility of the road to flooding and the increased damage to the road surface by the additional traffic during periods of excessive rain. Already my property has suffered minor flooding issues because of the poor drainage during the recent heavy rains.

Overall I think increasing the traffic on Harp Hill and the subsequent environmental, safety and congestion problems it will cause form a strong case for this development NOT to be approved.

Thank you for taking the time to consider my objection which is presented in the strongest possible manner.

Battledown View
Oakley Road
Cheltenham
Gloucestershire
GL52 6PA

Comments: 23rd July 2020

I am writing this email to firmly object to the planning proposal 20/01069/OUT.

As a resident living in Battledown Estate by Harp Hill for the reasons listed below:

- 1 Our house is subjected to vibrations from the road with heavy vehicles. Therefore if there damages to our property as a result of the increased traffic and heavy vehicles gaining access to the building site, the council will be responsible for damages.
- 2 Harp Hill can not sustain the increase in traffic with additional cars for the 250 houses.
- 3 There are beautiful trees in the field which will need protecting.
- 4 The local Sainsbury on Priors Road will not be able to keep up with the demand.
- 5 All natural beauty is being destroyed by development.
- 6 Is extra housing needed when there are five newly built houses on Harp Hill, which have not been sold.
- 7 Further development of five houses on Ham Road.
- 8 Additional development of houses behind Cromwell house.
- 9 So many apartment built in town, near CLC and the supreme courts.
- 10 This development will affect many people who use this area as part of their exercise to walk. I hope the additional traffic does not bring fatalities!

The Lodge
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PU

Comments: 31st July 2020

We are writing to you as Harp Hill residents of over 30 years to voice our deep concern at the planning application for building a 250 housing estate on Oakley Farm land. Our main objections are:

1. Harp Hill is already one of the notorious rat-runs in Cheltenham made considerably worse in recent years by traffic approaching Cheltenham westwards on the A40 being diverted by SATNAV through Whittington/Aggs Hill and from Greenway Lane at Sixways.
2. The daily bottleneck at the foot of Harp Hill and Greenway Lane (at Sixways) will become even bigger adding to the already high levels of pollution caused by this additional traffic congestion.

Wood Bank
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PU

Comments: 5th August 2020

I have lived on Harp Hill for 26 years now and in that time the traffic has changed dramatically.. It is already extremely busy and also in places dangerous both to drive and almost impossible these days to walk on the upper part safely. Another access onto Harp Hill will cause chaos. This is also an area of AONB and the loss of this green space forever will have a detrimental impact to humans, wildlife and trees. We just CANNOT afford to lose this beautiful Area.

Homewood
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PU

Comments: 5th August 2020

We are writing to object to proposal 20/01069/OUT on the following grounds:

1) Traffic: a 250 residential dwelling development will significantly increase the number of cars and motor vehicles using Harp Hill, Greenways Lane, Aggs Hill and nearby roads. Issues arising from this will be:

1.1 Traffic. Highway Safety and Accidents - Vehicles. Vehicles regularly speed on Harp Hill. Residents turning into driveways or slowing down to enter the proposed development site on Harp Hill will be at increased risk of being hit by speeding cars if volumes of traffic increase and if traffic calming measures are not put in place. There have been many near miss accidents on the blind junction where Aggs Hill, Harp Hill and Greenways lane join, as cars turn into or exit Greenways lane. Dense fog has regularly obscured the entire junction which sits in a dip in the road. An increase in traffic will exacerbate the risk of a collision.

1.2 Traffic. Highway Safety and Accidents - Cyclists and pedestrians. An increase in cars on Harp Hill, especially if traffic calming measures are not put in place, will increase the risk of a collision between vehicles and cyclists on steep or narrow points, and where they are on a blind bend e.g. near Stanley Road when climbing Harp Hill, or turning right into Greenways lane. Potholes and road surface flooding in heavy rain have been a persistent problem on Harp Hill for many years. Cyclists go wide to navigate around the potholes and streams of water cascading down the hill and thus into the path of vehicles. The road surface water drains halfway up Harp Hill are currently completely blocked with mud. There is currently no designated cycle lane on Harp Hill, nor on the entirety of Greenways Lane (just at the chicane) nor on Aggs Hill. Commuting cyclists, walkers, dog walkers, and leisure / tourist cyclists frequently use these roads, especially to enjoy our AONB and its views, to gain access to Cleeve Common, nearby villages and the

Cotswold Way. Water also pools at the foot of Harp Hill in heavy rain which cyclists go wide to avoid. Pedestrians currently have insufficient foot paths at the higher parts of Harp Hill to safely navigate increased, or speeding, traffic and are forced to cross at dangerous points where pavements run out. Many people walk up Harp Hill for fitness. There is a very high kerb and concrete structure on the left side, half way up Harp Hill as you climb it which cyclists and vehicles swerve wide to avoid hitting with their wheels / pedals and into the path of oncoming descending traffic. This kerb would need to please be addressed if the number of vehicles increases on Harp Hill, for safety reasons. The road could not currently cope safely with a large increase in volumes of traffic, nor wide vehicles.

1.3 Traffic - Noise. The noise disturbance from speeding cars and volume of existing traffic on Harp Hill is already a negative impact on residents and will increase with a higher volume of residential traffic arising from a large-scale housing development. Queuing traffic at the bottle necks at the foot of Harp Hill and Greenways Lane at peak times will also have a negative environmental impact on local residents through noise and air pollution.

1.4 Traffic - Congestion. There is already a significant congestion issue at peak commuting times, or other seasonal times such as race weeks and festival weeks, at the foot of Harp Hill on the roundabout with Priors Road / Hales Road / Hewlett Road and also where Greenways Lane joins the A40 London Road. It can currently take in excess of 20 minutes for a vehicle in a 12 car queue on Greenways lane where it joins the A40, to get through the traffic lights between 7am and 9am, due to the very small window of time allowed between the lights changing and also having to negotiate around cars parked on the road and then on through the lights. An increased volume of traffic will massively increase that wait time and render commuting very difficult due to poor flow. Residents on Greenways Lane already suffer: lack of privacy, noise pollution and air pollution, from drivers and vehicles idling outside their homes waiting to pass through the Sixways traffic lights, and these issues will significantly worsen with an increase in traffic. Queues will also form at the foot of Harp Hill for those wanting access to Priors Road / Hales Road or Hewlett Road, adding time and stress to everyone's commutes. Existing residents' cars could be prevented from leaving their driveways if traffic backs up, and so this traffic flow issue needs to please be addressed. Bin collection vehicles on Harp Hill between 7 and 8am will also massively hinder commuting if traffic increases; cars and cyclists cannot easily or safely overtake a bin lorry as it is due to lack of visibility and cars tending to speed. There will be new congestion problems arising from within the development itself as residents queue to join Harp Hill, especially at peak times, and more than one exit on sites other than Harp Hill should be provided. The flow of cars on Harp Hill will also be impacted by cars slowing down to exit and enter the development, causing new levels of congestion.

1.5 Traffic - wildlife. A range of wildlife is dependent on the habitats either side of Harp Hill and Greenways Lane that the roads intersect and will be negatively impacted by an increase in traffic. There are already frequent roadkill casualties such as deer, foxes, newts, toads, hedgehogs, domestic pets, owls and badgers struck by speeding cars on Harp Hill due to careless driving and speeding. Traffic calming measures and low volumes of traffic will help to protect our wildlife.

Hedgehogs are an endangered species and have been recorded as both live and roadkill on Harp Hill as part of Hedgehog Street. This is a long running national community conservation and mapping initiative run by the British Hedgehog Preservation Society

and People's Trust for Endangered Species, supported by over 80,000 volunteers. Live Hedgehogs are also currently logged on Harp Hill as part of the PTES Living With Mammals Survey which ran from March to June 2020. Hedgehogs are struggling to survive these days in urban and green spaces constrained and divided by roads and need sufficient uninterrupted habitats connected by green wildlife corridors in order to survive. The road and traffic on Harp Hill is already a threat to their survival and any increase in traffic (or reduction in their habitat and green spaces where they roam to forage, mate, shelter and nest, due to urban development) will make their situation worse.

A speeding car recently hit a fox at the foot of Harp Hill and was attended to by Vale Rescue our local wildlife hospital. Badgers have been left at the side of the road. Many nocturnal wildlife live on Harp Hill.

2) AONB and nature conservation.

2.1 AONB and nature conservation - endangered species. Hedgehogs are actively resident in the area as mentioned in point 1.5 above, and have been logged locally on thebighedgehogmap.org crossing the road from Greenways Lane/ Harp Hill onto Oakley Farm Pastures, for example. Hedgehogs live and forage in gardens and fields either side of Harp Hill and Greenways Lane and their already limited habitat is restricted by Harp Hill and Hales roads on one side and the A40 road on the other. Live records of hedgehogs on Harp Hill have been recorded as recently as June 2020 in the PTES Living with Mammals Survey. At least two hedgehog highways (uninterrupted access to interconnecting gardens with hedgehog holes) are logged on Harp Hill on Hedgehog Street. Hedgehogs use the long grass, scrub, shrubs and hedgerows of Oakley Farm Pastures (and Battledown and Greenways Lane gardens and local woodland fringes) as line-scapes and wildlife corridors to safely traverse open spaces, shelter overnight, shield from predators such as badgers, forage for food and build nests. Decreasing the interconnected green spaces in this area and increasing traffic and the risk of road kill will have a two fold negative impact on this vulnerable species. The preservation of hedgerows and the long grass and wild flora that grows beneath and around hedges needs to be preserved and even enhanced within any building development, to ensure the sustained protection of endangered species such as toads and hedgehogs and to reduce the negative impact on other wildlife generally who depend on these sustained green spaces such as deer, foxes, badgers, bats, owls, slow worms and newts, and who need to cross roads in the Harp Hill area.

Owls and bats frequently hunt over our garden at night on Harp Hill and fly over the whole green space which encompasses nearby woodland fringes such as Greenways lane, Battledown, and hedgerows within the Oakley Farm site for example, where insects and mice are to be found.

There are many species of butterflies and moths visiting gardens and green spaces on Harp Hill and surrounding areas. The proposed development site sits at the foot of the Butterfly Conservation Nature Reserve on Prestbury Hill. Green spaces in this AONB need to please be very carefully managed so as not to negatively impact this delicate ecosystem and the interconnecting green wildlife corridor line-scapes and landscapes. In our garden on Harp Hill we logged 9 species of butterfly on the Big Butterfly Count map in July 2020, and different less common species of butterfly are resident in pockets just 500m away from our home closer to Prestbury Hill, surrounding the Oakley Farm Pastures. Conservation projects are underway on Prestbury Hill nature reserve - which overlooks Oakley Field Pastures - to protect endangered butterfly species. If

interconnecting green habitat is lost due to urban development which fragments the green landscapes, then insects and those that depend on insects for food such as bats, birds, hedgehogs and owls will struggle if habitats become smaller and isolated.

The loss of hedgerows and trees in this area due to development will also hugely impact the bird population. In our garden on Harp Hill in January 2020 we logged over 31 species of bird on the RSPB's Big Garden Bird Watch survey.

The impact of light pollution coming from increased street lighting and dwellings on moths, bats and night flying insects would also need to be understood.

Several species of bee are currently resident on Harp Hill. If bee and butterfly corridors could be protected and even extended into any new (reasonably sized) development the benefit to the environment and nature conservation would be huge.

2.2 An AONB should be protected from large scale housing developments. The view across Oakley Fields as part of the AONB will be negatively impacted by a large-scale housing development of 250 homes.

3) Local, strategic, regional and national planning policies:

3.1 This is not a plan-led application and is not in compliance with NPPF requirements. We understand that this land is not designated within the Cheltenham local plan for housing development in the foreseeable future.

20 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6QG

Comments: 30th July 2020

Hi, I would like to voice my objection to this proposed development for the following reasons:

- This is an area of Outstanding Natural Beauty and needs to be protected for everyone to enjoy. There is no reason in the community's interest to use this land for development.
- More development would ruin the character of the area, the Cotswolds needs to be protected.
- A development of this size would be an overdevelopment of the area, it's not appropriate.
- The development would block the view of a Grade II listed building (the pavilion on Hewlett's Reservoir)
- The Cheltenham Plan did not list this site as a possible site for development. There are other more suitable sites,

- As a Harp Hill resident, I do not believe that Harp Hill can cope with the additional traffic that the development will bring. I lost my cat under a car outside my house earlier this year. This area was never intended to be a heavy use road, which is what the development will make it, particularly the area outside Battledown School. Some sections do not even have a footpath. Extra traffic will make it even more dangerous.

Thank you

Golspie
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PX

Comments: 11th August 2020

I very strongly object to the application. I am a professional who has lived on Harp Hill for more than 31 years and I believe that I am very well qualified to voice my strong concerns.

- There is no dispute by anyone that this is AONB land.
- Safety is a major concern.
- Greenway Lane feeds onto Harp Hill and some years ago there was a tragic accident on Greenway Lane. Consequently, traffic calming measures were introduced. As far as I am aware there has so far been no reference of the accident and the reasons for the traffic calming.
- Harp Hill is a relatively steep Cheltenham road and cars do speed going both down and up the Hill. This is very dangerous given the narrowness of the road, the road curves, and the inadequate road lighting. There are no pavements or road paths towards the top of the Hill. Given that the road is narrow, resident parking is a problem and it does cause problems.
- In Autumn and wintertime, the morning sun is in line with the road. It is impossible to drive up the Hill without being blinded even if there is no screen condensation. I do recall a neighbour's car, being parked half on road and half on pavement. It was shunted into a lamppost by a rear collision of a car driving up the Hill. The driver said, "I was blinded ...".
- In wintertime Harp Hill can become very icy and slippery and there have been many accidents including an overturned car that came down too fast. It stopped not too far before the Battledown Centre. Going the other way, cars can struggle to get up the road and I have watched with incredulity as cars have taken faster and faster run ups until they get to the top of the Hill. Cars are often abandoned when conditions are bad.
- Over the years Greenway Lane joining onto Harp Hill has become more and more of a rat run as people take a shortcut between Charlton Kings and the Prestbury / Bishops Cleeve side of Cheltenham. The traffic varies with work hours. The effect of

another 700+ cars is of grave concern. There has also been another recent (but much smaller) development just above Harp Hill which has already significantly added to the traffic.

- Bats. We regularly / most evenings see bats flying around our garden and recently we experienced a small cauldron (swarm) of bats around Oakley Farm. There were some onlookers with phones out.

Cleeve View
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PX

Comments: 6th March 2021

I am extremely concerned about the access off Harp Hill. This is a very busy road already, with residents increasingly concerned at the speed in which cars travel in both directions up and down the hill. Harp Hill is used as a cut through, and is a bottleneck in the mornings when trying to get out at the bottom of the road. Furthermore, residents park their cars along the road which limits it in parts to one way, which again create backlogs. I have witnessed several instances of children almost being hit by cars travelling too fast. There is also a centre for children at the bottom of the hill, which means an increase to the number of cars using Harp Hill during drop off and pick up times.

I note the proposal for 250 new homes. As a conservative estimate, this will result in 250 more cars using Harp Hill to access the properties. This is a dangerous proposition, and one that, I fear, will result in fatalities. It is not feasible to allow this construction when the proposed access into the new estate is ill equipped to deal with the number of cars currently using the road, let alone the additional vehicular usage once the new estate has been built.

I therefore strongly object to the proposition, and ask that the application is rejected.

Southfield
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PX

Comments: 28th July 2020

We wish to object, in the strongest possible terms, to the proposed development of up to 250 residential dwellings at Oakley Farm.

We understand that, at this time, we are being asked to comment solely on the means of access from Harp Hill, not on the actual development itself. However, it seems impossible and unreasonable to separate the two matters: if access is approved, the

chances of the site then being rejected are close to zero. As such, we will address both matters.

The most obvious reason to object to the development is because of its location. There is no point in designating land as AONB if it can be developed, at will, by companies for private gain. This, in itself, should be sufficient to stop the development and it is surprising to us that the project is even being considered. This is particularly so given the Cheltenham Plan (adopted very recently, in July 2020) which states that the Council "...is concerned at the cumulative effect of even small-scale development and of development in new locations within the AONB". The Council should be guided by this concern and bring the proposal (which can hardly be described as small-scale) to an immediate stop.

Furthermore, according to SD7 of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy, "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 difficult to see how the proposal at Oakley Farm meets any of these requirements. On the contrary, the proposed development would devastate the landscape, scenic beauty and wildlife of the local area. Covid-19 has shown that the existence of green spaces, wildlife, and the natural habitat in general, has been essential to the physical and mental health being of the population; to give away such areas now would be extremely short-sighted.

In terms of access, Harp Hill is wholly unsuitable. Other respondents have provided numerous reasons as to why this is so, but to summarise:

- The road is very narrow at two points (just outside the Battledown Centre for Children & Families, and also just before the junction with Stanley Road) and already dangerous in those locations. The additional traffic brought about by the proposed development would make accidents inevitable.
- The double mini-roundabout system at the bottom of Harp Hill is poorly designed, again dangerous (as it does not afford a good view of traffic coming from Sainsburys) and simply could not cope with the additional volume of traffic.
- Harp Hill is regularly used as a place for individuals to race/test/enjoy their vehicles. The speed (and associated noise - day and night) of some motorists using the hill is reckless and astonishing. The road is therefore already dangerous at times, and will become more so with additional traffic.
- Houses on Harp Hill already suffer from vibration from traffic using the hill. This will inevitably get much worse during construction of the development, and after it has been completed (due to increased deliveries etc). If the development is approved, and access is from Harp Hill, existing residents can expect real disturbance, and actual damage to their properties.
- The junction with Greenway Lane, which will inevitably receive much more traffic, is already extremely tight and, again, dangerous. It could not cope with additional traffic.
- Pedestrians would be put in danger due to increased traffic given that there are sections of Harp Hill with no, or insufficient, pavements.

- The road surface has been significantly degraded by increased use - this will inevitably get worse. We note that the council has just started to repair the road; even if new tarmac is laid, and remains in a good condition for several years, all other points remain.

All-in-all, access to the project via Harp Hill risks real danger to health and property.

If the council needs to increase its housing stock (which seems debatable - given that, according to Table 1 on p47 of the Cheltenham Plan, the supply of houses for the period 2011 - 2031 already exceeds the objectively assessed need) , it must look to areas which are less dangerous and which do not result in the destruction of the environment.

The New House
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PX

Comments: 29th July 2020

My husband and I have lived on Harp Hill for more than 30 years and year on year we have seen an increase in traffic some of which is totally unsuitable for the road in it's present condition.

Harp Hill is poorly maintained and pot holes appear frequently. They are patched up periodically. The road surface cannot take more traffic especially at busy times of day. It is dangerous and I am surprised that a serious accident has not happened.

Baring this in mind.....

We strongly object to access for 250 new houses on the Oakley Farm site to be on Harp Hill. It is a beautiful area used by many for recreational purposes and this proposal would spoil our environment for generations to come.

It would be totally inappropriate to consider this as a suitable site for development.

Sudeley
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PX

Comments: 31st July 2020

I am writing with the following comments as an OBJECTION to the application reference 20/01069/OUT.

It is inconceivable that an application would be allowed in any area that had already been identified as AONB. Once done it cannot be undone. The impact on the local flora and

fauna is irreversible, and the damage to the broader appeal of Cheltenham as the centre of the Cotswolds as more development is allowed on their very foothills.

As a resident of Harp Hill I witness on a daily basis the level of traffic that already uses Harp Hill and the dangerous consequences from a Health and Safety perspective that would result from any increase in traffic flow.

As someone who regularly walks and cycles up Harp Hill the level of speeding (in general in excess of the speed limit, and often significantly more so) is dangerous and will result in a fatality if something is not done about it. The increasing number of journeys will only increase the traffic volumes and make it more dangerous for pedestrians, cyclists and motorists.

The road itself can also not sustain an increased volume of traffic - it is already disintegrating, and I fear that increased traffic, especially heavy traffic, will have consequences for the state of existing houses up Harp Hill.

The road and surrounding area already suffer from flooding following heavy rain, and further building on green land will further exacerbate the issue for existing residents in the area.

There is also the significant issue of lack of facilities in the local area (and across Cheltenham) to support this number of houses. There are insufficient school spaces, and the area of proposed development does not currently fall within any secondary school catchment for schools located nearby.

Please take all these points as an OBJECTION to application

Kings Welcome
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 30th July 2020

I wish to strongly OBJECT to this proposal on the following grounds:

1. It is AONB and protected, plus it's full of wildlife whose habitat would be destroyed If this is allowed. It is enjoyed by lots of people walking round to Greenway Lane and Aggs Hill whose pleasure is obvious.
2. The road is over-used now and a common rat run between sixways and the complex multiple junction where the Hill meets Hales, Priors and Hewlett Roads and the congestion and pollution are already more than is acceptable.
3. The thought of a further 500 cars (most houses have 2 cars,) coming out onto the narrow part of the hill where there are no paths, verges or drains Is frightening and will fast become an accident black spot.

Please will Planning take these comments into serious consideration.

Rose Orchard
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 3rd August 2020

I am objecting to the proposal 20/01069OUT.

On the following grounds, this is not an exhaustive list but just some of the main issues.

1. ANOB is covered by the Rights of Way Act 2000 section 85. The NPPF has a stringent regulatory framework that affords the highest level of protection for ANOB areas, consequently this application in its entirety must be refused. This large opportunistic non-plan led site does not enhance the countryside and is demonstratively unsustainable, however you consider it.
2. Traffic volumes on Harp Hill are already significantly too high, and most traffic exceeds the 30 MPH limit. Predominantly due to a "rat run" from Six Ways to Hewlett Road /Hales Road junction.
3. Pedestrian and active travel is discouraged as footpaths are non existent the road is also narrow, and in a dreadful condition along most of its length. The only option is to walk on the road .

It may be a sensible safety option to close Greenway Lane at some point along its length with a barrier allowing only walkers and cyclists to pass through. Air quality would also naturally improve significantly if this measure were carried out.

Turnpike House
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PW

Comments: 9th September 2020

I strongly object to this proposal which is ultimately for 250 houses in an area of ANOB, thinly disguised as just being an access road onto Harp Hill.

There are so many reasons why this is wrong:

It's not in the Cheltenham plan for development so should not be considered
It's ANOB and therefore should have the highest level of protection in the land
Harp Hill is unsuited to further traffic and is already dangerous on the bends
The road surface is unstable and hard to maintain (sand based I believe)
The Greenway Lane / Harp Hill route is already a rat run
There's no public transport / other infrastructure available
The amenity views for walkers will be scarred for ever
The damage to wildlife habitats will be immense
This land is not designated for housing

Please do the right thing and reject this proposal which does not meet any criteria you have ever set or which central government has set for acceptable development.

21 Copt Elm Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AE

Comments: 18th March 2021

I am horrified to see that 250 houses are about to be built in an are of outstanding natural beauty. My children and I walk around Harp Hill frequently and already the traffic is bad but we still enjoy seeing deer and lovely birds. Surely there are other sites that can be redeveloped without raping our beautiful landscape and depriving the next generation of the joy and ecological benefits that it brings.

Planning department, please remember why you do this job (I hope!). Don't let money talk louder than common sense.

13 Little Herberts Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LX

Comments: 25th July 2020

My family and I often see such beautiful wildlife in these fields. From Deer to Badgers, the flora and fauna need to be protected. The roads are already congested, especially during peak commuter & school times. Increasing residential properties will have a detrimental effect and pose serious dangers to pedestrians due to the increase rate of traffic.

87 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 25th March 2021

- AONB
- Traffic cutting across Harp Hill/Mill Lane/Ryeworth Rd to get to A40
- Flood risk
- Too many other reasons to list!!

164 Hewlett Road
Cheltenham
Gloucestershire
GL52 6TT

Comments: 28th July 2020

I strongly object to this proposal.

This application for an access road can only be justified in exceptional circumstances. On reviewing these documents, this company has not identified very special circumstances for this Access road and development to proceed.

Secondly, the Report on the Examination of the Cheltenham Plan 2011-2031, dated 17 March 2020, items 58-59 references a small scale development of 25 dwellings which 'would considerably reduce the potential for the harmful impacts which were identified in the appeal scheme'. Where did a modest development of up to 25 houses jump to 250? Even 25 is not acceptable.

I urge the council to refuse this development.

80a Cheltenham Road
Longlevens
Gloucester
GL2 0lx

Comments: 28th July 2020

I object to the development of this land due to the damage that will be caused to the natural environment and beauty of this area. This is an area we regularly walk our dogs and regularly see a wild variety of beautiful wildlife. This Development will also cause a massive increase in traffic on already busy roads, adding time to travel into and out of cheltenham.

50 Ratcliff Lawns
Southam
GL52 3NT

Comments: 29th July 2020

I travel from Southam via Harp Hill to Charlton Kings on a daily basis.

Reasons for my objection:

1. The entrance/exit on Harp Hill would cause horrendous traffic problems both at the Harp Hill/ Greenway Lane junction (already a traffic black spot) and at the bottom at the junction of Priors Road/Hales Road. Both these junctions are really busy with nose-to-tail commuter traffic mornings and evenings with traffic coming from Prestbury and Cleeve Hill into and out of Cheltenham town centre.
2. Harp Hill was originally a country road. It is not built to cope with large numbers of cars, lorries and deliveries that would be entering and exiting the proposed development. The top of Harp Hill where the proposed entrance to the estate would be has no footpaths. The bottom of Harp Hill where there are terraced houses (with no garages or driveways) already has many cars parked on the road.
3. This farmland is part of the lower escarpment slopes of the Cotswold AONB.

4. A significant number of homes have already been built on the old GCHQ Oakley site behind Sainsbury's in the last 10 years and an additional 250 homes is totally inappropriate for the area.

Please consider my objection.

20 Calspick Way
Longlevens
Gloucester
GL2 0XA

Comments: 29th July 2020

I'm writing to register my opposition to an application by Robert Hitchens limited time build houses on Oakley Farm in Cheltenham. As the local residents have pointed out, what is the point of designating an area as AONB if developers can lodge an application to build on it?

Too often now profit and the economy is put before nature and wildlife. I realise we need more housing but it can't be at the expense of the things that actually make life worth living and are so important for our wellbeing and mental health.

I would appreciate your thoughts on this subject.

18 The Grove
Hales Road
Cheltenham
Gloucestershire
GL52 6SX

Comments: 29th July 2020

I am a local resident of the area and I object very strongly to the proposed development. It is wrong, in principal, to allow house building in an AONB.

It will increase the amount of traffic on Hales road, which is already in normal times very difficult to cross.

17 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 29th July 2020

Too much traffic and area of outstanding natural beauty

23 Priors Road
Cheltenham
Gloucestershire
GL52 5AB

Comments: 31st July 2020

Objection on the grounds that you will ruin an area of countryside in town which is habitat to herds of deer, sheep, pheasants.

Also the number of cars will increase considerably on Harp Hill, causing gridlock and on Priors Road which is busy already.

Comments: 31st July 2020

We wish to object to the recent planning application at Oakley Farm Pastures.

You are ruining the only countryside we have in town in this area and the increased amount of traffic in the surrounding roads will be a nightmare.

Comments: 15th December 2020

We wish to strongly object to the above planning application.

This is an area of Outstanding Natural Beauty. There are many animals which inhabit the area, including several families of deer. This area needs to be protected for our grandchildren and not built on.

The impact on the local area would be immense. At present cars speed up and down Harp Hill. If you add more cars coming into Harp Hill from Oakley Farm then it will be utter chaos and dangerous.

Please understand our objections.

Jalna
14D Copt Elm Close
Charlton Kings Cheltenham
Gloucestershire
GL53 8AD

Comments: 2nd August 2020

If this application gets planning permission, then there is something seriously wrong within the Boroughs decision makers when it comes to planning. This is all about making / maximising money / profit from one of the last beautiful areas of Cheltenham which should be protected. There is lots of land in and around Cheltenham that would be more suitable for houses.

This is an area of AONB with lots of different wild life and it will be destroyed by this development.

We should set up a fund and prepare to fight this wrong doing if it gets approved.

We will need to have it challenged by a Judicial Review.

I know solicitors who specialise in this field and have an excellent success rate.

Comments: 3rd August 2020

This is all about making / maximising money / profit from one of the last beautiful areas of Cheltenham which should be protected. There is lots of land in and around Cheltenham that would be more suitable for houses.

This is an area of AONB with lots of different wild life and it will be destroyed by this development.

Beechwood
Ashley Road
Cheltenham
Gloucestershire
GL52 6PG

Comments: 3rd August 2020

I strongly object to this proposed development on several grounds.

Firstly, this land is as an Area of Outstanding Natural Beauty which means that it has been designated for conservation due to its significant landscape value. If such an area cannot be protected from residential development, what has this country come to.

Secondly, as a former resident of Harp Hill and living just off it now, I know only too well how dangerous that road can be. When I lived there, the volume of traffic at peak times made it difficult to turn out of my drive and also the speed of the traffic could be a problem. The road is steep, very narrow in places and the surface frequently degenerates into potholes. I actually stopped using the road for a time last year as I was frequently meeting speeding heavy construction lorries on one particularly narrow part.

Thirdly, with the volume of recent development on the old GCHQ site, the area's infrastructure is overloaded. The nearest GP surgery has recently moved from Prestbury to Bishops Cleeve and has not been replaced and the local schools are oversubscribed. The surrounding roads have become much more congested in peak times and the Harp Hill/ Hales Road and Greenway Lane/ London Road junctions will become even more problematical if this development goes ahead. Numerous walkers and cyclists also use Harp Hill for access to Cleeve Hill and the Cotswold Way and the resulting increased traffic and pollution would put their health, and possibly lives, at risk.

29 Slad Way
Cheltenham
Gloucestershire
GL52 5FA

Comments: 5th August 2020

I object to the proposal.

As a mother living in the area, I am already aware of the huge pressure on primary school places in this area. There is not the infrastructure to support another potential 250 families.

27 Pillowell Close
Cheltenham
Gloucestershire
GL52 5GJ

Comments: 5th August 2020

At the moment parking and traffic conditions are already problematic on our estate so any developments which might eventually lead to access onto our estate in the long term will have an adverse effect on parking, noise, pollution. Parking is also at a premium on the existing estate and if this means that there is a change in the long term with a through road, this will only make the issue worse. There already is a high population density already on this estate only with the many developments and therefore it is bearable because there is a bit of green land to the side.

With the addition of another 250 houses there will be visual impact on the area and there will be additional noise from 250 Dwellings.

60 Fairford Road
Cheltenham
Gloucestershire
GL52 5FQ

Comments: 9th August 2020

We cannot destroy another AONB! Cheltenham doesn't have the infrastructure or resources ie schools, hospital space etc to support another 250 houses. Make right what is already here.

20 Hales Close
Cheltenham
Gloucestershire
GL52 6TF

Comments: 14th August 2020

Objection to planning application

This location is a pristine AONB greenfield site so no permission for any building development of any type should be issued for this location. It is inherently unsustainable as a development too, for the reasons outlined below.

The definition of an AONB is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty.

Under the CROW Act, you, Cheltenham Borough Council, MUST make sure that all decisions have regard for the purpose of CONSERVING and ENHANCING the natural beauty of the AONB.

1 - AONB.

How does building 250 houses possibly conserve or enhance the AONB? We would challenge CBC to provide one way in which this planning application fits this criteria.

2 - The Cheltenham Local Plan, just published and adopted by CBC Councillors after years of debate, EXCLUDES this specific area from future housing development. It would be hypocritical & corrupt for any planning permission now to be granted. And would set a dangerous precedent.

3 - Traffic.

Unacceptable, additional pressure will be placed on Harp Hill both at the Hewlett Road mini roundabout but also at the Sixways junction in Charlton Kings. Greenway Lane and Harp Hill are now rat runs.

Traffic density will be a disaster with pollution spilling into our streets. Likelihoods of accidents will rise as a result. Worsening air pollution levels will negatively impact on the health of residents in Battledown, Oakley and Whaddon.

Harp Hill, Hewlett Road, Bouncers Lane, Prestbury, Sixways, & Priors Road will all become worse pollution hot spots than they already are. None of these roads were designed for such overuse - an additional 500+ cars!

Greenway Lane is narrow & un-kerbed. Walkers, cyclists & horse riders already have cars whizzing by - an accident waiting to happen! When there is a cricket match the congestion is even worse. I find walking and cycling up there now pretty hair raising and unpleasant. It wasn't always this way - during lockdown it was amazingly quiet with lots more braving Harp Hill and Greenway Lane to walk and cycle. I thought this is what the Government is promoting - active travel to help combat obesity? For that we need developments that are people, not car centred. Do we really want to turn the clock back? Because that's absolutely what this development will do.

How is this development helping to encourage sustainable mobility and active travel and therefore better health outcomes, which are national and local priorities? It is not. It is not on a bus route. It's halfway up a steep hill - who wants to carry shopping or cycle up a steep hill, let alone one that's scary to travel up/down if you're on foot/on a bike? Sustainable developments are supposed to be designed to discourage car use as the default option. One of the many reasons this development is inherently unsustainable.

Access - the proposed access directly onto Harp Hill is simply stupid and dangerous! It too is an accident waiting to happen.

4 - Wildlife & Nature.

Increased noise WILL be a problem. Air quality WILL be a problem. The fields currently help mitigate all of these things.

There WILL be destruction of irreplaceable wildlife habitats and removal of hedgerows/trees where an abundance of birds/deer/foxes/badgers/owls and bats and other all live & visit because this is an AONB. The fields provide habitat corridors for species propping up our local biodiversity. Our wildlife needs corridors.

Wildlife WILL be hugely affected. The deer population is thriving and we often see deer in the fields and crossing the roads.

Has a natural capital assessment been conducted of this site - the ecological services (not to mention recreation value) it provides? It's a green lung for Battledown, Whaddon and Oakley estates.

Rain already floods down the hill & the Hales Road roundabouts already flood regularly. Building on these fields WILL create more flooding problems - how can it not? Our home has been flooded because the sewage system collapsed under the vast amount of water during an extreme downpour. Events like this will become more frequent.

Protection against future extreme weather events. During this recent hot spell it helped protect us from urban heat island intensity. When we get torrential rain, it acts as a soak away, preventing the bottom (Hewlett Road and Priors Rd in particular) from flooding more than they already do. How is this development going to help future proof existing local housing from extreme weather events? It is not. It is going to do the opposite by undermining what resilience we already have.

5 - Infrastructure.

There WILL be a hugely increased requirement for schools/doctors and local amenities - current secondary schools, dentists' and doctors' surgeries are currently stretched.

6 - Brown field sites - use these first!

Post Covid, many companies will change their working practices & more brownfield sites will become available. Developers should be required to develop these sites - not take our irreplaceable green fields!

This is quite simply a case of money over preservation - profit for developers!

Whilst we accept the need for new housing - why should this be at the expense of our AONB when other alternatives are available! If AONB isn't protected, then how will others be. And if that happens, what's the point of an AONB designation? And if inherently unsustainable developments like this get the green light, what's the point of anything else the Council does to say it's playing its part in helping build a sustainable world? Because this development will lock in carbon, emissions, pollution, risk, poorer health outcomes, lost biodiversity, congestion (losing our local economy even more money) for a generation. Come on CBC - think holistically and long term about this, beyond damage limitation to something that's actually restorative. We need you to!

29 Fairford Road
Cheltenham
Gloucestershire
GL52 5FN

Comments: 12th December 2020

We use the route in Harp Hill on a daily basis, it's busy enough as it's already, putting 250 more housing there would only make the matter worse. There are a lot of local people walking their dogs or just exercising on that route, having more traffic on such a minor road would cause more potential danger to the locals.

In the meantime, we need to preserve the nature there which is very important for the locals.

Hence we do not support this development.

33 Clearwell Gardens
Cheltenham
Gloucestershire
GL52 5GH

Comments: 22nd December 2020

My house has sight of part of the proposed development site, comprising a field within the Cotswold Area of Outstanding Natural Beauty. At present I can see sheep in the field, a large oak tree and occasionally there are Ravens or Buzzards in the vicinity. At night I sometimes hear a Tawney Owl calling. I find it very distressing that this 'patch of countryside' will go. This AONB should have the highest level of protection (equivalent to a National Park) from development.

I object to this development on the grounds that this area should have full protection as an AONB. There are also serious concerns over inappropriate access from Harp Hill as well as issues regarding the risk of flooding and the strain on infrastructure including schools and health services.

I trust this planning application will be rejected.

95 Fairford Road
Cheltenham
Gloucestershire
GL52 5FN

Comments: 12th January 2021

I am concerned and saddened having read about the prospective development of a much loved and extremely important AONB located on Harp Hill. There should be no question as to the outcome of this application, the individuals within the council involved in this process need to be aware of the wider impact the development of this site may have on wildlife and the other residents that call this area home. I heavily object to this application for a number of reasons, the inevitable increase in traffic poses somewhat of a danger to the residents and others that regularly use Harp Hill as a thoroughfare or as permanent parking. It is already a hazardous road to walk/drive down with large parts that do not even have pavements. The environmental effect of redeveloping an open space that helps to prevent flooding in the area is a disaster waiting to happen for residents that reside on lower ground. I along with many other ask that the council act now and reject any further action regarding this application, there is nothing good to come from this development

24 Jersey Avenue
Cheltenham
Gloucestershire
GL52 2SZ

Comments: 15th January 2021

Good Afternoon,

I would like to add my voice of opposition to the development of Oakley Farm. The land is an AONB and provides a green space between the housing development by Sainsbury's and Harp Hill.

Further development would not only impact the beauty of the local area it would also have a massive impact on traffic around Harp Hill.

You will be well aware of the arguments for and against a development so I will not list them all here.

1 Highbury Mews
Priory Street
Cheltenham
Gloucestershire
GL52 6EL

Comments: 20th July 2020

Too much development in that area already

2 East Court Mews
London Road
Charlton Kings Cheltenham
Gloucestershire
GL52 6UN

Comments: 21st July 2020

Whilst there are many conservation reasons why not to develop this site, i would also like to object on the grounds that Cheltenham simply doesn't have the infrastructure or services to support such a large development. Primary schools do not have spare capacity, doctors surgeries do not have spare capacity and the roads in the area already grind to a halt during school and commuting hours. Such a large development is placing yet more strain on these aspects of life. The complete picture of infrastructure needs to be considered with such a large development.

70 Little Herberts Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LN

Comments: 6th April 2021

I wish to object to the planned development. The very beauty of the suuounding area is what attracts people to Cheltenham and this is being steadily eroded by developements such as this.

1. These fields are a hugely important site , part of the Cotswold AONB
2. Views across town from the nearby hills will be adversely affected.
3. Local roads will be unable unable to cope with the extra traffic.

4. Schools and local shops do not have the capacity to cope with the number of dwellings planned.
5. There will be a significant effect on local wildlife.
6. By going directly to appeal the concerns of local people, local democracy, will not be taken into consideration.

64 Little Herberts Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LN

Comments: 6th April 2021

This is an area of ANOB and as such should be kept as such. I strongly object to this planning application on grounds of increased traffic, congestion, safety issues and damage to wildlife habitats.

6 Cleeve Cloud Lane
Cheltenham
Gloucestershire
GL52 5SE

Comments: 23rd July 2020

This area is a boundary to the AONB and is vital to the wildlife that uses it for its habitat. The damaging works that would be required to provide access and infrastructure are far in excess of the gains for housing. There has to be a limit to the amount of green belt consigned to development and wealthy developers need to be governed and kept in check. If this site were to go the overall impression would be that the local council care more about gaining income from unscrupulous developers than the will of the people and the environment they all pretend to care about so much.

Gray House
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 27th July 2020

As residents of Harp Hill I write to object strongly to this application for 250 houses with access via Harp Hill.

This is AONB land and is protected so should definitely not be developed. The pastures support deer, badgers birds of prey etc.

The idea of noticeably more than 400 cars (most houses have 2 vehicles) joining the current rush hour situation on the Hill and at the junction of Hales, Hewlett and Priors roads is horrendous. There is no bus service here and the Hill is still basically a narrow country lane with no paths or drains, but a very tight and dangerous corner onto

Greenway Lane, and a steep slope down to the multiple roundabouts at the bottom of the hill where terraced houses have to park their cars on the road. Cars already exceed the 30mph speed limit where we have had 2 cats killed and a car written off.

Any further traffic would totally destroy an AONB area enjoyed by walkers, dog walkers and horse riders as they proceed to Greenway Lane where recently 3 applications were refused on AONB land citing the "need to protect the important areas"; also referring to the Oakley Pastures.

The other factor is that when the site at the rear of GCHQ was mooted, Planning restricted the number of houses allowed to 40 due to "the unsuitability of the Hill to take any further traffic" so even then the road was at maximum capacity, so I fail to see how a further 250 houses can be considered with the amount of cars that would incur.

We trust the Planning Department will take these factors into very serious consideration and refuse this application.

28 Charlton Park Drive
Cheltenham
Gloucestershire
GL53 7RX

Comments: 27th July 2020

I strongly object to this housing development. As an AONB it is and should remain protected from developments such as this that will destroy ecosystems, wildlife and natural habitat, and add no value or beauty to the area. I say this as a young, private renter who does want to buy a house in the future; but I believe there is no justification for destroying natural beauty and wildlife habitats just to build some houses. Please note my strongest possible objection to this plan.

28 Charlton Park Drive
Cheltenham
Gloucestershire
GL53 7RX

Comments: 27th July 2020

I could mention countless reasons why this shouldn't go ahead, but the only one I need to refer to is this:

It's an "Area of Outstanding Natural Beauty", and should be kept as such, therefore this application shouldn't even be entertained. Denied, move on.

Shame on Robert Hitchins Ltd for starting this application.

Highcroft
Oakley Road
Cheltenham
Gloucestershire
GL52 6NZ

Comments: 29th July 2020

I strongly object to this proposed application for such residential development in an area of outstanding natural beauty . This is a sensitive site and not suitable for building on and the associated loss of protected pastures of local significance. To allow the proposed development would involve the loss forever of cherished local countryside with forced relocation of wildlife . It would also increase pressure on the local amenities, in particular the road and footpath networks with an attendant increased risk to the environment and to health and safety . In addition, any planning permission would create an unacceptable precedent for further housing development on the Cotswold Escarpment.

Chestnut House
Ashley Road
Cheltenham
Gloucestershire
GL52 6PH

Comments: 29th July 2020

With so many other planned developments around Cheltenham why do you need to build on an ANOB? Harp hill is already a dangerous, narrow and poorly maintained road it will not cope with cars from another 250 dwellings. The roundabout at Hewlett Road is already a morning bottleneck, traffic will back up the hill in the morning or have to traverse the chicane on Greenway Lane. The Six Ways junction is also a bottleneck due to St Edwards junior school traffic so with Hales Road blocked from Holy Apostles school and London Road lights backed up, we will have no route off the estate in the morning. Please think again. Thank you.

9 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 29th July 2020

I object to this application in relation to the increased traffic levels that this application would create on harp hill and greenway lane which is currently to high. The roads around this area were not designed for the current volume of traffic and to add an additional 250 homes would be disastrous.

164 Hewlett Road
Cheltenham
Gloucestershire
GL52 6TT

Comments: 30th July 2020

I strongly object to the proposal of the building of 250 houses on Oakley Rise. The state of the neighbouring roads that would be used to support heavy vehicles to this access road, would cause more vibration to my property and the substandard road surface would not support this increase. I also do not believe Harp Hill road is designed to take heavy goods vehicles.

Surface water run off at the junction of Hewlett Road and Pittville Circus at the bottom of this hill, would be exasperated with more drainage from new housing running into an already creaking system.

None of these reports reflect the wider damage to the local neighbourhood from a substantial development, and for this reason I object to this proposal.

Southern Lawn
Ashley Road
Cheltenham
Gloucestershire
GL52 6NU

Comments: 1st August 2020

Cheltenham is gloriously located, nestled at the foot of the Cotswold escarpment. This is our greatest long term asset - our wonderful setting. Right now, 2020, retail is facing its greatest challenge and a major realignment of how to use our town centres is barely started. John Lewis, for example, just yesterday announced a review of its UK retail space with upper stories to be considered for residential living.

So Cheltenham as a shopping centre is under threat. But Cheltenham for tourism, for staycations, for living, is not. Our beautiful location should be protected for many reasons, including the long term commercial interests of the town.

*Specific planning objections are: Negative effect upon amenity. Visual impact on landscape and damage to character and appearance of the Conservation area visible from the town and numerous public rights of way.

The extra traffic created by this development would have only two ways out, and both appear to be at capacity at certain times of day (as measured by a normal citizen observing long queues).

We frequently walk on Harp Hill and it is unpleasant and sometimes frightening, due to the constant traffic. I suggest some of the counsellors walk up (or down!) Harp Hill a few times at different times of day and make their own assessment.

Highways reports tell only a 2-dimensional story, but people are 3 dimensional!

*Specific planning objection is: Highway safety. Nuisance from additional traffic.

The loss of visual amenity would be massive - who wants to raise their eyes to the hills and see another dense mass of modern housing? Who wants to look from the top of Cleeve Hill and see housing instead of ancient pastures creep up the hill towards them? Who want to live in a sprawling conurbation, where even getting up to Cleeve Hill and the Cotswold Way is a fume-drenched crawl along Greenway Lane or up Harp Hill?

*Specific planning objections are: Loss of visual amenity and disturbance to wildlife.

Much of the visible slope of the escarpment is justifiably protected by being designated as AONB, and what local person really wants to see that protection eroded by allowing this development?

*Specific planning objection: Approval would set a precedent undermining the security of all protected locations.

And thank you to our Officers and Councillors for all the hard work that we know goes into dealing with these speculative applications! It is recognized and appreciated.

112 Hales Road
Cheltenham
Gloucestershire
GL52 6SU

Comments: 1st August 2020

I would like to object to the above planning application at Oakley Farm.

I feel this would cause an increase in traffic and cause extra pollution to local residents. Also it is an Area Of Outstanding Beauty and would scar the landscape around Cheltenham for many.

There has already been a huge amount of building in recent years i.e. in Bishops Cleeve which is near enough to affect Cheltenham.

I think this building proposal would affect the health of local residents who already have extra traffic due to Sainsburys being nearby.

There has been a lot of interest especially in very recent years and since the Covid 19 pandemic, in making the environment greener, more cycling and pedestrian friendly and this won't happen if building continues to be allowed on green sites.

4 Beechwood Close
Cheltenham
Gloucestershire
GL52 6QQ

Comments: 4th August 2020

If access to the development is by means of Harp Hill this will put unacceptable pressure on Harp Hill particularly at the Hewlett Rod mini roundabout but also the road itself which is not wide. The same applies to Greenway Lane particularly the volume of traffic at the Six Ways junction the approach to which is narrow and at times fraught in part because of the permitted roadside parking close to the Six Ways traffic lights.

If access were to be via the old Oakley Farm lane (which would require resurfacing) exiting on to Priors Road or through the existing development this may be more acceptable but also not without its drawbacks..

May House
Oakley Road
Cheltenham
Gloucestershire
GL52 6PA

Comments: 6th August 2020

I object to this proposed development for the following reasons:

The proposed development is on an area of outstanding natural beauty. AONB are recognised for their importance to the environment and should be protected in their entirety.

This area is not listed in the local plan for development.

The development of 250 houses would generate an unacceptable increase in vehicular traffic onto a small road. Both the volume and speed of this traffic would make the road even more dangerous for the numerous pedestrians and cyclists that also use it. I regularly walk my dog along Harp Hill and have first hand experience of dangerous and fast driving on this road.

The proposed access road will create a black spot for collisions, with poor sight lines in both directions and pressure to access Harp Hill by the large volume of traffic.

The development would destroy a sanctuary for wildlife such as deer and badgers, with no surrounding areas for these animals to be displaced to.

I have taken considerable time to read a large number of the other objections and agree with all the points made in the comments as well.

23 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 6th August 2020

I strongly object to the proposal to build on this AONB. The housing nearby has already expanded significantly. The proposed access via Harp Hill would lead to significant congestion on a road that is already difficult to drive along at this time. Green belt areas are important for wildlife and resident's well being.

14 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 6th August 2020

I would like to strongly object to this application.

We frequently walk across the fields bordering Greenway Lane past Cromwell court, due to have eight large dwellings built on, and down harp hill into Battledown and in doing so observe rabbits, deer and birds of prey. During lockdown these daily walks were incredibly therapeutic and the benefits of exercise and green spaces is well documented. At present deer still roam the acres that comprise Cromwell Court grounds but when this is built on soon those deer will be pushed further out to the fields now proposed to be built on in this application. Trying to educate future generations about the importance of the environment, to respect it and value it is difficult when it is not valued by the current generation.

In addition to the loss of wildlife, due to construction of houses, the subsequent increase in vehicles on Harp Hill, down Greenway Lane or Mill lane will impact on wildlife causing more road kill, pollution and spoil the quiet lanes which are used by many runners, cyclists and walkers. The lanes themselves do not have the capacity to sustain another 400 cars daily.

Finally, with local primary schools already full and oversubscribed an increase in potentially another 250 families will place an additional pressure on an already stretched system.

Comments: 7th August 2020

I would like to strongly object to this application.

As a mother of two young children we frequently walk across the fields bordering Greenway Lane past Cromwell court, due to have eight large dwellings built on, and down harp hill into Battledown and in doing so observe rabbits, deer and birds of prey. During lockdown these daily walks were incredibly therapeutic and the benefits of exercise and green spaces is well documented. At present deer still roam the acres that comprise Cromwell Court grounds but when this is built on soon those deer will be pushed further out to the fields now proposed to be built on in this application. Trying to educate future generations about the importance of the environment, to respect it and value it is difficult when it is not valued by the current generation.

In addition to the loss of wildlife, due to construction of houses, the subsequent increase in vehicles on Harp Hill, down Greenway Lane or Mill lane will impact on wildlife causing more road kill, pollution and spoil the quiet lanes which are used by many runners, cyclists and walkers. The lanes themselves do not have the capacity to sustain another 400 cars daily.

Finally, with local primary schools already full and oversubscribed an increase in potentially another 250 families will place an additional pressure on an already stretched system.

28 Kempley Close
Cheltenham
Gloucestershire
GL52 5GB

Comments: 10th August 2020

I strongly object to the proposed development of 250 houses on Oakley Farm incredibly close to my home looking up to Harp Hill for the following detrimental reasons:

1. This is a designated Area of Natural Outstanding Beauty and should remain as is. The loss of this natural countryside opposite my home is very concerning.
2. The area is not in the local plan for housing development, therefore this would set a worrying precedent for further housing elsewhere.
3. The increased pollution as a result of the new road and traffic.
4. Traffic itself and safety is an issue for pedestrians (especially children) and cyclists.
5. Speeding is already a proven issue around Harp Hill which is also dangerous.
6. The habitat of wildlife. From my windows, my family and I frequently observe numerous deer grazing in the pastures very close to our home during the morning and evenings. We have seen many different species including badgers, bats and foxes to name a few.
7. Views, this was a contributory factor when buying my home 6 years ago when I understood this AONB could not be developed on due to points 1 and 2 above.
8. Schooling, there are already existing issues being in 'no man's land' with regard to catchments in this area. This will only increase the load trying to qualify for a local walkable Infant, Junior or Senior school.
9. The noise, mess and resultant dust during development which could impact mental well-being - particularly during these difficult covid times when employees are working from home long term.
10. Flooding, there is already an existing problem at the bottom of Harp Hill, Priors and Hales Road, the drains are blocked and inadequate as it is, so will be compounded.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 14th August 2020
Letter attached.

39 Ladysmith Road
Cheltenham
Gloucestershire
GL52 5LH

Comments: 18th August 2020

I am writing in reference to the above proposed development in the Oakley Farm AONB.

I staunchly oppose the use of this land for more homes.

This area has been used more and more during local lock down and has preserved the mental health and well-being of many local people during the recent lockdown.

Since lockdown it has been widely publicised how getting outside is mandatory for health and well-being and should be continued even when we are back to 'normal' .

The Prime Minister is all for encouraging a reduction in weight and obesity, and building on this wonderful piece of land is taking the ability to exercise in the fresh and country air from 1000's of people that live in Cheltenham.

I have suffered from depression for many years, and having that space to go to, walk, exercise or sit in peace , has saved me from doing something stupid on more than once occasion. On a personal note, losing this wildlife haven would devastate me.

The roads in this area will not be able to deal with the traffic and will be adding to the pollution in the area.

Surely, lockdown has shown us we need to be Green and environmentally aware. Valuable wildlife will be destroyed for ever, just to satisfy the greed of one developer.

It must not happen for so many reasons.

I totally support Alex Chalk in his work to keep this area free of development. Let's just please keep this AONB for everyone to enjoy.

1 Hartlebury Way
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YB

Comments: 27th March 2021

There are no exceptional circumstances to allow this incursion into the AONB which could lead to further developments of other areas which are just inside the boundaries of the nationally recognised AONB area.

44 Eldon Road
Cheltenham
Gloucestershire
GL52 6TU

Comments: 17th July 2020

44 Eldon Road objects to this application for development.

295 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YY

Comments: 17th July 2020

Stop over-developing Cheltenham. Take your new home developments elsewhere- build on brownfield sites, not already-densely populated sites that already suffer from terrible traffic congestion and pollution, not to mention the chronic shortage of amenities when the population explodes in an area- not enough shops/ schools/ doctors/ amenities. Come on Cheltenham councillors- protect this town or it will be unrecognisable before too long.

Comments: 17th July 2020

I object entirely to this estate. Noise, pollution, worsening flooding, traffic congestion +++++, loss of AONB,
And if it does go ahead - heaven forbid- councillors please see sense for once, then make the access road from behind Sainsbury's- NOT OFF HARP HILL!!!!

6 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 23rd July 2020

Please do not grant permission for this application. Harp Hill is already a busy road, in poor condition with many pot holes and is used as a rat run at peak times to avoid the lights on the A40. The extra traffic on this road would create a dangerous area where there are many people walking and running with no pavement. It would add to the already dangerous nature of the corner turn at Harp Hill and Greenway Lane. It would be a tragedy if the Oakley Farm field was lost to this development. It is a wonderful oasis of green in an already overly developed part of Cheltenham. The wildlife has already been squeezed away by the developments at the top of Harp Hill/ Greenway Lane. We need our green spaces more than ever so please please do not go ahead with this preliminary stage and in future please throw out the whole application.

55 Eldon Road
Cheltenham
Gloucestershire
GL52 6TX

Comments: 27th July 2020

We object to the planning proposal 20/01069/OUT for the following reasons:

As the planned project involves the destruction of an Area of Natural Beauty (AONB), it should surely not be allowed to go ahead. It will greatly damage the wildlife and beauty of the area - we have regularly seen deer and a large variety of birdlife in the field.

As regular walkers and cyclists using Harp Hill, we have noticed a big increase in traffic in recent years. Speeding vehicles, narrow or non-existent pavements and a very poor road surface increasingly make walking and cycling more dangerous and off-putting. The road infrastructure around the site will simply not support this development.

The illustrative masterplan does not contain enough off-road parking. As with the Battledown Park site, the Oakley Farm site would soon become congested, impacting the visual environment and, more importantly, the safety of pedestrians and cyclists.

In heavy rains, we have noticed the flooding which occurs due to torrents of water running off the hills. This will only be exacerbated with more building and more traffic.

The exit from Harp Hill onto Prior's Road is already very congested and will only be made worse by potentially 250 extra vehicles using the road. Likewise, at the junction with Greenway Lane, visibility for vehicles is poor and the safety of pedestrians, runners and cyclists is already endangered.

If the proposed plans go ahead, more people will be put off from accessing, on foot or by bicycle, the beautiful areas of Ham and beyond. Given the current government's push to improve people's health and give more opportunities for exercise, these plans should be re-examined and, at the very least, considerably reduced in scope.

23 Mandeville Close
Longlevens
Gloucester
GL2 0EY

Comments: 30th July 2020

I would like to raise an objection to the planning proposal to build on a protected area of outstanding beauty at Oakley Farm Pastures.

Houses should never be built on this beautiful area of land and I object to the proposal.

8 Andorra Way
Churchdown
Gloucester
GL3 2BS

Comments: 4th August 2020

Subject: OBJECTION to Oakley Farm Pastures, Planning Application number 20/01069/OUT

We object to any inappropriate development on Oakley Farm Pastures.

We are very regular visitors to the area, and always drive up Harp Hill to get to our destination. We often comment on the lovely views of the Pastures themselves and across them to the escarpment. (Although we note recently that the hedges have been allowed to grow, blocking these views).

A housing estate here will impact many views from other areas of the AONB such as Cleeve Common and the Cotswold Way. A view of 250 houses will not enhance this valued landscape.

Additionally, it is our belief that the following words taken from the Cotswolds AONB Management Plan should be taken seriously. AONB's are landscapes whose distinctive character and natural beauty are so outstanding that it is in the nations interest to safeguard them.

10 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 6th August 2020

The impact of traffic on Harp Hill, Priors Road, Hewlett Road and Hales Rd will no doubt cause serious bottlenecks and congestion and also greater chances of accidents,. The 2 mini roundabouts connecting these roads are already very busy and cannot take additional traffic. This will also increase the chance of accidents.

With 250 new houses this will result in around 500 additional cars using this road as well as delivering vehicles etc. Access via Harp Hill will be a hazard on an already busy road.

Harp Hill was never intended to be a through road but is already a through road to Charlton Kings and so already there is too much much traffic on this narrow and badly kept road.

The environmental damage and air pollution will be compromised.

The wildlife and are will be seriously affected detrimentally.

There are already too many houses being built in this area.

35 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 6th August 2020

I strongly object to the development of this AONB.

It is home to many types of wildlife, and is already surrounded by other developments which will have had an impact on it.

The main issue will be the inadequate access via Harp Hill. This road is a 'rat run' for cars wishing to avoid queuing at traffic lights on London Road on their way through to Prestbury. It is narrow, busy, full of parked cars and in poor repair. Adding 250-500 extra vehicles to an already over-stretched route will affect the welfare of residents on Harp Hill and lead to frequent gridlock. This is already happening.

Many people use this route for walking, running and cycling. In our current drive for improved health and fitness, it would seem nonsensical to further pollute and crowd an already busy road.

30 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RH

Comments: 6th August 2020

I'm writing to register my strong objection to this speculative attempt to seek planning permission for housing on Oakley Farm Pastures slope. AONBs such as this must be protected for their wildlife and biodiversity value, for the role they play in providing resilience to the increasingly extreme effects of the climate emergency and for their cultural and recreational value to the local community. The site is totally unsuitable for a development of this size and character and other options must be explored.

Sudeley
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PX

Comments: 6th August 2020

I am writing to you to object to the proposed building of 250 houses on Oakley farm pastures.

I am a primary school student who lives on Harp Hill and I believe that the proposed houses will have an extremely negative effect on the surrounding area.

The reasons to this are stated below:

The main one of which as my chief concern is the traffic.

I am already extremely worried about the traffic which is mostly due to speeding traffic and the only road safety measure is useless; I think most speeding cars ignore the flashing sign - it is almost like a target. The road is EXTREMELY DANGEROUS ALREADY!

The next reason is of school places and dentist appointments and such are quite hard to get even now, so if you build an extra 250 houses how much harder it will be for those extra households.

Wildlife.

Think how many innocent animals will be killed and even more homeless by losing their habitat. Is this the legacy we want to leave for our future generations, such as myself.

Cheltenham is supposed to be a nice, beautiful place on the edge of the Cotswolds, and destroying a large proportion of AONB does not bode well.

Eslington House
Thirlestaine Road
Cheltenham
Gloucestershire
GL53 7AS

Comments: 2nd August 2020

This application should be rejected as it does not form part of the Cheltenham development plan; it would be extremely detrimental in terms of its environmental impact on an AONB; it would harm views for a great many residents of Cheltenham encroaching upon the Cheltenham escarpment; the local roads would not cope with the additional traffic that several hundred houses would generate. Pollution would be increased and wild life, trees and habitats more generally would be adversely affected.

This is a sensitive area quite and not suitable for development of this nature.

Tor
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 3rd August 2020

I object on the basis of increased traffic on harp hill which is not designed to take the volume of traffic the development would create, its a steep hill with lots of roadside parking which will make the road dangerous. The road is already congested at the mini roundabout at the junction of harp hill and halves road, I also object on the basis of loss of green belt, the fact that community facilities already struggle to cope.

Sudeley
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PX

Comments: 6th August 2020

am writing to object to the proposed building of 250 houses on the site of Oakley Farm Pastures, using Harp Hill as the access.

To go ahead with this proposition would greatly increase the already astounding amount of traffic on Harp Hill, which is already a very dangerous road.

I am a secondary school student and to get to school I have to walk down and up the hill to catch my bus everyday and - although I am always aware of the vehicles that are driving past me and stay inside of the pavement - there have been multiple occasions

when I have almost been run over by speeding traffic and careless drivers not paying attention. This can make me rather worried when walking to school as I have to be on constant alert and always ready to dodge cars that are going way over the speed limit (the flashing 30 sign does absolutely nothing to slow down drivers) as the pavement is so small that cars can easily hit you when not paying attention sometimes they can even brush my school bags. Adding more houses will only worsen the amount of traffic and it will become a serious hazard parents are already wary enough as it is letting their children cross the road, perhaps for a quick trip to the post box. Secondly, Harp Hill simply cannot cope with much more traffic as the road itself is falling apart, after one particularly heavy rainfall we found that a lot of tarmac off of the road had ended up in our drive and all the drains causing awful flooding at the bottom of the road.

I am already aware of how difficult it is to get children into school, secondary especially, and adding these houses will only further the difficulty as the Harp Hill area isn't in the catchment of the nearby secondary schools meaning parents have to push to get their children at any school adding more houses will certainly increase this struggle. Another similar problem is doctor appointments, it is hard enough to get a reasonable one as it is especially with your GP, again the Oakley Farm Pastures proposal will only have a negative effect.

I was also under the impression that Cheltenham was marketed as a town situated in the middle of the Cotswolds, with plenty of green spaces. Well, how much longer will that be true if we keep building on every patch of land we can get our hands on? Oakley Farm Pastures has also been identified as AONB, do you really think you should remove a beautiful patch of land from our supposedly green town?

This huge housing development will also affect all the wildlife on Harp Hill when we are out on walks or simply in the garden you can nearly always spot some foxes or deer which mostly come from the pastures, I highly doubt this will be the same if that land is built on.

Thank you for your time and I hope you will consider my objection.

The Uplands
Stanley Road
Cheltenham
Gloucestershire
GL52 6PF

Comments: 9th August 2020

I am writing to formally object to the proposed development of Oakley Farm Pastures, Cheltenham

Please see below my main reasons for the development of the land on the lower edge of the Cotswold escarpment

1. This is an important Area of Outstanding Natural Beauty and it is of material size (c.37/38 acres). It doesn't make sense to develop this land given the obvious geological & environmental issues/consequences (e.g.flooding and removal of natural wildlife habitat, etc.) when there are better options available. Furthermore such an

action is irreversible. I wasn't aware that development was allowed on AONB and I wasn't aware that this development is in the Town or County development plans - there are many better alternatives including brownfield sites

2. The area is a rich wildlife habitat & haven - we have owls and other birds of prey which rely on this areas for food etc. The area also includes valuable indigenous trees and plants which will be destroyed and not replaced.
3. The land forms part of an important wider view/vista from many vantage points including the Cotswold Way and from many homes in Cheltenham. One of the many reasons that people live, move and visit Cheltenham is to enjoy such views. The views of the lower Cotswold escarpment slopes are being steadily eroded to the detriment of all - apart from the developers
4. There will be material wider environment impacts of this development including increased pollution which is already a very difficult issue in Cheltenham itself. as you know Cheltenham is an effective bowl and air pollution can not escape adversely impacting residents and visitors. There is a compounded impact of such a development where positive vegetation (including trees) is swapped for increased pollution associated with housing and traffic.
5. I don't understand the planning process but it does appear that the developers proposal is very high level and lacks any real detail which would allow an informed review. This seems to be a usual tactic for developers which minimises thought & effort (cost) on their part but costs the council and the community time, effort and money. The developer will then gradually drip feed its real plans over time in the hope that by attrition and persistence it will wear down the will of the council and the community. I don't like this 'one way' practice and it should be strongly discouraged because it plays into the hands of the developers with no benefit to the council or the wider community. I can't read any positive environmental proposals in the application and I can't read anything which benefits Cheltenham or the immediate local community. I see only downside for everyone other than the developer.
6. I don't know how the wider Town or County Plans are drawn up nor what plans are currently in place for the coming years. However, I do know from my own experience, and that of my family, that Cheltenham's wider infrastructure is already seriously stretched. For example, we could not get secondary school places for our two children within 3+ miles of where we lived due to over demand (this did not get resolved and remains a very difficult issue for us and for our children). We can not get an NHS dentist - months/years wait. Doctors appointments generally demand weeks or months wait. Local road (e.g. Harp Hill) are falling apart (swerving lorries, vans, etc avoiding potholes on blind bends will inevitably lead to accidents - as well as damaging cars etc). Whilst we all welcome people wanting to visit and to live in Cheltenham I can't see any commensurate growth in local services to cater for the material growth in housing. However, I can see reductions in local services. I think that there needs to be some urgent rebalancing to address this.

I would therefore be grateful if you could carefully consider this objection to the proposed development. I can see developer benefits but wildlife, the environment and the community all lose out

Many thanks in anticipation of your assistance

St Anthony's
Battledown Approach
Cheltenham
Gloucestershire
GL52 6QZ

Comments: 9th August 2020

We wish to object to the above planning application being granted. It is protected land and with good reason. It is an integral part of what makes Cheltenham such a pleasant place to live, bringing the countryside close to the town.
It is not in the Cheltenham Plan and nor should it be.

We use Harp Hill regularly, on foot, by bicycle and by car. The traffic there is already surprisingly heavy and occasionally dangerous particularly since the development of the old GCHQ site (to which we did not object). Any extra development on the Oakley Farm site would lead to unsustainable and unpleasant amounts of traffic with potentially huge queues at both the Hewlett Rd and SixWays junctions.

New housing developments generate children of school age. At secondary level there are no school places this side of town. Pittville and Balcarras are both full and oversubscribed and the new school in Leckhampton will almost certainly become oversubscribed.

So, we strongly object to development of any size on this site.

90 Hewlett Road
Cheltenham
Gloucestershire
GL52 6AR

Comments: 27th January 2021

I am writing to strongly oppose the planning application for the development of 250 houses on the Oakley Farm Fields site on Harp Hill reference 20/01069/OUT.

This is an area of AONB enjoyed by many in this area which will be significantly spoilt. Most importantly Harp Hill, Aggs Hill and Greenway Lane, are all rural roads and cannot support the amount of traffic which is already now using them. The new planned development alongside the development of the Cromwell Court site in Greenway Lane will cause a huge increase in traffic which is unsustainable. This has been well evidenced during the lockdowns when more of the town's population have been gaining the benefit from walking and accessing this area as a rural leisure retreat and this will be ruined. Owning an allotment, as we do at the Havers, there has been a large increase in the amount of wildlife which has been invading closer to the town's outer boundaries and this development will push this problem further, as the fields are reduced.

Lastly we have a rich and coveted countryside which borders on our town and gives an ambiance to the whole area. If the open fields are eroded through more developments and the roads and the lanes become congested this area leading to Cleeve Hill and the Pylons will be lost and spoilt for good. So as a local resident who walks regularly here, I would urge that a strong opposition is made to this proposal.

21A Hales Road
Cheltenham
Gloucestershire
GL52 6SF

Comments: 21st February 2021

I would am emailing to state my objection to the proposed development on Oakley Fam Pastures. This land forms part of an area of outstanding natural beauty and is enjoyed my many residents both locally and from nearby surrounding areas. Not only would building on this land, remove a well loved route for walkers but it would also destroy the habitat of wildlife. The land here has also been known to flood and like other recent developments in Gloucestershire seems a non-sensical patch of land on which to build. There is no need for rural areas like this to be compromised whilst there are still opportunities for brownfield development in the area.

I sincerely hope that the permissions for this development are retracted.

Milbourne House
Battledown Approach
Cheltenham
GL52 6RA

Comments: 29th March 2021

Having just moved to Cheltenham Battledown Approach, we were astonished to find out that the AONB area previously known as Oakley Farm - five beautiful pastures, has been sold off to a private developer who fully intends to ignore the AONB status and build 250 houses over this green space. What on earth is going on??? Brownfield sites are clearly the priority for redevelopment not open "protected" green areas. The council will be aware that there has been over the past three years substantial development of numerous new homes on the old adjacent GCHQ site. Moreover, Harp Hill road is already woefully inadequate from all road users point of view; no provision for pedestrians, and narrow lanes for cyclists and vehicles of which there are already too many clogging up the junction at the bottom of the road. Surely there can be absolutely no case whatsoever to build more housing on a green area nominated as AONB.

Please register our very strong objection to the developer's plan to do anything other than sell the land to the council to ensure complete future protection from totally inappropriate money-making schemes by unscrupulous opportunistic developers.

Please; NOT ON YOUR WATCH!

29 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 30th March 2021

I strongly object to this development. The AONB is being eroded away and this would have a huge negative impact and set a terrible precedent. The character of Cheltenham

on this eastern edge is under severe threat. Flooding is also a major issue and no amount of SUDs will cope with the enormous extra load on the drains. Why not stick to building houses on the western side of town, with good transport links and access to jobs.

Hilcot
Stanley Road
Cheltenham
Gloucestershire
GL52 6PF

Comments: 14th August 2020

I object to this development on many levels. Primarily because we need to protect AONB status. This time of Covid has shown us all how important nature is to mental health and well being and this area is a key natural beauty spot for people on this side of town.

We do not need to build on every bit of green infill. The town centres are being reimagined and could provide good housing opportunities. It is short sighted to concrete over areas which on environmental, climate and mental health grounds all add value to longterm well being and quality of life for everyone.

On a more practical level there are not the amenities for 250 new dwellings. The road access on Harp Hill would be dangerous and there is not the doctors surgeries, schools and shops to create a healthy community. We do not want ghettos of dwellings around a supermarket, we need to thinking of designing communities which foster collaboration and inclusion.

Please reject this dystopian application.

willow farm
green lane
little witcombe
gl3 4ty

Comments: 5th February 2021

The proposed plan should never be allowed in an ANOB. Housing density being comparable with the Oakley estate is not what could possibly be considered "Outstanding Nature Beauty"

The housing plan appears to make little allowance for car parking resulting in the usual cars parked on the pavements with white vans obscuring the forward traffic views constituting a danger to young children and other pedestrians.

Should any planning be given it must be for high quality individual buildings that would have no on road parking and building styles that would pleasing to the eye and blend into the present greenfield countryside. This is an ANOB.

15 Joyford Passage
Cheltenham
Gloucestershire
GL52 5GD

Comments: 21st February 2021

These slopes are an AONB and need preserving for future generations. There are surely more suitable brownfield sites available for housing infill. Additionally, the local road network is not suitable with little scope for improvement and integration into the current layout.

19 Alvington Drive
Cheltenham
Gloucestershire
GL52 5FS

Comments: 11th October 2020

This is an AONB that we should protect. We are fortunate to have beautiful views of this from our property. We can see that on this site there is diverse wildlife. We often see deer, badgers, foxes and bats and these are feeding on reptiles and insects in the fields. These deserve our protection of their sensitive and established habitats

The site is home to a vast number of trees and hedgerows including 39 Oaks, Hawthorn, Maple, Ash and Sycamore, most of which are now protected by a Tree Preservation Order applied to the land after felling was carried out. Many of these trees are mature and form magnificent silhouettes across the AONB vista, as well as provide essential habitats for wildlife. We enjoy these trees throughout the year and observe their green summer canopies and winter silhouettes. It is a wonderful area of ancient oaks in open sloping grassland and is afforded abundant wildlife. Today it is used for grazing sheep with the wild deer grazing along side them. The area and far reaching views to Cleeve Common can be seen clearly from the public footpath between Harp Hill and Pillowell Close.

This beautiful part of the Cotswolds AONB is viewed by many locals and visitors to Cheltenham. Walkers, ramblers, cyclists, horse riders, drivers and families with children frequently use the surrounding pathways, lanes and roads of Oakley Farm Pasture Slopes to enjoy the vista of this spectacular landscape at the foothills of the Cotswolds Escarpment. Harp Hill is a popular viewing point of this magnificent countryside for both visitors to, and residents of, Cheltenham.

Until recently fantastic views of Cleeve Common and beyond were visible from Harp Hill, but unfortunately Robert Hitchens Limited has neglected the hedgerow which had previously always been maintained, and which now blocks this view. Ironically, partially removing the hedge and building an access road to a large housing estate is cited as one of the benefits of this planning application (according to Robert Hitchens Limited) as it will allow people to enjoy the view! - the view that local people and visitors had always been able to enjoy before the land was purchased by Robert Hitchens Limited.

Other factors which could present significant environmental impact are ecology and biodiversity, geology, flooding, traffic, pollution and local infrastructure. In the winter the snow sits undisturbed on the hill and melts slowly away. Using this land for housing will

cause snow to melt quickly and may cause flooding on the estate already built where we live. Developing the land will mean rain water will have less opportunity to natural drain.

Traffic will be increased on harp hill and will cause a significant increase on the small roundabout onto Priors road. Even a trip to the local supermarket will mean driving this way.

The urbanisation of Oakley Farm and the general over-development of areas such as this, which can be seen from the surrounding AONB, would be detrimental to the community, which thrives on its proximity to this green space. Schools are already over subscribed nearby.

The outline planning application should be presented in full detail due to its size and highly sensitive nature. Instead, all details are reserved for future consultation and only the 'access road' has been specified. This means that at this time, the public cannot view or consider what is being proposed. This is undemocratic.

The landowners have commented on their own behaviour of allowing the hedge to become overgrown (and block the view) and are using it to justify their planning application. They are proposing to reopen this view for everyone by removing part of the hedgerow, building a road network through Oakley Farm Pasture Slopes, and building 250 houses. A better option would be to leave the land alone and return to trimming the hedgerows as they have always been maintained in the past.

the obliteration of the highly valued land at Oakley Farm will not only harm the land itself, but also change the character of the remaining surrounding area. Existing properties maintain the rural and semi-rural character of this setting; a large housing estate would amount to urbanisation of this area, resulting in a destructive transformation that would eliminate its existing beauty.

The Grade II Listed Pavilion on Hewlett's Reservoir (built c1870) can be seen from various points across Oakley Farm Pasture Slopes. If this development is approved, both the view and setting of this historic listed building will be adversely affected, and so deserves our protection and conservation.

The applicant is claiming that existing new development near Oakley farm detracts from the land's beauty. However, these houses were built on the existing brownfield site of the old GCHQ, a site that has been standing on the land since the 1950s.

There are other development proposals within the Cheltenham Plan that are currently under consideration which have more sustainable locations than that of the proposed site. The semi-rural area of Oakley Farm is unsuitable for further increased traffic.

National Planning Policy says that great weight should be given to conserving and enhancing areas such as this in the AONB. Let's protect not destroy, because its destruction is irreversible.

The absence of a five-year housing supply does not automatically mean permission should be granted. According to the National Planning Policy Framework (NPPF), the protected status of the AONB can provide a clear enough reason for refusal. Oakley Farm Pasture Slopes has been a target for inclusion on the "Cheltenham sites available for development" (including by the current landowners) on a number of occasions. Each

time the site has been recognised as unsuitable in general owing to its nationally recognised status as part of the Cotswolds Area of Outstanding Natural Beauty (AONB). There are many other sites within the Joint Core Strategy Area, of lower status, that must be exhausted before considering exceptional and protected areas.

We do not support this development and would like to protect this area.

Gray House
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 2nd March 2021
Letter attached.

Los Pepones
Copt Elm Road
Charlton Kings Cheltenham
Gloucestershire
GL53 8AG

Comments: 25th March 2021

This is AONB land specifically not intended for house building purposes for which brownfield sites would be more appropriate. Harp Hill forms part of the lead-in to the Cotswold Scarp/Way and as such forms an amenity for walkers and cyclists heading towards the scarp or getting as near to it as they are able (think older walkers, cyclists). During lockdown this route has formed an indispensable route to the hills as well as a goal in itself; a release; a lung; a sight for sore eyes. Housing would be a blot on the landscape, an urbanisation of a rural space. The increased traffic of 400 cars or more would make walking, cycling or riding extremely dangerous and add to chaos at lower junction with Harp Hill.

Flat 3
46 London Road
Cheltenham
Gloucestershire
GL52 6DY

Comments: 28th July 2020

I Object to the Oakley farm planning application for the following reasons

1/ There is already a planning restriction in place on Harp Hill with regard to the existing development on the old Oakley GCHQ site which permitted access to only 40 dwellings in total. This must be respected.

2/ 250 dwellings would bring up to and possibly more than 500 vehicle movements each morning and evening during peak traffic hours. The surrounding road network is already

overloaded and this number of extra vehicles moving in the immediate area would put unbearable stress on the traffic system. These roads were not designed, or capable of coping with, a huge increase in traffic volume.

3/ Many of the local roads do not have any footpaths at all and I have taken it upon myself to clear and maintain hundreds of metres of grass verges in the locality to create a safer environment for myself, my family, my grand-daughters and the local community to walk in

4/ The site is located in the AONB and any development would steal a beautiful area of Gloucestershire from the environment forever. An AONB is a designated landscape whose natural beauty, distinctive character and amenity value should be safeguarded in the national interest

5/ I see that the applicant is claiming that the existing new development that surrounds Oakley detracts from its beauty... but now they want to build more houses and detract further from its natural beauty which seems to be highly hypocritical.

6/ My family take great pleasure in the natural wildlife that inhabits this area - Roe Deer, Muntjack Deer, Foxes, Badgers, Toads, Lizards, Field Mice and more and a huge array of birdlife. If this land is developed this wild life will potentially be lost to this area forever

7/ On a more personal note I was assured by representatives of Robert Hitchens at the Open forum they held at the Whaddon Community Centre that the development would be thoughtful, sensitive and respect the interests of the homeowners most likely to be affected by the building. I now see that they wish to build a massive 5-bedroom house less than 20 metres from my garden boundary taking away the view of the landscape that encouraged me to purchase this house just three short years ago. Not my understanding of thoughtful or sensitive at all. I have spent considerable time, effort and money improving my property and installing 7 metre wide floor to ceiling windows on the ground floor rear elevation to be able to observe and appreciate the open land behind my home. I would welcome all, or any of the planning department to visit my home and gardens to see the potential changes and loss of amenity that I face.

In my opinion it would be a travesty if this development were allowed to be built and I urge you to refuse their application once and for ever in full and keep this land unspoilt for everyone to enjoy.

Larks Rise
Ashley Road
Cheltenham
Gloucestershire
GL52 6PH

Comments: 29th July 2020

This application is for large scale development in the AONB.

The access proposal and consequent traffic resulting are potentially dangerous. Harp Hill is already overloaded and needs careful navigating.

All the local Junior Schools have no further capacity.

Hewlett Rise
Beechwood Close
Battledown
Cheltenham
Glos
GL52 6QQ

Comments: 30th July 2020

I am writing to OBJECT to the proposed housing development by Robert Hitchins at this site.

Apart from all the other reasons for objection that others will refer to, I will add this. I work as a Regional Director for Highways England, and am responsible for the maintenance, operation and development of a region of the Strategic Road Network in the country. In this role, my team routinely work with developers and local authorities to understand proposals for developments similar to the one proposed here. In any such proposal, there have to be clear indications as to how the impacts of additional traffic on the existing road network and the local community can be mitigated effectively.

Whilst I have not studied the plans in detail, as a local resident I would find it difficult to understand how such mitigations could be achieved in this case. Even on this basis alone, therefore, it would seem inappropriate to proceed with the plans as detailed. I would add though that I also object on numerous other grounds such as encroachment onto an AONB, potential ancient woodland etc.

115 Whaddon Road
Cheltenham
Gloucestershire
GL52 5NX

Comments: 31st July 2020

I am concerned about the proposed housing development plan for near Harp Hill.

If it is already been rejected for local plans because the area is of natural beauty this surely should not be overturned.

Concerns about flooding risks and more congestion at the junction of Ashley Road and London Road also spring to mind as well as more cars rushing along Mill Lane which is dangerous as it is basically a twisty country lane.

I appreciate houses have to be built but I understand, lots of houses and new schools are already being built in other areas of Cheltenham.

I imagine children of these proposed houses may have a considerable journey to school as Balcarras Academy is overflowing and Pittville school is quite small.

Sudeley
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PX

Comments: 31st July 2020

I am writing to object to the proposed building of 250 houses on the Oakley Farm Pastures site with access off of Harp Hill.

I am well aware of the need for more housing but this really seems to be a step too far and will have considerable negative impacts on residents in the area and indeed the concept of what society thinks of its best resources - in this case the beautiful landscape of Cheltenham.

The traffic implications for Harp Hill are dire with probably in excess of 500+ car journeys a day using the hill. It is already a dangerous road where drivers speed - the flashing speed sign has no effect whatsoever. The exits at Priors and Greenway Lane simply cannot cope with the increased volume and the infrastructure of the Harp Hill road itself is already failing - three weeks ago a considerable amount of tarmac ended up in our driveway after the heavy rainfall. The idea that the majority residents of the new estate will use public transport living up a hill are laughable! My children walk to school and have already been frightened by speeding traffic - this will only get worse and I have already written to the council to no avail about this matter. I currently have to be incredibly cautious when exiting my driveway in the car because of the nature of the traffic on the hill already - this will only become more problematic.

There is an abundance of wildlife in this area and this green space is vital. The area has been identified as AONB so should surely have some protection? I have photographs of deer in my garden should you wish to see evidence of this. Do we really want to concrete over another green area? Once lost it can never be replaced. So much for worrying about conservation. Cheltenham markets itself as the centre of the Cotswolds but is looking to build on those very 'wolds'. We will become just another concrete sprawl town.

The increased risk of flooding should also be taken into consideration as at the bottom of Harp Hill by the two mini roundabouts the road floods regularly - this will only increase with a large scale housing development.

I have read on Gloucestershire Live that other areas have been identified near the Golden Valley for new homes - Oakley Pastures was deemed not suitable in 2015 so what has changed in that time?

On a note personal to our home I fear that the increased heavy traffic will damage the road and possibly the structure of our hose which already shakes when lorries pass by.

I hope you will consider my objections and thank you for your time.

220 Hewlett Road
Cheltenham
Gloucestershire
GL52 6UJ

Comments: 31st July 2020

We strongly object to anymore houses being built on the land of Oakley Farm site, the roads are congested enough as it is the drains can't take anymore and we will lose the wonderful views of open countryside let alone miss the wildlife.

19 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 31st July 2020

We write to OBJECT to above planning application for the following reasons:-

Wildlife - the impact on wildlife in the area will be enormous. Wildlife is struggling countrywide. We should be protecting our animals and not building on areas where there is a wealth of animals. I appreciate the need for new homes but these should not be built on AONB

Trees - We need to protect our trees and support the ecosystem in the area

Environment - The development will have an impact on the environment - more pollution etc

Traffic - The roads are already under pressure in the area due to the large development by Sainsburys. The roads will not be able to cope with the extra burden of potentially 200 - 700 more cars.

Schools/Doctors - School and doctors in the areas are struggling to cope with the size of the community they serve already. This will put a further burden on our social structure in the area.

it may set a precedent for further development in the area.

Surely there are more suitable sites for development? This is a gem of an area for people locally, I get bats in my garden coming across from this area and regularly see deer in the fields. It is important for people's mental wellness to be able to see and enjoy nature. If this development goes ahead it will be an absolute scandal and have a huge negative impact on animals, the environment and people.

Coversdown
Birchley Road
Cheltenham
GL52 6NY

Comments: 3rd August 2020

I am writing to OBJECT in the very strongest terms to the above planning application proposing to build 250 houses on the Oakley Farm site.

It is hard to understand how this application has even been considered given that this is an AONB.

INFRASTRUCTURE - The original planning application for the Sainsburys development included a doctor's surgery, something that never saw the light of day. To consider building another 250 dwellings without providing the necessary supporting infrastructure of doctors/dentists/schools/bus routes etc is totally unacceptable. There is also the consideration of how hospitals in Gloucestershire are expected to cope with the ever increasing demand, particularly Cheltenham General which, despite admirable effort from our MP, is struggling to maintain its status.

The situation with schooling is just as critical with no free spaces available at schools in the area.

FLOODING - The large Sainsburys development has already had a detrimental effect on the ability for land to drain without flooding.

SEWERAGE - The existing sewerage system in Cheltenham is well known to be antiquated and in need of considerable upgrading. To put further pressure on this without ensuring an adequate, additional sewerage alleviation programme will only exacerbate existing problems of sewer collapse.

TRAFFIC - Additional traffic from the large Sainsburys development has already made the roads around this area much busier and more dangerous. To add a further 250 dwellings with the potential increase of 500+ vehicles, entering/egressing via Harp Hill, a road not only in an appalling state, with a challenging gradient and treacherous in bad weather, will only serve to antagonise the bottleneck of traffic and increase pollution and more importantly the potential for accidents. Hales road is already congested.

PEDESTRIANS - The lack of pavements from part way up Harp Hill, combined with increased vehicular traffic puts pedestrians at greater risk.

ENVIRONMENT - There has been much in the public domain about the need to protect our endangered wildlife, flora and fauna. This will only serve to fly in the face of that.

Comments: 14th September 2020

In the light of the fact that Gloucestershire Wildlife Trust has designated the meadow as a local wildlife site, I would like this point added to my objection.

The local plan was agreed before the full biodiversity of the site was recognised. So 25 is at the upper limits of viability. 43 is unnecessary overdevelopment.

Losing grassland to trees (with dubious survival rates for the latter on steep clay hills) would be regrettable

HD4 requires protection of the biodiversity features not replacement, or mitigation for loss. We are losing important hedgerow, mature trees, an enormous badger sett and strategically important grassland (county ecologist says at least 57% will be lost).

How can this development proposal be considered to be "protection of the Biodiversity" ?

9 Ledbury Court
Cheltenham
Gloucestershire
GL52 5FZ

Comments: 7th August 2020

I wish to strongly object to the proposed building of 250 homes, this is already a developed area and getting rid of another area of outstanding natural beauty is detrimental to the environment, natural habitat of animals and the local residents. My objections are furthered heightened by these reasons below:

Primary and secondary schools in the area are already over subscribed. Building more houses here will make it even more difficult for families to secure a place in a school near their home, causing undue stress and disadvantaging parents' chances of getting their children into a school that accommodates their values and beliefs.

Lack of dentists in the area taking on NHS patients is already an issue in the area. I have had to resort to joining one in Gloucester which is inconvenient. Dentist practices already can't cater for the number of residents in the local area and building 250 homes is going to stretch these services farther and become an inconvenience for more people.

My home directly overlooks the site with my garden backing onto the proposed development. I am outraged and extremely disappointed with the proposals due to the visual impact the development will have on me as well as the loss of our privacy. As a family with young children I am uncomfortable with having two (proposed) houses directly backing onto our house, especially with these being on a hill, therefore being able to look into our garden and our home. Being stripped of our current beautiful views of the field with someone else's towering garden is somewhat unsettling.

The building in this field not only jeopardises our privacy but impacts the wildlife living in the fields. We regularly see roe deer, muntjac and bats. I am also concerned about the loss of the hedgerows and the many mature trees on the site.

The proposed green space/parkland should be boarded with the Permission Oakley Grange and Eden Villas site not at the top end beside Harp Hill where houses will not directly back on to it. There should be an area of green space, creating distance between houses and gardens around Oakley Grange.

Congestion and the sheer volume of traffic is another huge concern. Another 200-500 cars on Priors Road and Harp Hill is going to have a negative impact on the area, local businesses and residents.

Finally, I have huge concerns regarding flooding. There are already floods from the runoff from Harp Hill with any heavy downpour. The extra runoff from this site would potentially make this situation worse and dangerous. Also, with the sloped nature of the site it is likely that there would be runoff down the hill towards my home and garden. The

proposed plans to manage this looks inadequate and the removal of the fields is detrimental to natural drainage.

1 Battledown Mead
Cheltenham
Gloucestershire
GL52 6QA

Comments: 29th December 2020

I would like to register my objection to this proposal to build on this area of outstanding natural beauty. This hill-side can be seen from miles around - in particular from Cleeve Common and the Cotswold Way.

This development will spoil the view of our beautiful Cotswold hills and the look and feel of Cheltenham which, rather than "nestling in the Cotswolds" would be sprawling over the Cotswolds.

9 Southfield Court
Churchdown
Gloucester
GL3 2ED

Comments: 3rd August 2020

I am writing to object to the outline planning application relating to Oakley Farm.

I regularly visit the area around Harp Hill and enjoy the countryside views of which Oakley Farm is part.

My understanding is that Oakley Farm Pastures sits entirely within the AONB and as such has been designated for conservation and is protected. Additionally great weight should be given to conserving and enhancing landscape and scenic beauty in areas like this which are in the AONB.

I find it difficult to understand how there can be any possible reason to build on this land when other areas around Cheltenham have been identified in the local plan. What is the point in having areas of the county being named as AONB, Green and Brown Belts and Flood plains?

The likely damage to wildlife habitat and the necessity to force relocation of those animals which currently roam freely on the pastures is also concerning.

Many thanks for taking the time to read my objection.

12 Hales Road
Cheltenham
Gloucestershire
GL52 6SE

Comments: 3rd August 2020

I wish to strongly object to the planning application ref 20/01069/OUT.

I live on Hales Road and the traffic is already excessive and disruptive to the residents here and this proposed development will only make the situation worse, incurring more delays to us in simply trying to exit our drives.

There were serious issues with flash flooding on Hales Road in Early June of this year, and again this will only become worse.

Proposed access to this site is not safe due to the lack of pavements on Harp Hill.

Our AONB's are continually being eroded and this proposed development is not in anyway suitable for this site.

Please do not go ahead with this proposal.

23 Eldon Road
Cheltenham
Gloucestershire
GL52 6TX

Comments: 6th August 2020

I object on the basis of an excessive increase in traffic on Harp Hill and subsequently onto other local roads.

1. I use Harp Hill as a pedestrian and cyclist to access the Cotswolds AONB. It is a narrow road, crumbling in places, without a pavement for its full length. Vehicles regularly break the 30mph speed limit and overtake cyclists and pedestrians dangerously. The increase in traffic will only see this situation worsen and may result in a serious injury or death.

2. Traffic from the development will spill onto Hales Road and Hewlett Road arterials which are already very busy during peak periods. It can often take a long time to get onto these roads from the side roads due to constant traffic flow. The queues on these roads cause 10 minute plus delays and push noxious fumes into local houses. 250 dwellings will see this increase significantly.

n.b. in the peak traffic flow analysis document submitted with the application, it appears to suggest that some traffic will flow into Stanley Road, which is blocked by a barrier open to Battledown residents only, therefore this analysis cannot be relied upon.

Glenlovat
Oakley Road
Cheltenham
Gloucestershire
GL52 6NZ

Comments: 8th August 2020

I believe the developer is planning on some 3 cars per household in the new development. That's a potential 750 more cars on Harp Hill, more than once each per

day. I regularly walk on Harp Hill, e.g. to get to work or town (in "normal" times), and my children use it to get to school. This amount of extra traffic scares me. The road is narrow, cars frequently park on the pavement - forcing pedestrians onto the road - especially those with pushchairs, wheelchairs (the Battledown Children's Centre is here), or those a little wider than very thin. Many cars already use this road, often travelling well in excess of the 30mph speed limit. Furthermore, the road is already in a poor state, and having heavy construction traffic on it would no doubt cause further damage. We would, presumably, have to live with that until work was finished!

In addition, on occasions when I drive to work, the sun rises behind the hill. At around 07:45 in February this makes exiting Oakley Rd onto Harp Hill completely blind. More traffic coming down the hill at speed will make this even more dangerous. How long will it be before someone is fatally injured in an RTA?

I will assume the new residents would want school places (Holy Apostles' PS is very oversubscribed, I imagine the same is true at Prestbury St Mary. Pittville School is - likewise - oversubscribed. There are limited medical practices locally.

All this is in addition to the destruction of wildlife habitats on the AONB.

La Calanque
Camp Road
Cheltenham
Gloucestershire
GL52 6PS

Comments: 12th August 2020

We wish to strongly oppose the above proposal for such a large building programme, not simply because Battledown is an AONB but because Harp Hill is completely unsuitable to serve such a large ADDITIONAL number of dwellings.

Harp Hill has suffered increasing pressure from all the building on Battledown, Harp Hill and Aggs Hill. What was little more than a country lane is to become a feeder road to a large conurbation. The road is dangerously narrow at a dangerous bend, with not only a concrete block near the edge of the road, but has only a narrow pavement on one side and no cycle track. Heavy traffic and huge concrete and debris-filled lorries daily thunder round this dangerous bend.

Surely a responsible council planning department should be equally concerned about the infrastructure being adequate to serve the proposed population, rather than simply meeting government requirements to build more homes.

Please give this your serious consideration.

Haytor
65 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 12th August 2020
Letter attached.

7 Alvington Drive
Cheltenham
Gloucestershire
GL52 5FS

Comments: 13th August 2020

I strongly object to this application for development on greenfield land in an AONB for the following reasons:

- 1) This contradicts local and national commitments for increased sustainability and to urgently curb biodiversity losses.
- 2) development of steep slopes increases flood risk and I am not convinced that the flood mitigation measures will be effective, particularly in view of increased future risk due to climate change- this is not a climate change resilient development. Cheltenham council should be aiming to increase vegetation cover on escarpment slopes to mitigate increased future flooding, not building on them.
- 3) the development isolates a significant number of veteran oak trees. Although they plan to be conserved, cutting off natural corridor links with the wider escarpment will adversely affect the enormous biodiversity value they have.
- 4) The cotswold escarpment limestone meadows are home to rich and important biodiversity including the Duke of Burgundy butterfly which is threatened across Europe. This development sets a dangerous precedent for future encroachment and reduces the greenfield buffer protecting these rare habitats.
- 5) The natural environment is one of Cheltenham's greatest assets, attracting local, national and global visitors. The town should be aiming to be a conservation and green economy leader, and not permitting urban sprawl into important wildlife areas.
- 6) As a regular commuter to Oxford I am concerned about traffic leading east out of the proposed development along Greenway lane, Mill Lane and Harp Hill. These single track, poorly maintained country lanes are the only access east out of the development. They are already busy and borderline dangerous at rush hour, as people try to avoid the traffic along the A40 in and out of Cheltenham, and to access the schools on Greenway lane and in Charlton Kings. They are wholly unsuitable for increased levels of traffic. I see no provision to improve traffic flow along these roads in the plans.

10 Aylburton Road
Cheltenham
Gloucestershire
GL52 5FB

Comments: 7th January 2021

I object to these plans based on using Harp Hill every day for cycling to work and finding it already a dangerous/unpleasant place to ride a bike due to the level of traffic and narrowness of the road. Adding an additional 250 houses will cause chaos on the roads and be dangerous to other road users such as cyclists and walkers.

The impact on biodiversity and the environment is absurd considering we should be looking to preserve areas of particular interest for wildlife and the use of the residents of Cheltenham. Destroying an area of natural beauty is surely not the way forward and other areas around Cheltenham should be considered for development with less of an environmental impact.

Having purchased a new build house on the site of the old GCHQ it is also worth noting that the green areas are never left green as they should be (it tends to be a slap dash approach to throwing some shrubs and bushes around). It takes many years for the trees and greenery to grow back and it would be devastating to lose this currently beautiful area.

58 Eldon Road
Cheltenham
Gloucestershire
GL52 6TU

Comments: 27th August 2020

This is an area of outstanding natural beauty being sacrificed on the altar of profiteering property developers added to which will result in an increase in traffic volume on already heavily used roads in the immediate and surrounding areas resulting in an increase in pollution. Nearby residential roads are turning into rat runs and this only adds to the problem.

It will put pressure on local services. The already difficult situation of catchment areas, and finding places for children in local schools would be further exacerbated.

Why would Cheltenham borough council even contemplate this?

is the plan to turn Cheltenham and surrounding areas into a concrete jungle??

2 Churchill Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JJ

Comments: 19th January 2021

This area is already significantly developed into the GCHQ site, but this proposed development encroaches on an AONB. This green area provides a much needed buffer for nature and views and there are a number of mature trees. Housing in this location is already congested. The impact of traffic and pollution would be significant.

7 Copt Elm Close
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AD

Comments: 20th March 2021

I object because this land is in an area of outstanding natural beauty and because of the wildlife habit which will be destroyed and disrupted.

Also because of concerns about increased traffic , pollution and congestion around the Sixways crossing which is already incredibly busy

97 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 6th August 2020

Our areas of outstanding natural beauty must be protected for the precious fauna and flora that has evolved over many centuries - once it is gone, it is gone!

We need these areas for our good mental health and general well being and they should not be for development. There are plenty of brown field sites and disused premises that can provide affordable housing.

32 Cleeve View Road
Cheltenham
GL52 5NH

Comments: 4th March 2021

I object to this application due to the enormously destructive impact it will have on the land itself, affecting a huge variety of plants and wildlife, some of which are under threat already. I am also very concerned about the impact of such a large development on the flood water that these fields soak up during the winter. As a regular walker I know that there are times of year when this land almost resembles marsh - where will this water be forced to go? Pollution from the extra homes and cars will also have a negative impact on the area surrounding the development . Traffic is already increasing to an unsustainable level in the lanes around Harp Hill, leading to Charlton Kings and Whittington and this will become even worse.

16 Fossebridge Place
Cheltenham
Gloucestershire
GL52 5BW

Comments: 12th December 2020

Due to the planned area being classed as an "Area of Natural Beauty" this planning for said houses should NOT go ahead, the disturbance to wildlife and natural habitats not to mention local farming will be catastrophic.

The increase in automotive traffic will increase congestion towards the roundabout at the bottom of harp hill leading to priors road to which it will not cope with added demand.

There is already enough congestion and delays to that area already. The increase in foot traffic as a result also will raise safety concerns around the lack of pavements along roadsides an no street lighting along that road.

68 Fairford Road
Cheltenham
Gloucestershire
GL52 5FQ

Comments: 12th December 2020

We strongly object to this planning application.

Firstly it is an AONB home to local wildlife that should be treasured and protected, we have already eaten away at much of this land and this should be protected as per any national park. The land also holds archaeological significance which cannot be ignored.

Secondly, the area will be prone to flooding making it highly unsuitable for property development.

Access to this development will put an enormous strain on our already busy roads, as well as local infrastructure.

We are at a loss as to how this application is even being considered.

306 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YF

Comments: 28th March 2021

I strongly object to the proposal. It is most inappropriate. It is an AONB and should be accorded the careful consideration it deserves. By being situated on a slope it will totally change the character of the area. It will be visible from some distance away. Also this is a public amenity enjoyed by many people walking the several footpaths. This has especially been the case during the lockdowns. The footpath from the reservoir to the flood prevention facility near the crematorium is a natural boundary between the build-up area and the pristine farmland.. Once this boundary has been breached it will only lead to more applications to build on greenfield sites. The access roads are totally unsuitable and it will increase the road traffic in a very sensitive area. I couldn't believe that any developer would consider such an unsuitable site.

15 Portland Square
Cheltenham
Gloucestershire
GL52 2HT

Comments: 17th July 2020

There are many better options for additional dwellings for Cheltenham residents than building on green fields in an already overcrowded area.

This will be a nightmare for Harp Hill residents with the additional vehicle movements. Harp hill is a popular walking route easily accessible for north Cheltenham residents. Taking away farmland and adding in so many - any - houses in this area benefits only the developers.

Covid has brought home to us all how important outdoor spaces are and also how much existing office space is no longer required. The priority should be to re-purpose excess retail and office space.

38 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 13th December 2020

I'm really not sure why tax payers money is even being wasted on considering this proposal?

The area in question is not part of the Council's signed off 2020 housing plan/ strategy. It's not part of the plan so focus on the areas that are.

The area in question is AONB. Surely that is enough in itself to stop the discussion in its tracks? Enough is enough. We already have to live with one hideous scar to our beautiful town's surrounding landscape with the old GCHQ Oakley site.

Then there is the environmental impact on species and ecosystems which is just unthinkable.

The access to the site, for 250+ homes, is totally unsuitable. Harp Hill, Greenway Lane and Mill Lane are already busy enough. No matter how much re-working of the mini roundabout at the bottom of Harp Hill and Priors Rd isn't going to be sufficient to cope with the huge amount of additional demand that will be placed on what is already inadequate infrastructure.

As many commentators have already raised, the Schooling in the area is already maxed out. How can it possibly therefore cope with the additional demand of 250+ homes?

At the end of the day its developer greed and profit that is driving the agenda here. As outlined by the Cheltenham plan there are far more suitable development areas that have already been painstakingly identified. This one should not even be up for debate. Once

it's been built on this area of AONB will be gone for ever. The Council must not allow this to happen.

65 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 20th July 2020

I live at the top of Wessex Drive & am very concerned about the volume of traffic that this proposal of 250 new houses will generate, it is bad enough at present trying to drive out of Hillview Road especially after the Sainsbury's store & new housing on the old Okley site were built.

Also we had severe flooding in this area in 2007 with water running off the hill & if 250 houses were built on this site it may give cause for more flooding. The drains in this area are inadequate for a high volume of surface water drainage such as we experienced then.

Another consideration is that it is an Area of Natural Beauty & as such it should be kept as such for future generations to enjoy

12 Fairfield Park Road
Cheltenham
Gloucestershire
GL53 7PQ

Comments: 31st July 2020

I object to this excessive development in a AONB. We need to build housing but not at the expense of the areas already defined as not to be lost.

Coversdown
Birchley Road
Cheltenham
GL526NY

Comments: 3rd August 2020

I am writing to OBJECT in the very strongest terms to the above planning application proposing to build 250 houses on the Oakley Farm site.

It is hard to understand how this application has even been considered given that this is an AONB.

INFRASTRUCTURE - The original planning application for the Sainsburys development included a doctor's surgery, something that never saw the light of day. To consider building another 250 dwellings without providing the necessary supporting infrastructure of doctors/dentists/schools/bus routes etc is totally unacceptable. There is also the consideration of how hospitals in Gloucestershire are expected to cope with the ever

increasing demand, particularly Cheltenham General which, despite admirable effort from our MP, is struggling to maintain its status.

The situation with schooling is just as critical with no free spaces available at schools in the area.

FLOODING - The large Sainsburys development has already had a detrimental effect on the ability for land to drain without flooding.

SEWERAGE - The existing sewerage system in Cheltenham is well known to be antiquated and in need of considerable upgrading. To put further pressure on this without ensuring an adequate, additional sewerage alleviation programme will only exacerbate existing problems of sewer collapse.

TRAFFIC - Additional traffic from the large Sainsburys development has already made the roads around this area much busier and more dangerous. To add a further 250 dwellings with the potential increase of 500+ vehicles, entering/egressing via Harp Hill, a road not only in an appalling state, with a challenging gradient and treacherous in bad weather, will only serve to antagonise the bottleneck of traffic and increase pollution and more importantly the potential for accidents. Hales road is already congested.

PEDESTRIANS - The lack of pavements from part way up Harp Hill, combined with increased vehicular traffic puts pedestrians at greater risk.

ENVIRONMENT - There has been much in the public domain about the need to protect our endangered wildlife, flora and fauna. This will only serve to fly in the face of that.

Comments: 14th September 2020

In the light of the fact that Gloucestershire Wildlife Trust has designated the meadow as a local wildlife site, I would like this point added to my objection.

The local plan was agreed before the full biodiversity of the site was recognised. So 25 is at the upper limits of viability. 43 is unnecessary overdevelopment.

Losing grassland to trees (with dubious survival rates for the latter on steep clay hills) would be regrettable

HD4 requires protection of the biodiversity features not replacement, or mitigation for loss. We are losing important hedgerow, mature trees, an enormous badger sett and strategically important grassland (county ecologist says at least 57% will be lost).

How can this development proposal be considered to be "protection of the Biodiversity" ?

15 Wellington Lane
Cheltenham
Gloucestershire
GL50 4JF

Comments: 30th July 2020

This area is already under pressure from too much traffic, there are narrow lanes and the roads are not maintained. I can't imagine where the extra cars would all go. As a regular

cyclist and pedestrian of this area, I would fear for my own safety if this development were to go ahead . As an area of outstanding natural beauty it would be ruined by the proposed development

59 Fairford Road
Cheltenham
Gloucestershire
GL52 5FN

Comments: 6th August 2020

We wish to object, in the strongest possible terms, to the proposed development of up to 250 residential dwellings at Oakley Farm.

1. Overcrowded schooling. I need travel 5 km to primal school with my child because nearby schools are already full . I don't understand how a further 250 homes will have access to these, with many families needing to travel over double the distance of local schools due to over subscriptions. This defeats the point in our next generation being encouraged to walk or cycle to school when local education is full.

2. In addition, it is not only the education system which would struggle to meet the needs of a new estate, it is also the wider infrastructure e.g. doctors surgeries. I know many families who struggle to get doctors appointment within this area, not due to lack of commitment by the NHS but simply because the local infrastructure has not kept pace with house build in the area.

3. AONB. The fields backing on to Ham and Harp Hill are rife with an abundance of wildlife which is a joy to see and hear. 250 dwellings will no doubt threaten the survival of Owls, Deer, Badgers and more. Is there really no other housing solution within Cheltenham and the surrounding area that means it is necessary to destroy green sites? With the recent lockdown still fresh in mind, the countryside has been more important than ever in terms of Mental Health and exercise.

4. Harp Hill can not cope with the current volume of traffic, it is an incredibly busy and dangerous road (without pavements at the top) and planned access to the site from this road will only increase the risk of a significant accident. The routes from Harp Hill are similarly unable to cope with any additional traffic. Mill Lane is passable as single lane only in places, unmarked and without lighting or pathways. Greenway Lane backs up to the already heavy congested Sixways junction and Mill Lane ultimately exits onto London Road which is already a dangerous and busy road (at the dip). The bottom of Harp hill exits onto a small mini roundabout which can not cope with the current volume of traffic on Priors Road. A further development in this areas, with access onto the hill would increase the traffic on all surrounding roads to a dangerous and unsustainable level.

5. The other factor is that when the site at the rear of GCHQ was mooted, Planning restricted the number of houses allowed to 40 due to "the unsuitability of the Hill to take any further traffic" so even then the road was at maximum capacity, so I fail to see how a further 250 houses can be considered with the amount of cars that would incur.

We trust the Planning Department will take these factors into very serious consideration and refuse this application.

Goodwood
Newcourt Road
Cheltenham
Gloucestershire
GL53 9AZ

Comments: 10th August 2020

I wish to object to the following development on the following grounds:

This development is on ANOB land, a precious environment which would be lost forever. Green spaces must be preserved for future generations. To lose them is to harm those who will follow us.

The access to the development on Harp Hill is narrow, and the increased traffic and here and on Hales Road will exacerbate the dangers posed by this.

Schools in this area are already oversubscribed and no provision has been made to address this.

Doctors' surgeries are already oversubscribed in this area and no provision has been made to address this.

Field House
Ashley Road
Cheltenham
Gloucestershire
GL52 6PH

Comments: 13th August 2020

I write in connection with the above planning application.

The development of this site would be extremely detrimental to the surrounding area. It is a site of AONB and should be conserved as such.

The building of 250 houses on this site would be a definite flood risk to this part of the town; having experienced the flood of 2007 when the water poured off of this land and flooded Sainsburys, (I remember the water being so deep in the car park, it came over my wellington boots) and into the houses opposite. The concreting over, by building houses, would hugely expedite the risk of flooding.

The road system in the area cannot cope with the amount of traffic now, let alone the possibility of another 500 cars. The whole place will be gridlocked. It is no use saying people will use public transport or cycle, they do not. Harp Hill is not suitable for such an increase in traffic, (notice the state of the road!) nor is Greenway Lane. NB it is meant to be a Lane, not a highway. Harp Hill, with a steep incline and dangerous bends, is lethal in wet and icy weather. We know, having lived here for over 40 years.

Besides not having the infrastructure for such a development, there is the consideration of schooling, doctors, the hospital etc. to take into account. The increase of the population this development would create cannot be accommodated in this area.

The impact of this development would be huge and detrimental to the environment of this area, especially with the wild life that inhabits the land at present, which give the public an opportunity to appreciate all that an ANOB means.

9 Cotswold Lodge
Pittville Circus Road
Cheltenham
Gloucestershire
GL52 2QP

Comments: 21st August 2020
Objection

41 Church Road
St Marks
Cheltenham
Gloucestershire
GL51 7AL

Comments: 10th February 2021

This is AONB land. It should not be lost to a housing development. With an increase in home working and online shopping, there is likely to be less need for large shops and office buildings in town. There will be a growing availability of brownfield sites that can be used for housing developments. This needs a major re-think and some imaginative town planning. We should not be losing beautiful countryside to housing developments.

31 Beechurst Avenue
Cheltenham
Gloucestershire
GL52 6TY

Comments: 5th August 2020

I OBJECT to the proposed housing development. I think it will impact very negatively to the neighbouring areas and will cause a huge amount of congestion at the bottom of Harp Hill. I also don't feel you should be allowed to build on AONB.

Crai House
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PX

Comments: 5th August 2020
Letter attached.

Shawford
Oakley Road
Cheltenham
Gloucestershire
GL52 6NZ

Comments: 17th August 2020

My objection primarily is to the pollution and congestion that hundreds more people and their vehicles will cause to the existing residents .

This insane scheme will effectively "kettle" the residents of Battledown and surrounding suburbs.

At present we cannot access Hales Road easily from the Harp Hill side nor Battledown Approach and this situation is at breaking point!

In other words this scheme will trap us further.

On school days- you take your life in your hands if you decide to walk with your child up or down the hill.

There is only space for one car to travel up or down .
Envisage the delay that causes -and multiply that by thousands when you envisage how long it takes to access Hales Road; which is always bumper to bumper right now !

This lack of escape is doubled up if we try to access the London Road from Greenaway Lane in order to travel anywhere in Gloucestershire or indeed out of the County.

The roads are in an appalling state and even fixing the roads at present would cause utter chaos let alone with hundreds of extra people. I repeat there is only room on all exits and entrances from Battledown for one vehicle.

The existing residents on Battledown approach and Harp hill and Greenaway Lane need to park their cars somewhere and invariably that is on the roadside.

There is no room for any more people. The space is finite.

How do these destructive "developers' imagine they would get service vehicles on to that beautiful land?

There is NO viable access and there never will be.

Cheltenham is situated in a natural bowl.

This makes for stagnant air .

The lung disease and breathing difficulties of Cheltenham residents are well documented.

In the 1950s surgeons at Cheltenham Hospital would advise patients to recuperate by the sea.

Add 70 years of diesel particulates at present and further mix in hundreds more vehicles idling their engines whilst they attempt to get on to a main road and you have a catastrophe on your hands.

Its difficult enough for Police, Fire Engines ,and Ambulances to get through the traffic to surrounding areas right now.

The situation with the traffic is appalling now - no-one in their right mind would want to exacerbate it .

Pedestrians are at risk when walking up and down Harp Hill ,especially if they have children and dogs with them .

Harp Hill is simply too dangerous - especially if two cars are going in different directions or a cyclist is on the road.
There is not the space.!

Did the destructive "Developers " not bother to walk up Hill ?

I sometimes walk to the supermarket using Harp Hill and often think Im taking my life in my hands and wonder where I could escape to -if a vehicle ,truck, or van, came too close .I sometimes cling on to hedges .

I never ever take my dog on that road -he hates the experience of speeding traffic as well.

Cheltenham is a beautiful place to live but sadly we have so many questionable buildings now -hastily put up without any thought for humans and animals or the beauty of Regency Architecture.

I do not see why we should let greedy thoughtless developers ruin our beautiful space.

We have lovely healthy animals in our area, deer, rabbits,foxes,owls (lots of them) frogs ,toads, newts,bats and beautiful birds.

In my garden ,I have protected species of Bats and Newts, further frogs, toads, foxes,and two deer. We have rare birds who migrate from Sweden every year, because the ponds and surrounding areas are perfect for them.

Sadly in the last ten years the toads have disappeared- due to pollution -we cannot afford to lose any more wildlife.

The wildlife and walks around Cheltenham are a joy, and I (and many others) would object vehemently to the destruction of our trees and protected species in fact I will not stop objecting to this until this absurd, ill thought out plan is scrapped entirely .

These access, traffic, pollution problems, destruction of naturally beautiful areas, are not going to magically disappear. in fact it will take a massive effort to reduce the present problems.

Why throw petrol on a bonfire?

Haytor
65 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 17th August 2020

I wish to strongly object to the proposal to build 250 houses on Oakley Farm Pasture Slopes off Harp Hill.

Firstly, the number of vehicles driving up and down Harp Hill will increase hugely, making it unsafe for people to walk. There are no footpaths near my house at the top of Harp Hill, but sometimes you can walk on the verges, however some houses do not have verges, forcing walkers into the road. This affects me, as I often go running and have to run on the road to get to the Battledown Estate or the fields near Aggs Hill and Mill Lane. I also take my dog for walks in the surrounding fields and walk into town - walking is the only option for me as I am not old enough to drive. I currently walk down Harp Hill to the bus stop to get to school and I am subjected to speeding vehicles both up and down the hill which is particularly dangerous around Hill Covert and Camp Road. In winter the verges are muddy and unsuitable for walking on. Adding 250 more households (and cars) with access accessed from Harp Hill would be extremely dangerous and make people's lives very difficult, getting to school and generally entering/leaving their homes.

Pedestrians will not be able to use the road if this application is permitted.

Secondly, the houses will be built on AONB land - a place designated for conservation due to its significant landscape value. 250 houses built on top of this will destroy the ecology and wildlife habitats forcing animals out of the area - this cannot be right. We all have a responsibility to protect our environment and planet, and destroying this protected greenspace would be counterintuitive. I have read in one of the application documents that the lower part of the site is not as sensitive as the upper part, which I feel is completely untrue. The site is covered in trees, particularly around the perimeter and along the internal hedges, and to fell trees to then replantreplace them with new ones seems an unnecessary and destructive act against nature.

Therefore, I ask that the council and the planning decision makers reject this planning application to protect our precious AONB and to ensure the community can continue to enjoy it.

2 Aylburton Road
Cheltenham
Gloucestershire
GL52 5FB

Comments: 9th August 2020

I recently bought a property next door to Oakley farm and one of the reasons I chose this area was that it was surrounded by farmland. I object to this planned site on the grounds

that it will spoil the landscape, reducing the vital green spaces that we have. It will also increase congestion and strain upon existing resources.

Tanglin
Oakley Road
Cheltenham
Gloucestershire
GL52 6NZ

Comments: 11th August 2020

I wish to OBJECT to the Oakley Farm Pastures application - 20/01069/OUT for development comprising of up to 250 residential dwellings.

I object on several grounds

- o this is an AONB and any application for development on such land should be rejected. This site can be viewed from many vantage points and building houses over these fields will destroy the habitat, ecology and beauty of yet another Cheltenham green space.
- o the Oakley Farm Pastures does not feature on the new and updated Cheltenham Plan approved on 20th July 2020 and should be rejected, as not complying with this plan.
- o traffic in Harp Hill is already at its maximum capacity. Information given out at the Community Engagement meeting on 26th July 2019 at the Cornerstone Centre on the results of traffic assessments was disingenuous to an extreme. I was told only 60 extra vehicles would be expected at the Harp Hill / Priors Road / Hales Road / Hewlett Road roundabouts in the rush hour (that itself would be sufficient to block these junctions) and that no traffic was expected to go left off the site into Greenway Lane.
- o there is no spare capacity within the Harp Hill area to cope with the potential of 1,000 extra vehicle movements per day, nor with the extra pressure for local amenities such as schools, GP surgeries, supermarkets and shops which 250 extra families will demand.

Woodmead
Bouncers Lane
Cheltenham
Gloucestershire
GL52 5JW

Comments: 17th September 2020

Many objections have been submitted to this planning application that refer to the impact on traffic in the immediate area. Given the highly unsuitable highway provision for traffic heading north then I also object.

The highways in the area are totally unsuitable as all traffic heading north (Prestbury, Evesham, Race Course, Winchcombe , Southam, Bishops Cleeve etc) is directed along Bouncers Lane. This is a minor local residential road with a primary school unsuited to through traffic Due to the signage and the deliberate blocking of the only other viable

route around Cheltenham (i.e. Barley Road) Bouncers Lane already has far too much traffic. The 60 home plus development at the Premier Products site will generate further traffic.

Further development on this side of Cheltenham must be held until the highways authority can build a proper road layout in this part of town.

1 Coleford Road
Cheltenham
Gloucestershire
GL52 5GR

Comments: 20th July 2020

The lower half of the estate is extremely congested with a lack of space for passing vehicles. My children also attend Glenfall primary school which would be more accessible from the top of harp hill.

4 Drybrook Walk
Cheltenham
Gloucestershire
GL52 5FR

Comments: 20th July 2020

How were they allowed to buy it given their obvious intentions? Beautiful areas like these can never be replaced or regained we need to help keep/save them. The deer, birds owls & such like are amazing to see & hear.

Plus the other problems of overcrowding issues. people can't live harmoniously when they are all on top of each other battling for space! 500 extra cars at the very minimum some houses are bound to be multiple occupancy!!

Also the utilities in this area are shocking the smells from drains are awful!!

20 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AU

Comments: 28th July 2020

I am writing to formally object to the outline planning application for 250 dwellings on Land at Oakley Farm, Cheltenham. The principle of development on designated Areas of Outstanding Natural Beauty (AONB) should not be allowed and I do not believe that this highly sensitive site can accommodate this level of development. I request that Cheltenham Borough Council refuses permission for the reasons I have set out below.

1. Principle of Development.

The whole site is situated entirely within the designated Cotswold's Area of Outstanding Natural beauty (AONB). This is afforded the highest level of protection in planning policy terms and the National Planning Policy Framework (NPPF) states in paragraph 172 that

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues." The site forms a valuable green space and the topography of the site is a key notable component, rising up to the south and east and is therefore highly visible from the wider landscape setting and AONB as well as areas within the eastern part of Cheltenham.

The NPPF paragraph 172 further states that "The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest." I do not believe exceptional circumstances exist in this case and given the major nature of the development proposed I consider that the principle of development on the site is contrary to national planning policy and should therefore be refused.

Given recently Adopted Local Plan (July 2020), there are numerous other allocated strategic and housing sites and whilst there is a recognised national need for new housing, land that is afforded the highest level of protection such as this should be considered last. The Adopted Local Plan does not allocate this site for development and there are many other more suitable sites to ensure Cheltenham can provide the necessary housing supply within the Adopted Local Plan period. It would therefore be contrary to the recently Adopted Local Plan, the JCS and NPPF.

2. Impact on Landscape Character, Visual Amenity and Encroachment AONB.

This is a highly visible, undeveloped sloping parcel of land and important 'green finger' which allows the countryside and associated important wildlife corridors to penetrate into the built up area of eastern Cheltenham. The impact of developing the site and further encroachment into the countryside will result in unacceptable harm to landscape character and visual amenity, and permanent loss of AONB land.

In addition to national policy affording the highest level of protection to the application site, the Cheltenham Borough Council Landscape Character and Sensitivity Assessment of Cotswolds AONB (May 2016) has identified the site to be within the 'Oakley Farm Pasture Slopes Landscape Character Area', (LCA 7.1). The document notes the sloping topography and the wide, expansive open views to the north, medium to high tranquillity and the high quality pasture with mature parkland setting trees. The LCA summarises the site to have a 'high' visual sensitivity and a 'high' landscape character sensitivity resulting in a 'major' constraint, and therefore as having a 'low' capacity for built development. It is clear therefore in landscape character terms at a local level as well as national level, the site has been assessed as being entirely unsuitable for development.

Due to the topography and sloping nature of the site which rises some 47m in elevation from 78m AOD at the north western corner, up to 125m AOD at the south eastern corner, the site is highly visible with long, uninterrupted vistas out towards the wider AONB landscape as well as being clearly visible when viewed from the more elevated AONB landscape to the north and east. The site is seen as a notable green and undeveloped parcel of land when viewed from the existing surrounding built up areas including Harp Hill, Camp Road, Stanley Road, Priors Road, Hillview Road, Wessex Drive, Pillowell Close and Brockweir Road.

Views of the site as an undeveloped field are notable from the highly sensitive receptors such as the Cotswold Way Long Distance Route and key elevated locations such as

Cleeve Hill and Prestbury Hill to the north and east. New development on the site, rising up the sloping topography will be clearly visible as will the proposed access onto Harp Hill and will result in a high magnitude of change within these views extending the built up area beyond the perceived settlement edge. This cannot be mitigated for appropriately and will result in significant harm to these important views and high sensitivity receptors.

The Cotswolds AONB Management Plan 2018-2023 sets out the policies for the management of AONB land and has two primary key purposes - 1) To conserve and enhance the natural beauty of the Cotswolds AONB; and 2) To increase the understanding and enjoyment of the special qualities of the Cotswolds AONB. Clearly, this development proposal does not adhere to these key purposes and is contrary to a number of the policies within the AONB Management Plan, including CE1, CE3, CE4, CE7, CE11 and CE12.

The proposals are contrary to Policy D1 of the recently Adopted Local Plan (July 2020) as they do not complement or respect neighbouring development nor the character of the locality and landscape. In addition, they would be contrary Policy L1 of the Local Plan as the development would cause unacceptable harm to the setting of Cheltenham including views into or out of areas of acknowledged importance. The proposals are also considered to be contrary to Policy SD6 and SD7 of the JCS as they do not have regard to the local distinctiveness and by introducing 250 dwellings and associated infrastructure will not protect nor enhance landscape character. The long term detrimental effects of the development on the localised landscape and AONB land will not be mitigated for and will result in the permanent, irreversible loss of this important green space and encroachment of built development into the AONB and wider countryside.

3. Scale, Density & Over-development.

Notwithstanding the principle of development being contrary to national and local planning policy, the site also does not appear to have the capacity to support 250 dwellings and such I would object to the current proposals on the basis of scale, density and over-development. By restricting developable areas to the central and northern portion of the site, this appears to have resulted in a dense layout that does not reflect or respect its edge of settlement location nor the wider sensitive countryside. The dominance of roads as a result of an overly designed and convoluted vehicular access off Harp Hill and varied site topography means that an awkward layout has been produced that does not appear to have considered its landscape setting. The resulting scale and density of the proposals is therefore out of proportion to its context and should be of a much lower density and scale. Whilst the proposals suggest that development has been limited to the lowest parts of the site, proposed developable areas extend as far as the 118m AOD contour.

The layout also suggests that the protected TPO and Veteran trees are to be retained and incorporated within the layout. It is unclear however given the sloping topography of the site and the likely earthworks necessary to constructed 250 dwellings how this is possible without impacting the root protection areas of the protected trees. The topography and significant level changes of this site are a key component that characterises it, however developing two thirds of the land will inevitably require substantial earthworks which will transform the site. Page 30 of the Design and Access Statement also indicates the proposed housing will be set on a level area whilst the tree planting is on regraded landform. Clearly further detail on the earthworks strategy and cut and fill exercises would be necessary to demonstrate that these outline proposals are even feasible and that they take into account the landform and key features of the site.

4. Impact on Highways, Access and Transport.

The proposed access location is located part way along Harp Hill at the most elevated part of the site at approximately 122.5m AOD. The existing Harp Hill road is narrow and without any pedestrian footways at this point and the road network to the east consists of only minor rural lanes, many of which are single car width. At peak times all junctions in the vicinity are at capacity and I cannot see how the existing road network will therefore be able to support the additional traffic movement for 250 homes without significant offsite highways improvements.

The proposed access from Harp Hill and into the site appears to be an overly engineered design creating a convoluted access road through the portion of the site that is supposedly to be retained, protected and enhanced. The proposed layout also appears to show approximately 50m length of the existing mixed native hedgerow along Harp Hill to be removed to facilitate the access and associated visibility splays. I would question whether the visibility splays at this new junction are sufficient given the speed of vehicular movements on Harp Hill. I also question the need for pedestrian footway extending either side of the new road junction, however there is no existing or proposed footway to the north or south of Harp Hill. It is clear however that the loss of the existing mature hedgerow along the southern boundary and major infrastructure proposal located on this elevated and highly visible location within the AONB will not be possible to fully mitigate for in landscape and visual terms and will result in unacceptable visual harm.

In addition the proposed scheme suggests that access to the wider Public Right of Way network is to be enhanced - Page 27 of the Design and Access Statement "linking to long distance walking trails" ... "Forging footpath connections" and it uses images of the Cheltenham Circular Path and the Cotswold Way signage. This is clearly inaccurate as there is no footway along Harp Hill to the east, nor is one proposed as part of this scheme and development of the site will therefore not provide further links to the wider Public Right of Way network or improve access to the countryside.

Summary and Conclusion.

Given the points above I do not believe the site is suitable for development on this highly sensitive AONB landscape. The proposals for 250 dwellings would be contrary to national and local planning policy, including the recently Adopted Local Plan, and would result in significant and demonstrable harm to the key principles of the AONB. The permanent, irreversible loss of this important green space and encroachment of built development into the AONB and wider countryside is unacceptable. The access location and impact on highways infrastructure will also result in harm that cannot be appropriately mitigated for. I therefore request that Cheltenham Borough Council refuses planning permission for the reasons set out above.

Carobs
The Reddings
Cheltenham
Gloucestershire
GL51 6RL

Comments: 28th July 2020

We understand from local news reports that Robert Hitchens has applied to build 250 houses on land known as Oakley Farm Pastures. As this is an area of outstanding

natural beauty any application should have been deemed inadmissible. The house building allocation has already been agreed until 2030 according to the Cheltenham plan and yet new builds are being permitted in several areas around the town often involving green spaces and yet again eroding the Regency heritage for which it was once well known and respected. We strongly object to this application.

10 Hillview Road
Cheltenham
Gloucestershire
GL52 5AD

Comments: 20th March 2021

I strongly object to the 250 houses development at Oakley farm. This land is a beautiful green area of Cheltenham & I would like it kept this way for future generations.

36 Yorkley Road
Cheltenham
Gloucestershire
GL52 5FP

Comments: 14th December 2020

As a resident of Battledown Park I want to object to the this development going ahead. I'm retired and I have lived here for the past 11 years and have enjoyed this amazing landscape, while walking my dog along the footpath to Harp Hill and sitting enjoying the fauna and flora.

Such a peaceful place, it would be so sad not to have this wonderful setting to escape to and loose ourselves in. Quietly watching the deer and sheep grazing, listening to bird song and seeing fox cubs playing in the field has been a joy.

Something must be done to preserve this sanctuary and stop yet another area of outstanding beauty being destroyed by these developers, like the Persimmon development has done on the old GCHQ site, which is like a concrete jungle.

The traffic on our development is already causing us tremendous problems since Oakley Grange development was started and residents moved in. Cars are speeding at 30-40mph along Yorkley Road where I live, total ignoring the 20mph speed zone. To have 250 more dwellings on what is already a vast estate would be adding fuel to the fire and a danger to residents from the speeding traffic.

Extra traffic from this new development will also add to the problem of congestion near Sainsbury's Super Market. There will be more cars going in and out of the estate though one entry/exit, along with all the vast amount of Sainsbury's customers who use their car park, they will then converge onto the bottle neck at the traffic lights leading onto Priors Road, this will be a disaster and an accident waiting to happen.

Willow Bank
Harp Hill
Cheltenham
Gloucestershire
GL52 6PX

Comments: 28th July 2020

It is hard to believe that the council can grant permission to place access to this development on Harp Hill, when the applicants own transport assessment predicts it will produce traffic queues of up to 43 vehicles at the bottom of Harp Hill at peak AM times compared to just 2 today. That's over 200 meters of queueing traffic and well over the capacity of the junction.

The transport assessment shows that the council was spot on back in 1998 when it said (with respect to the development at GCHQ Oakley site) -

No more than 40 houses shall be served by the access onto Harp Hill at the east end of the site.

Reason: the road network in the locality is not capable of accommodating the traffic associated with more than this number of houses.

There is an inference drawn in the assessment based on the statement wording that this might have been referring to the network East of Harp Hill rather than Harp Hill itself but the modelling and the data show concretely otherwise.

The assessment suggests mitigation measures in the form of junction widening at the bottom of Harp Hill.

These mitigations and their projected impact seem to be highly speculative and do not build much confidence that they will remedy the situation to the extent predicted.

In addition, as noted in the assessment the widening would be in contradiction to the original intent to provide an improved pedestrian environment at this junction and that consultation would have to take place with GCC before it were agreed.

Without a clear and agreed mitigation option to solve the projected capacity issue at this junction I cannot see how permission can be granted at this stage to provide access to the development at Harp Hill.

Crai House
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PX

Comments: 3rd August 2020

My main worry is about the traffic. I have no complaints about the area being built on. The amount of houses seems to me to be far too many to cope with the amount of traffic

on the hill. I am the first person to say people need homes but this number seems rather worrying.

I am not sure if you know Harp Hill, if you do you will know that the amount of vehicles using it every day is excessive. I did speak to a woman doing a survey of the traffic on the hill about 18 months ago and she said she had counted 1,000 vehicles in an hour. I must say that did surprise me, I am assuming this must be early morning.

My main worry is safety and that includes animals (we have had quite a lot of cats killed). We often see foxes and on occasions deer and badgers on the road here. The amount of vehicles that speed on the hill is ridiculous. It would be an idea for someone to come and monitor just how bad it is before a decision is made.

Another worry is that of Greenway Lane - Lane is the correct word for it. I just wonder how this lane would cope with all the extra traffic.

All rather worrying.

Rosemere House
Stanley Road
Cheltenham
Gloucestershire
GL52 6PB

Comments: 4th August 2020
Will increase pollution and traffic.

3 Hales Close
Cheltenham
Gloucestershire
GL52 6TE

Comments: 7th August 2020

I am writing to inform you that me and my wife object the planning which is set to go ahead. The reasons for this is because of traffic, flooding, fumes which are damaging our health, secondly the noise and the effects that this will have on the environment. Hales road and harp hill has already a lot of noise and traffic therefore this is going to cause huge congestion. The fumes from this damage have already caused black to be on our windows. This will cause a strain to our health and well being therefore we object this planning to go forward. You cannot even get across the road now from hales road due to heavy traffic, therefore if this planning goes ahead this is going to cause greater problems.

I look forward to hearing back for more updates.

114 Hales Road
Cheltenham
Gloucestershire
GL52 6SU

Comments: 7th August 2020
Letter attached.

29A DownView
Chalford Hill
Stroud

Comments: 7th August 2020
Letter attached.

28 Slad Way
Cheltenham
Gloucestershire
GL52 5FA

Comments: 12th August 2020
I am a local to the proposed development and know the area well

The scale of the proposed development will bring long term traffic blight to an already high congested outdated road system- specifically the mini dual roundabout at the bottom of Harp Hill and the alternative but already speed restricted Greenway Lane

Living on the Oakley Grange Estate - the noise and general disruption from long term residential development is a considerable stress.

The locality itself is one that is best left alone and should remain as it is

114 Hewlett Road
Cheltenham
Gloucestershire
GL52 6AT

Comments: 5th March 2021
I am concerned that there is already too much traffic on Harp Hill. It is the main route up to the top of Cleeve Hill. The road surface is pretty poor and it is already very busy with cars, bikes and joggers at the weekends.

The fields provide essential green countryside for wildlife and it would be a great shame to lose this.

43 Fairford Road
Cheltenham
Gloucestershire
GL52 5FN

Comments: 13th April 2021

I'd like to put forward an objection to the 250 homes planned for Oakley by Robert Hitchens as I think the need doesn't outweigh the environmental impacts by any means.

Much has been said about the traffic issues which will certainly be a detriment, however I've had an industry professional (ex colleague) look at the Environmental documentation available online and as a result believe there is a good case to stop the development on this alone.

As a side note, my ex colleague did substantial work over many years with some geographically associated HRA work regarding bat species (Large Nuclear Infrastructure project) linked to this site.

Her main findings were:

- o Flight lines for bats between the proposed site and the Forest of Dean should at least be considered, particularly the 'Lesser Horseshoe' species. The Robert Hitchens HRA doesn't recognise this.
- o The 'Hedgerow' survey from a biodiversity and archaeological perspective may also be a weak area, subjects that she would expect to see in-depth for a green field site of this magnitude.
- o There was one big concern she stated regarding the Title page of the HRA - '.. they only look at the Beechwoods SAC, but incorrectly titled it as an SPA', and was indicative of the quality of the submission as a whole.

That was a very brief appraisal which she did for me and she hadn't had time to look through all the 108 documents in depth including the ES, so this should be regarded as a dip test, but it was a telling one. I could look into getting further information if it comes to it?

I am interested to know any thoughts on the above and the applicability regarding the current status with RH going to next tier?

35 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 6th August 2020

There seems no justification for developing such a substantial number of new properties in an AONB. It is very difficult to reach any conclusion other than that a development proposal of this scale will severely impact upon the environment and local wildlife in the area.

Harp Hill is not suitable for a development of this proposed scale. The proposal is likely to almost treble the number of houses seeking direct access to the road. The road itself is narrow with poor infrastructure for pedestrians or cyclists. It is in a poor state of repair, despite having been resurfaced in areas approximately 5 years ago. The reality of the transport options for most homeowners at the proposed development would be to drive, and the prospect of an additional 250 to 500 cars commuting (and almost certainly

queuing) along this particular stretch is going to substantially increase localised pollution levels.

15 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 31st July 2020

I would like to object to further development and houses being built on the Oakley farm pastures. We moved to this area from Bristol to improve the quality of air and life. The green pastures and paths have provided us with country walks, less traffic and to live alongside country animals. It is our source of connection with nature and would be a shame to affect not only the people who live nearby and object but also the wildlife.

13 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 5th August 2020

The wildlife will take a major hit if this development goes ahead. They've already taken a hit with many other projects that have either started or are on the horizon. THIS MUST STOP!!!

33 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 3rd August 2020

1. The proposed housing development will destroy the natural landscape which is much appreciated and has been enjoyed by the wider community.
2. The building development will destroy the wildlife habitat.
3. Harp Hill is a narrow road with narrow or no pavement which cannot cope with any extra traffic and any increase in traffic will pose a danger to walkers/cyclists and create traffic chaos in rush hours.
4. The local amenities cannot cope with the additional residents.

17 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 29th July 2020

Area of outstanding natural beauty. Area will be too congested. Too many houses too many vehicles accessing off a steep narrow hill

19 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 5th August 2020

Harp hill and the nearby roads already have more traffic than is safe and an additional 250 house will bring in the region of 500 extra cars to the local area. Harp hill is a residential area with parked cars on both sides which means cars have to stop and start and often speed or overtake recklessly because they become frustrated. Access at the bottom of harp hill is regularly jammed up and it is difficult to turn in and out of harp hill due to the number of parked cars in the vicinity. At the top of harp hill and round to aggs hill and the greenway there is no footpath and these winding lanes are treacherous with pedestrians, dog walkers, runners, cyclists, cars and lorries all trying to navigate their way through lanes that are narrow and with several sharp Bends - I see near misses almost every day when I use these roads. The lower Oakley grange estate has been extremely poorly planned with inadequate parking, no road markings, and footpaths that stop and start. Cars speed up and down the roads; cars park on the verges and I the roads; pedestrians are forced to walk in the roads as there are sections with no footpaths. Children and pets are at risk in these conditions and even as an adult pedestrian I regularly feel at risk from vehicles when I'm walking up and down the hill to access Sainsbury's from Birdlip road.

Overall the current traffic in the area is already a problem and conditions are unsafe for pedestrians and motorists alike. I have serious concerns about adding pressure to this local traffic.

Furthermore the proposed site is a designated area of outstanding natural beauty And not part of the areas planned for development - therefore when we bought our property it was on the understanding that this land would not be subject to development. There has already been considerable other development in this part of Cheltenham and part of the assurances given by the council was that the remaining green spaces would be left undeveloped.

29 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 6th August 2020

I wish to object to the planning permission for the building of 250 houses on Harp hill for the following reasons.

1. This area is a green field site in an AONB and although it is situated next to another new build site (Oakley Grange) this site was built on brown field land previously occupied by GCHQ. As the proposed site is in an elevated position it is visible from much of Cheltenham, once this site is built on the land will be gone for ever. We are lucky to have so much beautiful countryside on our doorstep and I'm sure that most residents of Cheltenham would be in agreement that the views of Cleeve hill are indeed spectacular and make our town such a pleasant place to live. To lose this green field space is entirely

unnecessary when there is so much space available that isn't in such a prominent position.

2. Harp hill is a steep road and very narrow in places making passing more dangerous than normal. This increase in traffic will only add to this problem. Harp hill is used regularly as a cut through from the B4075 to the A40 and the road is in a state of disrepair. Adding to the traffic volume will only exacerbate the poor road condition, particularly during the construction phase when heavy lorries will be trying to get up the steep gradient.

3. Having viewed the proposed plans the entrance to this new estate is situated just after a blind summit at the top of a steep gradient. This gradient causes a lot of drivers to drive quicker than normal to prevent their cars from stalling on the steep hill adding to this danger of cars pulling out of the new estate onto Harp hill and the risk of collision increases substantially. Each of the 250 houses will have at least 1 car and most likely 2 which will add to the problem.

3. There are no pedestrian pavements in parts of Harp hill making the road a particularly dangerous place on this popular walking route. Cleeve hill has always been popular for walkers to get such incredible views from the top reaching all the way to the Malvern hills and beyond. Harp hill is the main thoroughfare for walkers to reach designated trails away from the road but has substandard pavements to support the foot traffic. With the advent of lockdown and COVID pandemic more and more families have been using this route to access Cleeve Hill and it is becoming more and more dangerous with pedestrians as the flow of traffic increases. When you consider that each of the new houses will likely have at least one car per household, and most likely two the traffic increase will add to this problem.

I object to this proposal and I hope that the planning committee turn down the application on the grounds that we will be destroying parts of a limited AONB that we will never get back. That Harp hill will not support the increased traffic volume and is already straining under the current volumes of traffic and that the new development will present an even bigger danger to pedestrians using this popular walking route.

27 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 31st July 2020

With regards to the above proposed planning of 250 new homes, I would like to object to this proposal as I feel that it will have a negative impact on the wildlife that we currently have in the area, we'll lose the cherished countryside, the traffic caused on the roads will be horrendous all the time and it's going to have an adverse impact on the views currently enjoyed from Cleeve common.

23 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 6th August 2020

Harp Hill is already used by more traffic than it was designed for. I have experienced a number of 'near misses' an additional 250 houses, potentially 500+ vehicles will exacerbate the issue. There has already been enough building in the area, this proposed site should be left as it is as a green space for the wildlife. Local amenities such as schools and nurseries in the local area are already over subscribed or are having to reduce their catchment areas.

20 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 5th August 2020

I object to the proposed development of this land for the following reasons.

The area is an area of outstanding natural beauty and should be preserved as such.

The local wildlife will be decimated by being forced to relocate. This will be a loss forever of a valuable piece of countryside.

The road is not able to cope with the extra traffic. The condition of Harp Hill is already atrocious and the building site traffic will make this worse.

The junction proposed for Harp Hill will be dangerous ,visibility is poor.

The road and surrounding area is popular with walkers and cyclists and there are frequent near misses where traffic is speeding or cars take corners too wide. This will be exacerbated by extra traffic from housing causing traffic jams as cars try to exit on to Hales road/Priors road junction.

The traffic at rush hour/school run times is heavy along Greenway lane causing long delays at the traffic lights with London rd,

I believe that there are less sensitive areas that should be considered before this valuable public space is lost forever.

22 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 5th August 2020

This will cause too much traffic on an already very busy harp hill and the impact on the local wildlife will be devastating, both in terms of the increase in traffic and loss of green space.

18 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 1st August 2020

I came to know that there is a proposal to build more than 250 houses on the Oakley Farm Pasture Slops (Planning ref No 20/01069/OUT). I would like to appeal you all for not allowing this project to be approved as I am a local resident living at 18 Birdlip Road GL525AJ and I have the following concerns with this project.

1. No walk path on Harp Hill : My 2 kids study in the local secondary school and they walk to the nearest bus stop on Hales road via Aggs Hill and Harp Hill. As there are no walk path they find it at times a great risk to walk on these roads. Having this new development will make it still more difficult for pedestrians as there will be more traffic on the narrow Harp Hill road.

2. Traffic Jam on narrow Harp Hill : If this proposal is approved, then there will be traffic jam on narrow harp hill road each morning and afternoon as more cars will be clogging up my work/school/shopping run. This iss unacceptable as I want to enjoy living in my house not getting caught in traffic every day during rush hours.

3. The proposed area is a area of outstanding natural beauty. When I moved to my current address, I use to see so many varieties of wild life. But over the past 2 years its been declining. Having another massive project in this area will completely destroy the natural habitat.

4. The local countryside will be lost for ever.

5. Forced relocation of wildlife.

6. Further pressure on valuable local amenities.

I kindly request you all to consider the adverse effect this project will have on the local community and on the natural habitat. Hence I kindly request you NOT TO ALLOW this project to be approved.

16 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 5th August 2020

1. This is an AONB and development here sets a dangerous precedent for destroying our countryside. It will ruin the character of the area.

2. There is no public transport servicing this area. The council have already allowed to much development to go ahead in this area with no access for buses or extra services (climate emergency?)

3. Harp Hill is increasingly busy and dangerous to drive on. It is even more dangerous for pedestrians. What improvements for drivers and pedestrians will be made to handle the extra traffic and pedestrians.
4. Additional works traffic will cause more damage to roads. Will the developer be making weekly repairs?
5. A complete development of 250 houses will overwhelm the roads with traffic at peak times.
6. If sufficient extra school, doctor, dental and police services are not put in place this will create unacceptable pressure on local services.
7. Local parks and green space are increasingly crowded. Any development should have at least a new reasonably sized park included.
8. The local deer population are already being squeezed out. This development will be bad for wildlife.
9. Very concerned about the amount of dust and pollution residents will have to suffer during this development due to its elevation over estate.

14 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 3rd August 2020

- 1 - It is an AONB, so surely no further discussion is necessary. If building can be done here, then no AONB can be safe, NONE.
- 2 - I read from a previous comment that the land was sold with a caveat that it cannot be built on. Surely law is on our side.
- 3 - The extra traffic on Harp Hill and Greenway Lane of between 200 and 700 extra vehicles will make the narrow, pavementless roads a nightmare. Let alone the degradation of the roads, which are awful (Harp Hill).

10 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 5th August 2020

I object to this development as follows:

Harp Hill is already a busy single lane road which is badly maintained and used as a cut through to Charlton Kings so already it can be a rat run. In parts if there are cars parked outside homes then it reduces to a single lane. If 250 homes are built then this will significantly increase traffic on this road and cause it to be grid locked and more

dangerous then ever. Cars coming down the hill often have to slam on their brakes when there is a car coming up the hill.

At the bottom of the hill there are 2 mini roundabouts which are already busy and again, this would cause further gridlock at the junction of Hales Road, Priors Road and Hewlett Road.

There is already too much development with the Persimmon site in this area.

Battledown is supposed to be Cheltenhams premier residential area and this should be maintained rather than ruin the appeal of the locality.

12 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 5th August 2020

I object as I'm very concerned about the effect of more traffic on Harp Hill and the surrounding roads and further to this, the effect on the wildlife and loss of beautiful AONB countryside

11 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 31st July 2020

This is to strongly object the planning application for 250 dwellings on Land at Oakley Farm, Cheltenham. Please see below the reasons why i feel it is not right to go ahead with this development and you should not entertain the application and deny it at this stage only.

1. This is a inappropriate development in an AONB
2. Too much traffic already on harp hill which is already in very poor condition with deep pot holes.
3. With no pavements at many places on harp hill, its anyway a nightmare for pedestrian. With increased traffic we are just a step away from some terrible accident and possibly loss of life.
4. There is abundance of wildlife. I have seen foxes, deer, boars behind my house. With this new development, they will be losing their home and we will sadly miss them.

.

9 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 29th July 2020

I object to this application in relation to the increased traffic levels that this application would create on Harp Hill and Greenway Lane which is currently too high. The roads around this area were not designed for the current volume of traffic and to add an additional 250 homes would be disastrous.

1 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 5th August 2020

I wish to formally make an objection against the proposal for 250 new homes to be placed on the Oakley Farm land.

Harp Hill is already a dangerous road, with traffic going too fast up and down hill, the pavements are very narrow (no pavement in some areas), and because of the incline a popular cycle route for road bikes. The road is always in a bad state of repair because of the rain fall and the construction traffic, this will only worsen with the new homes.

Schools!! where do you propose all the children living on this new estate will go to school? There is already problems with children not being able to get into their catchment area school, this will be even more difficult with more children wanting the same school. The farm land is home for lots of natural wildlife, an area of outstanding beauty that can be seen from the views of Cleeve Hill. This area does not need any more houses ruining what natural beauty there is left.

10 Humber Road
Cheltenham
Gloucestershire
GL52 5PE

Comments: 17th July 2020

Aonb- think it's obvious, it would be of great negative consequence to the natural environment for a start. Building here is not essential. Local infrastructure cannot support more houses here. I do not support this and object on every level.

Yew Tree House
9 High Street
Prestbury Cheltenham
Gloucestershire
GL52 3AR

Comments: 26th January 2021

I am writing to object to the above application.

Many compelling and cogent objections have already been made to this outline application and for very good reasons. In particular, the Council for the Protection of Rural England (CPRE) and the Friends of Oakley Farm Pastures Slopes (FOFPS) have written most pertinently and eloquently in their comments and objections. I should like to endorse these objections and rather than repeat them all in other terms I should like to summarise my main objections as follows.

1. The site is a designated Area of Outstanding Beauty. If that entity is to mean anything then the terms 'Area', 'Outstanding', 'Natural' and 'Beauty' need to be properly emphasised and appreciated. There is no justification in replacing here or elsewhere an AONB with a development such as that proposed. Such changes tend to be irreparable.

2. Although human experts can point to irreversible human damage, wildlife cannot be consulted about the irrevocable loss of their precious natural habitat. The proposal for up to 250 human habitations would inevitably affect wildlife in the area adversely and irreplaceably for the worse.

3. Building up to 250 dwellings on a limited space would do nothing to improve the look of what is in effect an outstandingly attractive piece of countryside within the town and in clear sight of Cheltenham and its Circular walk. The term development itself is a relatively neutral word and others may see the proposal in other terms.

4. If the development were to be allowed, then there would be yet further and serious traffic congestion on Harp Hill, Greenway Lane and Prior's Road at least. The proposed exit from the estate onto Harp Hill looks utterly inadequate and intrusive and pedestrians on Harp Hill are already remarkably ill-served. Greenway Lane/Harp Hill has already become a short-cut and 'rat-run' for traffic travelling to and from the A40. The proposed development would only make matters much worse.

5. Up to 250 new dwellings would add very considerably to pressure on local amenities, such as schools, health centres, doctors, shops, etc.

6. As someone who has lived in Cheltenham from 1974 to 1993 and returned to live in Prestbury from 2010, I object most emphatically to the prospect of up to 250 residential dwellings on the site. One of the significant and regrettable changes we have noticed to the town over time has been the relatively rapid development of urban and suburban sprawl visible both in the town itself and from the escarpment and surrounding hills. This proposed development would remove yet another valued space in what is, and should remain in perpetuity, an area of outstanding natural beauty. Put that term in capitals AONB and it should also have legally protected status which the present application, if approved, could only erode.

7. If this AONB were to be compromised, then it would set a precedent for others to become similarly at risk.

8. Any persons, firm or company fortunate enough to purchase or own such a designated Area of Outstanding Natural Beauty should surely have a duty to maintain it as stewards for posterity.

33 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 3rd August 2020

1. The proposed housing development will destroy the natural landscape which is much appreciated and has been enjoyed by the wider community.
2. The building development will destroy the wildlife habitat.
3. Harp Hill is a narrow road with narrow or no pavement which cannot cope with any extra traffic and any increase in traffic will pose a danger to walkers/cyclists and create traffic chaos in rush hours.
4. The local amenities cannot cope with the additional residents.

Merton House
6A The Avenue
Cheltenham
Gloucestershire
GL53 9BJ

Comments: 5th August 2020

Whilst it is important to provide housing, it is also important to plan developments appropriately, taking account of both housing need and the impact on the existing community. The desire to profit by obtaining planning permission is understandable but not a reason for planning permission to be granted.

I object to this development because it would build on an Area of Outstanding Natural Beauty to the detriment of all the residents of Cheltenham. There is no need for the housing as Cheltenham has a plan to build 11,500 more houses by 2031 and so these additional houses are not needed and are in the wrong place.

The development of the old GCHQ site at Oakley has already provided a substantial number of homes over the last decade and the development is not finished. When complete there will be over 730 new homes on the site in addition to the Sainsburys supermarket. This is more than enough extra homes for the local infrastructure to cope with.

5 Morningside Close
Prestbury
Cheltenham
Gloucestershire
GL52 3BY

Comments: 6th August 2020

I wish to strongly object to the proposed building of 250 homes in an area of outstanding natural beauty, in line with others a few the reasons are:

This is an ANOB and should not be developed for housing, it would be a disaster for wildlife and air quality.

Infrastructure is already poor and cannot support this many new dwellings.

Harp Hill is a 'rat run' for motor vehicles and dangerous for cyclists & walkers like myself. This is in complete contrast to the Government's latest talk of improving towns & cities cycling & walking infrastructure. Instead of increasing the traffic on Harp Hill it should have a segregated cycle lane, be 20mph and have large vehicles restricted.

Redstart House
Battledown Approach
Cheltenham
Gloucestershire
GL52 6RE

Comments: 8th August 2020

I object strongly to this application on several different grounds: when I moved with my family to Cheltenham 7 years ago, one of the reasons we chose to live here was the beauty of the surrounding landscape protected, or so we thought, by the AONB status of land east of Cheltenham.

If this goes ahead, it will be putting a coach and horses through the whole concept of AONBs. Furthermore, the amount of traffic generated on Harp Hill will of course escalate, onto a road which has no footpath. At present it is just about bearable to walk or run along the upper end of Harp Hill but this proposal would certainly make it hazardous.

Finally, we enjoy using the footpath on the western perimeter of this site mainly because of the views of the escarpment but clearly any major development like this would completely destroy this amenity.

Wessex House
3 Sovereign View
Cheltenham
Gloucestershire
GL52 6FD

Comments: 9th December 2020

I'm at a loss as to how a developer can argue that the minor road that is Harp Hill, could accommodate increased traffic and dismiss the further chaos that would ensue where it meets with Hales Road and Hewlett Road. Harp Hill is already a busy road and increasing the volume of traffic on such a minor road will only add further to the congestion. In addition given that the application is to build on land that is designated AONB, surely planning officers will realise that it is counter intuitive to construct houses on land that should be protected for future generations to enjoy. Finally, and as significantly, The Local Plan for Cheltenham that was only adopted in July 2020 at a full

council meeting of CBC, does not set aside this land for development. Nothing has changed and I would urge Councillors to stand up & speak out against this application.

Hewlett Reservoir
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PP

Comments: 29th July 2020

I strongly object to the proposed housing development at Oakley Farm. This land is designated as an AONB site and therefore should be protected for that reason. I have lived adjacent to this land for over thirty years and have seen a huge increase in traffic using Harp Hill. This development will only increase to the volume of vehicles already using this road.

There have already been large developments built in this area over recent years and the impact of this proposal will also put more pressure on the wildlife in the surrounding area.

The Oaks
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 30th July 2020

I write to voice my strong objection to the above planning application. There are numerous material objection points which are considered a reserved matter - for example, the AONB designation; design; site layout. The main focus of this objection is on that which is not reserved - the proposed access / egress within and around the proposed development site from Harp Hill. It is therefore requested that the Authority fully consider the implications of the proposed access / egress from Harp Hill and refuse this application accordingly.

National Planning Policy

NPPF

The NPPF (National Planning Policy Framework) is the guiding policy that all applications should have as the principle policy guiding development. The following from the NPPF is therefore pertinent in this case:

Section 9: Promoting sustainable transport

P.102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

The access proposed has not sufficiently considered the patterns of movement in and around the site. There is very significant potential for dangerous conflicts of movement between pedestrians, cyclists, horses and motorists and the proposed design of access will result in a poor quality place due to inadequate infrastructure.

P.108. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be - or have been - taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users; and
- c) any significant impact from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Safe access cannot be sufficiently attained at this site and it is certainly arguable that the proposed development would result in a severe and significant impact upon the local road network as a consequence of the high frequency and volume use of Harp Hill as a major access / egress point for the development.

P.110. Within this context, application for development should:

- c) Create places that are safe, secure and attractive - which minimise scope for conflicts between pedestrians, cyclists and vehicles.

The proposed access and exit points, as well as the internal layout of the site, will increase potential conflicts of movements between motorists, cyclists, and pedestrians to an unacceptable level.

Section 12: Achieving well-designed places

P.124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.

P.127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

P.130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary documents.

The proposed access and development will contradict the above National planning policy.

The National Design Guide

The National Design Guide was published in October 2019 and includes guiding policy concerning design for development. The following is relevant and relates to movement and accessibility in and around the site;

Context

C1: Understand and relate well to the site, its local and wider context

40. Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including:

- The existing built development, including layout form, scale, appearance, details, and materials;
- Access, movement and accessibility;
- Views inwards and outwards

41. Well-designed development proposals are shaped by an understanding of the context that identifies opportunities for design as well as constraints upon it. This is proportionate to the nature, size and sensitivity of the site and proposal.

42. Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation.

This further casts doubt as to the suitability of the proposed access and the subsequent potential for poor quality development / design.

Local Planning Policy

The Joint Core Strategy

The JCS was adopted by the three local authorities of Gloucester City Council, Cheltenham Borough Council, and Tewkesbury Borough Council. As such the following policy applies and is relevant to this planning application.

Policy SD4: Design Requirements

i. Context, Character and Sense of Place;

New development should respond positively to, and respect the character of, the site and its surroundings...and addressing the urban structure and grain of the locality in terms of street pattern, layout, mass and form.

ii. Legibility and Identity

New development should create clear and logical layouts that create and contribute to a strong and distinctive identity and which are easy to understand and navigate.

v. Safety and security

New development should be designed to contribute to safe communities including reducing the risk of fire, conflicts between traffic and cyclists or pedestrians, and the likelihood and fear of crime.

vii. Movement and connectivity;

New development should be designed to integrate, where appropriate, with existing development, and prioritise movement by sustainable transport modes, both through the application of legible connections to the wider movement network...it should:

- Be well integrated with the movement network within and beyond the development itself
- Provide safe and legible connections to the existing walking, cycling and public transport networks
- Ensure accessibility to local services for pedestrians and cyclists and those using public transport

- Ensure links to green infrastructure
- Incorporate, where feasible, facilities for charging plug-in and other ultra-low emission vehicles
- Be fully consistent with guidance, including that relating to parking provision, set out in the Manual for Gloucestershire Streets and other relevant guidance documents in force at the time.

Policy INF1: Transport Network

1. Developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters. All proposals should ensure that:
 - i. Safe and efficient access to the highway network is provided for all transport modes;
 - ii. Connections are provided, where appropriate, to existing walking, cycling and passenger transport networks and should be designed to encourage maximum potential use;
 - iii. All opportunities are identified and taken, where appropriate, to extend and / or modify existing walking, cycling and public transport networks and links, to ensure that credible travel choices are provided by sustainable modes.

5.2.7 The desired outcome from all development remains a safe and efficient transport network where people feel safe and they have a reasonable variety of travel choices.

The proposed access from Harp Hill is woefully inadequate for the scale of the development proposed. Considering that most families likely have at least one motor vehicle - often two (not including any visitors and their vehicles) - Harp Hill will be unable to sustain the increased traffic levels. Thus safety, site legibility and patterns of movement for all users in and around the site will be dangerous and the above local planning policy will not be complied with.

It should also be noted, as mentioned within the applicant's transport statement, that the site is not allocated within the Strategic Allocations Policy. This further questions suitability of this site and proposed access for a development of this scale.

Gloucestershire's Local Transport Plan (2015-2031)

The following from the Gloucestershire Local Transport Plan is contradicted by the proposed access and development here.

Policy Document 2 Cycling

LTP PD 2.1 To ensure that developers assess the needs of all pedestrians and cyclists within their development design and any improvements associated with the development. The access proposed from Harp Hill will be detrimental / dangerous to pedestrians, particularly given the lack of pedestrianised pavement. Cycling will also be difficult due to the increased traffic levels.

Policy Document 4 Highways

LTP PD 4.6. To consider the needs of all road users including walking and cycling when amending highway speeds to ensure safety, functionality and consistency are not compromised. To work with developers and transport scheme promoters to consider, when designing new schemes, factors which influence the success of routes and facilities in terms of their use and function, such as layout, visibility, gradient, lighting, natural surveillance, integration and signing.

Given the potential for dangerous conflicts of movement between motorists, cyclists and pedestrians, the needs of all road users will not be met using the proposed access / egress from Harp Hill.

LTP PD 4.8. GCC will work with all transport providers to provide a safe, reliable and efficient highway network that encourages pedestrian movements and provides vital walking connections between communities, employment and services.

Similarly, this policy will not be met / complied with.

Relevant Local Planning Applications & Appeals

The following planning applications are believed to be relevant to this application;

- Planning Application 18/02171/OUT - Outline application for residential development of up to 69 dwellings including access, layout and scale, with all other matters reserved for future consideration (revised scheme following refusal of application ref. 17/00710/OUT) | Land Adjacent To Oakhurst Rise Cheltenham Gloucestershire and subsequent Appeal APP/B1605/W/19/3227293 - Refused and Dismissed

This application, dismissed on appeal, was for similar developments and dismissed for numerous reasons including issues concerning access and landscape and visual impact.

Planning Application CB11954/43 (The Eden Villas Development) outlined that the road network was not capable of accommodating the traffic associated with more than this number (i.e. 40) of houses. As such, a proposal of the scale suggested here - 250 dwellings - will not have sufficient infrastructure and capability for safe and effective access / egress from Harp Hill.

Material Planning Considerations

Access: Safety Considerations for all users

Regardless of what has been stipulated within the documents submitted, there is local residents have existing knowledge / understand that Harp Hill is already a problematic road due to high levels of commuting / school traffic. The additional requirements placed on the road by an additional 250 dwellings will exacerbate these existing problems to an unacceptable and dangerous level. Local extensive experiences of excessive speed and near miss traffic incidents between pedestrians and vehicles, vehicles and vehicles require a more extensive and detailed traffic analysis be made on Harp Hill before a fatality is suffered. Whilst circumstantial and normally not considered by planning policy it should not take a fatality before it becomes a factual element.

Emergency access for ambulances / fire engine vehicles has not been sufficiently considered by the applicant.

Harp Hill

The proposed use of Harp Hill is wholly unsuitable for the proposed large scale housing development. The road is already at capacity and residents already experience problems of congestion and conflicts of movement between motorists and cyclists / pedestrians. Documentation submitted by the applicant has indicated that Harp Hill is a significant site constraint and as such should not be considered as a suitable access / egress road for the scale of development proposed.

There is also no analysis made on the extended surrounding area traffic issues, for example, the access from Greenway Lane onto the Oxford Road A40 that would be substantially impacted by an additional 500 vehicles attempting to leave the proposed development location.

Other Considerations

Invalid Site Location Plan

The Site Location Plan submitted has included land that is not within the applicant's ownership - this being the area which includes a small section of the highway (named Priors Road (the B4075)). A valid site location plan therefore ought to be submitted by the applicant prior to any further consideration of this application. The Design and Access statement also utilises this invalid site location plan.

Documents submitted

Planning Statement

The following from the Planning Statement needs addressing.

"It cannot come forward as an allocated site as by its scale it is not a strategic site and the JCS only makes provision for strategic sites"

The suitability of the site is therefore questionable given that it has not been allocated as a strategic site. The JCS should still be considered concerning design and transport requirements for new development and should not be dismissed so lightly.

"7.27. 'The layout of the site responds to the topography and will improve accessibility to the countryside whilst reliving pressure on other areas in the AONB'"

Improving accessibility to the countryside should also include consideration of increased traffic and potential for conflicts of movement between different road users accessing the AONB.

Design and Access Statement

Similarly, the following from the Design and Access statement needs addressing.

"It is concluded that with the implementation of the mitigation and enhancement measures outlined, including the Interim Residential Travel Plan aimed at encouraging travel by sustainable modes, the additional travel by sustainable modes, the additional traffic demand would be safely and satisfactorily accommodated on the local transport network".

This is simply not the case - the Transport Statement admits that there is no provision on the majority of Harp Hill for pedestrian footpaths. As such this again strongly suggests that Harp Hill cannot accommodate sustainable transport / additional vehicles safely on the local transport network.

Environmental Non-Technical Summary

This summary mentions that access from Harp Hill is a significant site constraint. Again, this supports the argument that access from Harp Hill is not suitable for the proposed development.

AONB Designation

Whilst this is an Outline application with all matters reserved aside from access, it should be emphasised that the site is located within the Cotswolds AONB and as such the proposed development will have an irreversible adverse impact upon this AONB.

Summary

I trust that the above has demonstrated to the Local Authority that the proposed access for a development of this scale is woefully inadequate, would result in significant harmful impact to existing and future users and is poorly designed. It is therefore respectfully requested that this application be refused by the Authority.

High View
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 5th August 2020

We write to make clear our objection to the proposed development by Robert Hitchins Ltd at Oakley Farm Pasture Slopes. The application is for approval in principle for 250 dwellings (with matters of detail reserved) plus specific approval for the site's sole access road from Harp Hill. Our objection is on multiple grounds:

1. Cotswold Area of Outstanding Natural Beauty

The proposed development is on a largely Greenfield site within the Cotswold AONB, and as such is subject to the same protections as a National Park. The boundaries of the AONB were not arrived at randomly but after careful consideration and consultation, which concluded that these pasture slopes should be included: they contribute greatly to the aesthetics of Cheltenham, and act as a haven for wildlife. There are no grounds for reversing these views. Just 0.5% of the Cotswold AONB is situated with Cheltenham Borough and it would be a shocking indictment of Cheltenham Borough Council if it were unable to protect even this tiny slice of Britain's rural heritage.

In early August 2020, the Government brought forward proposals to facilitate quicker approval for planning applications through a presumption of approval. It is notable, however, that the proposed reforms will release building rights anywhere OUTSIDE existing national parks and areas of outstanding natural beauty. Again, it would be unconscionable for CBC to approve a large-scale development within the AONB when even these most radical Government reforms to planning policy still recognise that it is vital to protect the AONB.

The applicant's claims that building on this scale within the AONB will in some way "enhance" the AONB is of course risible and serves only to underline the desperate weakness of the application.

2. Development Should Be Planning Led

It is an established and fundamental principle that development should be planning-led, so that the broader implications of major developments (e.g. impact on local infrastructure) can be fully considered. Cheltenham has undertaken a detailed planning process, both for its Local Plan and as part of the Joint Core Strategy. The land at Oakley Farm Pasture Slopes has not been included within these plans and should not now be retrospectively considered for development on an ad hoc basis, given the inevitable negative implications (see point 4 below).

3. Outcome of Previous Assessment of this Land

In April 2015, CBC published an independently conducted study entitled

"Landscape Character, Sensitivity and Capacity Assessment of Cotswold AONB Within Cheltenham Borough Administrative Area".

In respect of the Oakley Farm Pasture Slopes, this study concluded that there were MAJOR landscape constraints to development and LOW landscape capacity for built development. The study concluded with the statement that:

"The findings within this study has concluded that there is limited capacity for built development along urban edge of Cheltenham, however Table 8 has identified a number of possible locations that would have less impact on the landscape character and with robust mitigation could accommodate appropriate development".

Table 8 identified five possible locations for development but EXCLUDED Oakley Farm Pasture Slopes. There can be no reason to think that the grounds for this assessment have changed within the intervening five years.

4. Stress on Local Amenities

Approximately 500 - 1,000 new residents in the area would place additional stress on local amenities for which the developer makes no allowance - and given that this development is outside of the local development plan, no other provision is planned. So local schools, which are already over subscribed, will become more so; local medical facilities (doctors, dentists etc.) already commonly have waits of several weeks for appointments - these will get longer. There is only one substantial supermarket in the whole of east Cheltenham (Sainsbury's Oakley) and it is already crowded at peak times - it will get worse. Recycling facilities at Sainsbury's, Charlton King's car park, the Robins' football ground, etc. are often found to be full - they will be so sooner and more often. And so on.

5. Redevelop Not New Build

The applicant argues that development of this site will provide jobs at a time when Covid-19 is causing unemployment. While we have yet to see the full economic impact of Covid-19, there can no doubt that it will result in the closure of many commercial and retail businesses within Cheltenham. There will be plenty of opportunities for developers to focus on redeveloping these Brownfield sites for residential purposes rather than building on irreplaceable Greenfield sites.

6. Harp Hill Traffic Capacity

Harp Hill is already an extremely busy road relative to its capacity with large volumes of traffic, particularly at morning and evening peak times. It is used as a significant commuter and school run route between east/south Cheltenham and north/west Cheltenham, to avoid the only real alternative of London Road/Hales Road, with its busy crossroads. This already results in significant congestion at the Harp Hill/Priors Road and Greenway Lane/London Road junctions, exacerbated by the need for local residents and business visitors to park on road near these junctions.

Harp Hill is a road with several very narrow points, a significant gradient for part of its length, and no footpath along the upper stretch. Sight lines along the road for entry/exit from many of the houses are limited. However, there is significant use by: motorised vehicles (including HGVs), very often travelling above the 30 mph speed limit; recreational cyclists (for whom it is a key route out of east Cheltenham and who regard Agg's Hill as an inviting challenge); walkers/pedestrians accessing the AONB where it joins to Cheltenham; and, regularly, horses. There is already frequent and significant conflict between these various types of user - motorists frustrated by slow moving cyclists on the hill, pedestrians in the road and so on. As a resident I have several times been involved in confrontation with motorists who have stopped to remonstrate with me for walking on the road near my own home despite there being no footpath!

The addition of up to 250 homes with access to/from Harp Hill implies a very large number of additional traffic movements per day. This would hugely exacerbate the existing problems and given the topography there would appear to be very limited options to mitigate this.

It is worth mentioning that at the public consultation into this development, one of the developer's representatives admitted to me that access via Harp Hill was far from ideal given its many problems and challenges, but that their preferred route, from Prior's Road along the existing Oakley Farm track to the side of Sainsbury's, was simply too narrow for a development of this scale.

7. Disruption to Local Residents

Residents of the area around this site have suffered years of disruption to their lives resulting from heavy traffic, congestion, noise, vibration and dust from development of the GCHQ Oakley site, while further planning permission has been granted (against local objections) at Cromwell Court (Greenway Lane) and building is expected at the old Premier Products site in Bouncers Lane, all with no doubt attendant problems. It is unconscionable that local residents should be expected to accept many more years of major inconvenience while Oakley Farm Pasture Slopes are built on.

We trust that these objections will be given full and robust consideration and the application to build on the Oakley Farm Pasture Slopes will be refused outright.

Comments: 5th August 2020

We write to make clear our objection to the proposed development by Robert Hitchins Ltd at Oakley Farm Pasture Slopes. The application is for approval in principle for 250 dwellings (with matters of detail reserved) plus specific approval for the site's sole access road from Harp Hill. Our objection is on multiple grounds:

1. Cotswold Area of Outstanding Natural Beauty

The proposed development is on a largely Greenfield site within the Cotswold AONB, and as such is subject to the same protections as a National Park. The boundaries of the AONB were not arrived at randomly but after careful consideration and consultation, which concluded that these pasture slopes should be included: they contribute greatly to the aesthetics of Cheltenham, and act as a haven for wildlife. There are no grounds for reversing these views. Just 0.5% of the Cotswold AONB is situated within Cheltenham Borough and it would be a shocking indictment of Cheltenham Borough Council if it were unable to protect even this tiny slice of Britain's rural heritage.

In early August 2020, the Government brought forward proposals to facilitate quicker approval for planning applications through a presumption of approval. It is notable, however, that the proposed reforms will release building rights anywhere outside existing national parks and areas of outstanding natural beauty. Again, it would be unconscionable for CBC to approve a large-scale development within the AONB when even these most radical Government reforms to planning policy still recognise that it is vital to protect the AONB.

The applicant's claims that building on this scale within the AONB will in some way "enhance" the AONB is of course risible and serves only to underline the desperate weakness of the application.

2. Development Should Be Planning Led

It is an established and fundamental principle that development should be planning-led, so that the broader implications of major developments (e.g. impact on local infrastructure) can be fully considered. Cheltenham has undertaken a detailed planning process, both for its Local Plan and as part of the Joint Core Strategy. The land at Oakley Farm Pasture Slopes has not been included within these plans and should not now be retrospectively approved for development on an ad hoc basis, given the inevitable negative implications (see point 4 below).

3. Outcome of Previous Assessment of this Land

In April 2015, CBC published an independently conducted study entitled:

"Landscape Character, Sensitivity and Capacity Assessment of Cotswold AONB Within Cheltenham Borough Administrative Area".

In respect of the Oakley Farm Pasture Slopes, this study concluded that there were MAJOR landscape constraints to development and LOW landscape capacity for built development. The study concluded with the statement that:

"The findings within this study has concluded that there is limited capacity for built development along urban edge of Cheltenham, however Table 8 has identified a number of possible locations that would have less impact on the landscape character and with robust mitigation could accommodate appropriate development".

Table 8 identified five possible locations for development but EXCLUDED Oakley Farm Pasture Slopes. There can be no reason to think that the grounds for this assessment have changed within the intervening five years.

4. Stress on Local Amenities

Approximately 500 - 1,000 new residents in the area would place additional stress on local amenities for which the developer makes no allowance - and given that this development is outside of the local development plan, no other provision is planned. So local schools, which are already over subscribed, will become more so; local medical facilities (doctors, dentists etc.) already commonly have waits of several weeks for appointments - these will get longer. There is only one substantial supermarket in the whole of east Cheltenham (Sainsbury's Oakley) and it is already crowded at peak times - it will get worse. Recycling facilities at Sainsbury's, Charlton King's car park, the Robins' football ground, etc. are often found to be full - they will be so sooner and more often. And so on.

5. Redevelop Not New Build

The applicant argues that development of this site will provide jobs at a time when Covid-19 is causing unemployment. While we have yet to see the full economic impact of Covid-19, there can no doubt that it will result in the closure of many commercial and retail businesses within Cheltenham. There will be plenty of opportunities for developers to focus on redeveloping these Brownfield sites for residential purposes rather than building on irreplaceable Greenfield sites.

6. Harp Hill Traffic Capacity

Harp Hill is already an extremely busy road relative to its capacity with large volumes of traffic, particularly at morning and evening peak times. It is used as a significant commuter and school run route between east/south Cheltenham and north/west Cheltenham, to avoid the only real alternative of London Road/Hales Road, with its busy crossroads. This already results in significant congestion at the Harp Hill/Priors Road and Greenway Lane/London Road junctions, exacerbated by the need for local residents and business visitors to park on the road near these junctions.

Harp Hill is a road with several very narrow points, a significant gradient for part of its length, and no footpath along the upper stretch. Sight lines along the road for entry/exit from many of the houses are limited. However, there is significant use by: motorised vehicles (including HGVs), very often travelling above the 30 mph speed limit; recreational cyclists (for whom it is a key route out of east Cheltenham and who regard Agg's Hill as an inviting challenge); walkers/pedestrians accessing the AONB where it joins to Cheltenham; and, regularly, horses. There is already frequent and significant conflict between these various types of user - motorists frustrated by slow moving cyclists on the hill, pedestrians in the road and so on. As a resident I have several times been involved in confrontation with motorists who have stopped to remonstrate with me for walking on the road near my own home despite there being no footpath!

The addition of up to 250 homes with access to/from Harp Hill implies a very large number of additional traffic movements per day. This would hugely exacerbate the existing problems and given the topography there would appear to be very limited options to mitigate this.

It is worth mentioning that at the public consultation into this development, one of the developer's representatives admitted to me that access via Harp Hill was far from ideal

given its many problems and challenges, but that their preferred route, from Prior's Road along the existing Oakley Farm track to the side of Sainsbury's, was simply too narrow for a development of this scale.

7. Disruption to Local Residents

Residents of the area around this site have suffered years of disruption to their lives resulting from heavy traffic, congestion, noise, vibration and dust from development of the GCHQ Oakley site, while further planning permission has been granted (against local objections) at Cromwell Court (Greenway Lane) and building is expected at the old Premier Products site in Bouncers Lane, all with no doubt attendant problems. It is unconscionable that local residents should be expected to accept many more years of major inconvenience while Oakley Farm Pasture Slopes are built on.

We trust that these objections will be given full and robust consideration and the application to build on the Oakley Farm Pasture Slopes will be refused outright.

Gray House
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 27th July 2020

I write to OBJECT to this proposal for the following reasons:

1. AONB
2. TRAFFIC ON AN ALREADY OVERUSED NARROW ROAD
3. INCREASED POLLUTION

The strongest reason being AONB, it's protected and should not be developed on in any form let alone 250 houses.

Comments: 29th July 2020

I write to object to this proposal very strongly. The Hill has become a very dangerous road with the amount of traffic on it and the speed cars travel on it.

It is a rat race from six ways along Greenway Lane making my exit onto the Hill very dangerous. Also the congestion at the bottom is terrible already without putting several hundred more cars into the equation.

Cleevesyde
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 29th July 2020

I strongly object to this development for many reasons.

- 1) AONB is supposed to be protected land. I don't understand why this proposal is even being given consideration. What is the point in having protected land if money can buy declassification?
- 2) The development will devastate this countryside and the wildlife living on/in it. I regularly witness passers by stopping to photograph the wildlife and view of this beautiful land. To build a large road to accommodate potentially 500+ vehicles on this protected land is disastrous.
- 3) Visually the development will have a terrible impact. Due to the position of these properties on the hill they will be seen for miles around and would be an unwelcome blot on the landscape.
- 4) During the winter months when snow has fallen Harp Hill is too treacherous to drive, unless in a 4x4. It is not possible to drive up or down Harp Hill, or Greenway Lane. We have experienced this each time we've had heavy snowfall. Our cars are confined to our driveways and this generally lasts a minimum of three days, therefore the occupants of 250 houses would be trapped in their properties unless they can walk to work.
- 5) The traffic on Harp Hill has become increasingly higher in volume, speeding vehicles being a regular occurrence. I believe the new access/exit road of the proposed development on to Harp Hill will cause accidents where speeding motorists will collide with cars/bikes exiting the new estate on to Harp Hill. The traffic at the lower part of Harp Hill also becomes very congested.
- 6) I'm very concerned about the angle at which the vehicles headlights will be pointing when they drive out of this new estate on to Harp Hill, they will be shining directly into our first and second floor windows (ie lounge and bedrooms), causing light pollution and corruption to our property which will heavily impact on our standard of living. This new road directly opposite our house will without a doubt cause devaluation to our property.

Half Acre
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 27th July 2020

I live at the top of Harp Hill and I object to the proposed plans for the following reasons:

1. This land is designated as AONB and the proposed development will irreversibly change the character of the area. It is an area which has such obvious and impressive natural beauty which clearly needs protecting and will essentially 'close off' an already heavily built up area under the hill scape of Cleeve Hill.

2. The site has biodiversity importance and as a local resident, my children and I enjoy spotting the variety of wildlife which inhabits this area including deer, butterflies, bees, birds etc. It is clear many within Cheltenham share this love of nature due to the many and increasing numbers of walkers, cyclists and visitors to the area (a dramatic increase in recent months which I am sure will continue).

3. Harp Hill can not cope with the current volume of traffic, it is an incredibly busy and dangerous road (without pavements at the top) and planned access to the site from this road will only increase the risk of a significant accident. The routes from Harp Hill are similarly unable to cope with any additional traffic. Mill Lane is passable as single lane only in places, unmarked and without lighting or pathways. Greenway Lane backs up to the already heavy congested Sixways junction and Mill Lane ultimately exits onto London Road which is already a dangerous and busy road (at the dip). The bottom of Harp hill exits onto a small mini roundabout which can not cope with the current volume of traffic on Priors Road. A further development in this areas, with access onto the hill would increase the traffic on all surrounding roads to a dangerous and unsustainable level.

4. The run off from an additional development, even with soak aways would create further issues for Cheltenham in general, which still suffers from flooding as demonstrated by recent deluges of rain. Flooding on Priors Road and the Cromwell Road area (following line of Wymans Brook) will be put at further risk from this proposed building during episodes of persistent rain.

5. Local schools are full - in September 2019 Gloucestershire County Council were not able to offer my daughter a place at either local school: Pitville or Balcarras as a first choice offer (both walking distance and both within 1.1miles of our house). Instead she was allotted Bishops Cleeve which is 4.3m miles from our house. Mindful that the Council have a walking to school policy and mental and physical wellbeing of children is such a topical and real issue facing UK committees today we found this staggering. It should also be noted the proposed development is no where near the new planned school in Leckhampton.

6. In addition, it is not only the education system which would struggle to meet the needs of a new estate, it is also the wider infrastructure e.g. doctors surgeries. I know many families who struggle to get doctors appointment within this area, not due to lack of commitment by the NHS but simply because the local infrastructure has not kept pace with house build in the area.

7. As a local resident who lives directly opposite the planned entrance to the estate, I also specifically object to the materially planning consideration of noise and light on both my own and my neighbours properties. Specifically car noise from the new planned entrance and headlights from the cars coming up the hill to exit the planned development, onto Harp Hill, will undoubtedly shine lights directly into the front of our properties (and likely to the second floor elevation due to the slope of the hill).

Haytor
65 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PR

Comments: 4th August 2020

I wish to lodge an objection against the Oakley Farm planning application (20/01069/OUT).

I am a 6th form student living in the local area and would like to object to the planning application to build 250 houses on the Oakley Farm fields. I oppose this proposal for the following reasons:

The site of the proposal is designated as AONB, and it seems contradictory to build houses on an area of the environment that is supposed to be protected and preserved because of its beauty. The construction of 250 houses on this site would also spoil the view from houses and streets in the area, as well as from vantage points such as Cleeve Hill. Oakley Farm Pasture Slopes can be seen from Cleeve Common and The Cotswold Way, which I frequently use with my family.

As a daily pedestrian of Harp Hill (walking to the bus stop for school), I have often seen many animals in the fields that form part of the site, such as deer and foxes, and I have also heard of sightings of polecats, which is a protected species. It would be detrimental to the natural biodiversity of the area to destroy these animals' habitats. In my own garden, we see badgers, deer, foxes and bats. I see bats every evening in the summer and I believe other houses adjacent to the fields at the top of Harp Hill also have bats. Our houses are very close to the Oakley Farm fields and I imagine similar wildlife is present there too as the land is unspoilt and as nature intended.

The construction of 250 houses will inevitably bring a vast increase in the number of vehicles on the roads in the area. Two points that are of particular concern to me are the roundabout at the foot of Harp Hill, where I have to cross every day, and the Sixways junction at the end of Greenway Lane. These junctions are already very busy and congested at rush hour, and increased traffic in these places will affect many people all over Charlton Kings. The increased volume of traffic would also cause more problems with parked cars towards the bottom of Harp Hill. A lack of driveways there means people must park their cars on the road, and a congested road could lead to long standstills and may affect pedestrians' ability to cross the road. I believe this is already an unsafe road due to an absence of footpaths towards the top of the hill and is exacerbated by drivers ignoring the speed limit of 30mph. More traffic would of course make this an even more dangerous place to walk and cycle.

For these reasons, I ask that councillors to reject this application under all circumstances, and that my objection be recorded in the online public comments.

Sky View
Camp Road
Cheltenham
Gloucestershire
GL52 6PS

Comments: 2nd August 2020

We strongly object to the application to build homes at Oakley Farm and to the construction of the related infrastructure.

We understand the need to build additional homes but the land in question is an area of outstanding natural beauty and we do not accept that this needs to be destroyed as other more suitable sites undoubtedly exist.

The proposed site is not included in Cheltenham Borough Council's existing local plan and were this site to be developed it would destroy a beautiful area of countryside on our doorsteps not to mention the loss of wildlife and habitat. This would leave lasting visual damage to the local area and would mean yet more creep of housing into our precious countryside.

Furthermore, the flow of traffic along Harp Hill is very heavy at peak times and the increase generated from a development of this nature will cause considerable further problems, particularly at the foot of the hill at the two mini roundabouts. The traffic also flows through to the six ways traffic lights meaning significant queues along Greenway Lane. It also needs to be considered that significant numbers of cyclists and pedestrians use Harp Hill and the pedestrians walk along the road as there is no pavement. Their lives will certainly not be safer if ever more vehicles use the road.

Greenway House
Camp Road
Cheltenham
Gloucestershire
GL52 6PS

Comments: 27th July 2020

As many others have already commented my objection is based on three basic points.

1. The area is designated as AONB. My understanding is that the fundamental point of designating areas as AONB is to conserve and enhance the natural beauty of the landscape. This planning application appears to go totally against this objective.
2. The proposed access road will add a large amount of traffic onto an already crowded minor road, Harp Hill. The road narrows at various places with blind bends, adding additional traffic would increase the risk of accident. The road is only partially paved and has a good number of walkers using the verges to enjoy the AONB. Harp hill needs traffic calming measures and better facilities for walkers, not the addition of 250+ more cars.
3. The area (Battledown Park) has already been developed with a large number of homes, this has put a strain on local services. With an addition of 250 homes, how is this to be balanced with local services such as schools, retail, social spaces, doctor's surgery's etc.

Northern Lights
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PT

Comments: 12th August 2020

I object to the above development and wish to add my support to the many other members of the community who have objected to this development.

The proposed development does not demonstrate nor meet the criteria and guidance as to the development of land with ANOB.

The definition of an AONB is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty.

Under the CROW Act, Cheltenham Borough Council (CBC), must make sure that all decisions have regard for the purpose of CONSERVING and ENHANCING the natural beauty of the AONB.

The Cheltenham Local Plan, just published and adopted by CBC Councillors after a lengthy period of debate, EXCLUDES this specific area from future housing development.

The main reasons for my objection are outlined below.

My comments predominantly point the Council to planning legislation and criteria that need to be considered and demonstrated as having been met in order to justify the granting of this application.

Environmental Impact -

The development is within an ANOB and as such Cheltenham Borough Council (CBC) need to demonstrate how they have taken account of the Landscape Character, Sensitivity and Capacity Assessment of Cotswolds AONB within the Cheltenham Borough Administrative Area, produced by Cheltenham Borough Council in 2015.

In particular CBC need to demonstrate, in their decision making process, how they have taken account of the assessment of Oakley Farm Pasture Slopes (LCA 7.10) and the fact that this area is considered to have:

- high visual sensitivity;
- high landscape character sensitivity;
- high overall landscape sensitivity;
- high landscape value;
- a major overall landscape constraint;
- low overall resulting landscape capacity.

CBC also must demonstrate that they have taken into account the following guidance in its decision making process and I explicitly refer CBC to the Cotswolds Conservation Board letter, dated 6th June 2019, (addressed to the planning officer at CBC), where the following two documents are referenced

- Cotswolds AONB Landscape Character Assessment (LCA) and
- Landscape Strategy and Guidelines (LSG)

As referenced in this letter, CBC should take account of the LCA and LSG for Landscape Character Type (LCT) 2D (Escarpment - Cooper's Hill to Winchcombe), as well as the following.

With regards to the LSG, the council in assessing this application must identify how the proposed development would address the 'potential landscape implications' of the development and address the 'landscape strategies and guidelines' for LCT 2.

The council should identify how - and the extent to which - the proposed development will:

- avoid the encroachment of built development onto escarpment slopes;
- avoid intruding negatively into the landscape;
- avoid the degradation of views from and to the escarpment;
- maintain the open and dramatic character of the escarpment;
- avoid suburban building styles, standardised housing estate layouts, suburban style lighting and other inappropriate construction details and materials;
- avoid cramming development right up to boundaries, resulting in a hard suburban style edge to the development;
- minimise light pollution;
- incorporate local, Cotswolds AONB limestone and vernacular building styles;
- conserve the rural character of the Cotswolds AONB road network, for example, by avoiding the introduction of suburbanising features into this network.

Socio Economic Impact

CBC in their assessment of this application need to make reference to the following;

- under paragraph 11 and footnote 6 of the NPPF, the presumption that local authorities should seek to meet the full objectively assessed housing needs for their area does not apply in AONBs;
- under paragraph 172 of the National Planning Policy Framework (NPPF), the scale and extent of development within AONBs should be limited and planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Alternatives

CBC need to demonstrate that they have considered alternative locations outside of the Cotswolds AONB. This is consistent with the requirement of the National Planning Policy Framework (NPPF) (paragraph 172), relating to major development proposals in AONBs, to assess the scope for developing outside the designated area.

This guidance states that Councils should not consider the Cotswolds AONB to be a more suitable location for (major) development than the Green Belt, as exceptional circumstances must apply in both cases, which have not been demonstrated by this application.

The UK's Housing Minister Robert Jenrick's recent planning reforms clearly convey that land designated as AONB will be protected from development. His published article states "...our green belt, areas of outstanding natural beauty and rich heritage - will be protected as the places, views and landscapes we cherish most and passed on to the next generation as set out in our manifesto".

Cheltenham Borough Council has published that "...the supply of houses for 2011 - 2031 already exceeds the need as outlined in the recently agreed Cheltenham Plan for Housing".

Transport and Access

In making their assessment CBC need to demonstrate that Environmental Impact Assessment (EIA) has identified and acknowledged that Harp Hill and Greenway Lane are located in (or directly adjacent to) the Cotswolds AONB and that the proposed development will increase traffic levels on these roads and on other roads within the AONB, including Leckhampton Hill, the A40, A435, A436 and A417.

The EIA should specifically identify the anticipated distribution of traffic movements on these AONB roads from / to the proposed development. It should also identify baseline and forecast data for the number of traffic movements on these roads, both during construction (including HGV lorries) and once all the houses are occupied.

The EIA should identify mitigation measures to minimise the adverse impacts of any increase in traffic on AONB roads. For example, the EIA should identify measures to increase the use of alternative transport modes (such as walking, cycling and public transport) and to minimise 'rat-running' on the minor road network near the proposed development. It should also identify the measures that will be taken to conserve the rural character of the minor road network in the AONB (including Harp Hill and Greenway Lane) and to minimise the introduction of suburbanising features such as mini roundabouts, street lighting, kerbs and traffic calming.

The EIA should also acknowledge that increased traffic levels in the Cotswolds AONB, resulting from the proposed development, is likely to have an adverse impact on the AONB's 'special quality' of tranquillity.

Noise and Vibration

The EIA should take account of - and explicitly refer to - the Cotswold AONB 'special quality' of tranquillity. Any increase in noise and vibration resulting from the development is likely to have an adverse impact on the tranquillity of the AONB. The EIA should identify measures to avoid and minimise adverse effects on this tranquillity.

Wildlife and Fauna

This development will lead to the destruction of irreplaceable wildlife habitats and removal of hedgerows/trees where an abundance of birds/deer/foxes/badgers/owls and bats live & visit this AONB.

Wildlife will be hugely affected, the deer population is thriving and I often see deer in my garden having crossed the fields and Harp Hill Road to access my garden.

Flooding

As you will be aware the development at Sainsbury's & Oakley Grange has already had a detrimental effect on the ability for land to drain without flooding. The junctions at Wessex Drive, Priors Road, and Whaddon are regularly flooded across the entire width of the roads. This then results in regular further flooding in Hewlett Road, near to its junction with Pittville Circus Road. In addition rainwater already floods the hill and the recent heavy rainfall caused a number of properties on Hales Road to flood with both rain and foul water. Any increase in development would put further strain on flood issues in these areas.

Cumulative and combined effects

CBC need to demonstrate that they have assessed the cumulative and in-combination effects on the purposes of:

- (i) conserving and enhancing the natural beauty of the Cotswolds AONB; and
- (ii) (ii) increasing the understanding and enjoyment of the special qualities of the Cotswolds AONB.

This should include consideration of all of the issues outlined above as well as the additional comments made by many members of the community in their objections to this application, which in combination will have a significant negative impact both cumulative and combined as a direct result of this development.

For all the above reasons I strongly object to this development and application.

The Heights
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PU

Comments: 19th February 2021

We would like to object strongly to the request for planning permission at Oakley Farm, Cheltenham for 250 houses.

1 This is part of the Area of Outstanding Natural Beauty which should have the highest level of protection by law.

2 There has already been extensive recent development of new houses at the old GCHQ site and elsewhere nearby, with no additional infrastructure of already over stretched schools and GP practices.

3 The local road, pavement, foot-path and cycle path access is poor to very poor or non existent. The road surface is already dangerous and pot holed.

4 Harp Hill is heavily used as by vehicles by passing the centre of Cheltenham even though it leads onto narrow lanes and a small traffic light junction at Sixways. The roads run past a primary and secondary school which already have traffic problems.

5 There is no footpath at all at the top of Harp Hill and little capacity for increased traffic/ exiting traffic and heavy plant in building work. It is difficult and dangerous already to walk or cycle at present because of fast traffic, road surface and narrow roads.

6 There is an aging water treatment plant/ Hewlett reservoir above the proposed development which could well be damaged by extensive heavy building work.

7 There is poor drainage and heavy rainfall with a steep gradient and new housing below.

8 There are diverse wildlife and tree heritage using the fields. We often see badgers, deer, red headed woodpeckers and other wildlife which would be threatened by development and loss of habitat.

9 Any development would involve heavy carbon emissions, increased traffic and tree destruction.

Sherwood
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PU

Comments: 28th February 2021

It's an green field area of beauty and should stay that way. Why would we label it as such and then destroy it when money can be made? Also, there are already enough cars going up and down Harp Hill. Adding more car will make it noisier and more dangerous.

Craigmount
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PU

Comments: 10th August 2020

I strongly object to the application/development for the following reasons:

1. AONB Land - I'm staggered that an application can/has even been submitted for build on AONB land. This is precious green space that as a nation we must protect for our mental health, well-being and long-term sustainability. Building on AONB and green spaces goes against all national policy. The developer has no moral conscience and complete disregard for the importance of our nations greens spaces and AONB - stating at the community consultation event that they will (eventually) get planning, regardless of the impact on the local community for which they clearly have no genuine concern or care for.
2. Access/traffic - Harp Hill cannot accommodate an increase in any more traffic. It already suffers from serious traffic speeding which has become worse since the GCHQ redevelopment, not to mention race traffic. With 250 new homes comes the traffic of at least 500+ cars, plus all the online delivery vans and lorries that go with it.
3. Local plan - this land is not part of the local plan for development.
4. Visual impact - Cheltenham has always been a beautiful town. We have to protect what makes it such a nice place to live. The development would further damage the visual impact of the Cotswold escarpment. Once its gone we can't bring it back.
5. Road safety - Harp Hill is incredibly steep and narrow and cars already speed up and down the road - almost every car triggers the 30mph speeding sign - with no consideration for pedestrians or cyclists. It's unsafe and an absolute disaster waiting to happen. The road isn't sufficient or appropriate for access. If anything, the road needs intervention to reduce traffic - six ways traffic lights have made it a shortcut and rat run.
6. Local flooding - we are seeing more and more flooding at the bottom of Harp Hill because of over development in the area. Building on this green space will only add to this issue.
7. Noise disturbance - As a local resident I feel we have been completely forgotten about. The letter from David Oakhill (head of planning) says construction traffic doesn't qualify as a reason for objection, yet as a local resident we have had to endure 5 YEARS of construction traffic from the GCHQ development. Up to 30 earth moving lorries speeding up and down the road every day, as well as abuse from the drivers for 5 YEARS!!! The noise has been unbearable, with traffic starting as early as 7am. The roads have been left an absolute disgrace and the only people left suffering are the residents. The developer has made his money and moved on with no section 106 road resurfacing works. And now the suggestion that the community will endure the construction of another 250 homes - its completely unjust.

8. Air pollution - Along with road noise, air pollution is a serious issue that needs consideration.
9. Amenity - During COVID lockdown the space (AONB land) has been used to graze livestock again and brought peace and calm to the area. Harp Hill has enjoyed a stream of pedestrians using the road to escape town and access the countryside and tranquillity - which includes the proposed development land and its views over the valley.
10. Local infrastructure - there isn't enough supermarkets, schools or doctors to accommodate a further 1000 or so local residents.
11. Wildlife and mature trees - the area has an abundance of deer and other wildlife that should be protected not needlessly pushed out of their habitats. They are a national asset. They should be nurtured and protected.

23 Priors Road
Cheltenham
Gloucestershire
GL52 5AB

Comments: 22nd March 2021

This development must not happen. This is an important area of Outstanding Natural Beauty, home to many deer, birds and animals. This will destroy their natural habitat and there isn't much land for them to go to if this land disappears. Traffic along Harp Hill is already too busy and the speed some cars travel is way too much. Traffic is also growing along Greenway Lane and I recently saw a dead mother and baby deer having been killed by a wreckless speeding driver. This will increase the number of animals killed.

The access route for this new development has not been thought through properly. There is already too much traffic.

There is also going to be a development on the land by Harp Hill and Greenway Lane. Don't approve any more.

Please do not allow more areas of Cheltenham to be destroyed. Let our children enjoy green fields and wild animals. There are enough houses already on the former GCHQ Site.

Rambling Views
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PU

Comments: 3rd August 2020

The traffic generated by the homes on the development will be too much for Harp Hill. It is already quite busy as it is, to add 250 extra houses using that route would cause major congestion.

Jasmine House
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PX

Comments: 11th April 2021

We strongly object to the plans of 250 houses at Oakley Farms. It is our opinion that these properties will seriously impact an area considered as an area of outstanding national beauty. (AONB). in addition as a resident residing on Harp Hill it is already clearly evident that the local infrastructure cannot support the addition of 250 more homes. Over the 10 years we have lived on Harp Hill we have seen a dramatic increase of traffic using Harp Hill as a 'rat run' through Charlton Kings. This coupled with the increase in people heading up to Cleeve Common both by car and cycling this road has become seriously dangerous and is an accident waiting to happen.

In conclusion we believe this development is both unnecessary and to the detriment of the local environment.

Northridge
Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6PX

Comments: 5th August 2020

My wife and I have lived on Harp Hill for the past 41 years. Our home is basically the last but one on the North side of Harp Hill, we are within touching distance of Oakley farm pastures.

We strongly disagree with the proposal to "dump" upwards of 250 homes on this AONB land for obvious reasons, principally the cancer like encroachment into cotswold green belt.

Harp Hill (a narrow road) is already a traffic "rat run". The resulting huge increase in traffic on Harp Hill and at the junction with Prior's rd will affect health and safety of all residents.

Willowbank
60 Harp Hill
Charlton Kings
Cheltenham
Gloucestershire
GL52 6EW

Comments: 23rd July 2020

It is hard to believe that the council can consider granting permission to place access to this development on Harp Hill, when the applicants own transport assessment predicts it will produce traffic queues of up to 43 vehicles at the bottom of Harp Hill at peak AM times compared to just 2 today. That's over 200 meters of queueing traffic!

The mitigation measures suggested in terms of junction widening on the double roundabout seem to be drawn entirely from speculation as to the root cause of the issue and do little to build confidence that they will remedy it to the extent shown.

Harp Hill is clearly an unsuitable place to be putting access to a development of this size - It simply can't cope with the increase in traffic produced by 250 houses.

89 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 4th August 2020

I am Secretary of Harp Hill Residents Association, consisting of 20 properties which are situated in Wessex Drive, we strongly object to building 250 houses due to the following concerns: Heavy rain leads to flooding in the pedestrian lane running at the back of our properties, loss of fields will create more problems. Increased noise from a potential increase in traffic on Harp Hill together with dangerous access problems and the state of roads. Increased capacity on schools/doctors and local amenities. Destruction of irreplaceable wildlife habitats and removal of hedgerows/trees where an abundance of birds/deer/foxes/badgers/owls and bats and other creatures all live in harmony and visit, this area is of outstanding beauty. These sloping pastures have given adults and children alike many hours of enjoyment especially when snow is on the ground. The loss of this green space will have a massive environmental impact on the area. We are already surrounded by houses due to the ongoing building at the back of Sainsburys, why do we need more? The view over the rolling hills and fields will disappear and instead three storey/two storey houses will destroy the beautiful area. We are sure there must be other areas Robert Hitchens can build their houses, without infringing on community enjoyment of this outstanding countryside which will be lost forever.

87 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 6th August 2020

We strongly object to this development.

Firstly our concern is the AONB, we regularly see deer, bats, owls, and other animals and wildlife. This will force them out with very little places to go to. An AONB area is protected and therefore it is not be developed on.

Secondly the schools are already over subscribed and locals cannot put their children into the local schools. Where will 250 children go when no extra school is built and the

impact on the town's doctors, dentists, etc when getting an appointment is already difficult.

Flooding is a big concern as Harp Hill Road ready has water running down and the drains cannot cope. Wessex Drive was flooded in 2007 and having houses built on the fields right next to us means there is a higher chance of future flooding and damages to the properties.

Traffic is horrendous currently, coming out of Hillview Road. With the additional 500 cars from the 250 houses, the surrounding roads will be congested and the pollution walking to the local nurseries and schools with children has a health impact.

81 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 3rd August 2020

I wish to OBJECT to the plan to build 250 new homes
I live adjacent in Wessex Drive Oakley Farm Pastures is an area of outstanding natural beauty.

I regularly see wild life including bats and various amphibians such as frogs, toads and newts some of which I understand are protected species. There are also a number of mature trees.

It is very clear to me that there must be many other less sensitive sites.
Rather than destroy the environment for the endangered wildlife and risk flooding by taking away more of the hill side and depriving future generations of the joy of living in the Cotswolds let the developer find somewhere more suitable.

77 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 31st July 2020

AONB, forced relocation of wildlife, concerns that Harp Hill can not sustain the increase of traffic, further pressure on local amenities.

75 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 3rd April 2021

I am writing to appose the planning application for 250 houses in the Oakley Farm Pasture Slopes, which as you know is situated in an area of outstanding natural beauty.

The disruption to the environment should be the chief concern. We already know that humans are to blame for the continual extinction of much of the earth's wildlife, and the majority of scientists agree we are heading towards catastrophe if we do not stop tearing down all things natural, we need plants and wildlife. Including things as small as insects, without these protected lands the wildlife cannot thrive, and without these smaller animals there won't be any plants because there will be no creatures to pollinate them, and if there are no plants there is no life.

Secondly, the amount of pressure these homes would put on existing infrastructure would be unacceptable. The traffic at 6 ways junction in Charlton Kings is bad enough already let alone with any more traffic going through it. Greenway Lane is also for the most part only big enough for 1 car at a time to pass, the traffic through there would be abysmal, all roads towards Charlton Kings are not built for this sort of traffic!

Thirdly, the road I live on is hard enough to get out of seeing as it's near to the Sainsbury's traffic lights. More houses /traffic using the roads will put more pressure on the Sainsbury's traffic lights and in turn more pressure on the double mini roundabouts towards Hales rd. Let alone when all this is topped off by race traffic!

In summary the stress it would place on existing roads and infrastructure is too great, there aren't enough schools as it is. And the fact it sits on PROTECTED land should mean it should never even be considered.

Please do all that you can to protect this area.

64 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AU

Comments: 18th July 2020

We live at the top end of Wessex drive, and have cause for concerns with building 250 new houses on the Area of ANOB land. There has been flooding up here in 2007 which was a surprise given we are so high up. Also has anyone researched the wild life there is in the surrounding area. Also the Extreme problems that will occur with volumes of traffic in the Surrounding areas. We already have problems exiting Hillview Road. We would very much like our voices heard.

Comments: 28th July 2020

We live at 64 Wessex drive at the top end, we have already experienced flooding which you may not know about, I can't get my head round that a planning application has gone in to build on ANOB site in the first place and it's been rejected for my understanding for traffic problems on Battledown. It worries us very much with so many houses being built and the thought of ground movement when we are so close with only a footpath separating from our house. Also we see so many of the wildlife from neighbouring fields which is cause for concern. We strongly OBJECT.

Comments: 29th July 2020

We live at the top end of Wessex drive, which has the public footpath running down the side. Back in 2007 there was a lot of flooding up here which may surprise you. With all

these homes being built it concerns us very much. Traffic is bad now trying to get out of Hillview road and battledown has become a "Rat Run" the road is crumbling with so much traffic. I thought this was an AONB does that suddenly change. We strongly object to this happening

62 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AU

Comments: 13th August 2020

Please accept this comment as an objection to the proposed development at Oakley Farm on the following grounds:

The development is proposing to sacrifice a designated area of the Cotswolds AONB. AONB is defined by the National Association for Areas of Outstanding Natural Beauty as "... a designated exceptional landscape whose distinctive character and natural beauty are precious enough to be safeguarded in the national interest. AONBs are protected and enhanced for nature, people, business and culture." I feel it must be understood and acknowledged by people in decision making positions, that despite the size and nature of the area we are commenting on, areas like this cannot continue to be chipped away; we will forever degrade these natural spaces entrusted with this AONB designation, to the point where it has no meaning.

This AONB supports a huge array of wildlife, such as bats, badgers, grass snakes, deer, owls and an abundance of hedgerow birds, all witnessed first hand on this land. Areas such as this help to maintain a relative safety barrier between our natural wildlife and rural spaces and our ever expanding towns and cities. With the continued degradation of our wildlife's habitat, we will severely risk any losing any endangered species that may reside on this land or further accelerate our native species towards a protected status. We have a duty of care to respect and maintain areas that sustain native wildlife.

The proposed immediate access to this site is simply dangerous. Further increasing traffic flow to Harp Hill by, realistically 250-500 cars, will further increase the danger on a notoriously dangerous and difficult stretch of road where the speed limit is often broken and which is commonly used as 'Rat Run'. Increasing the danger of Harp Hill is the exit onto Priors Road and Hales Road. The double mini roundabout at the bottom of the hill is difficult to get out of safely even at the best time of day, getting increasingly worse around morning and evening rush hours. The visibility of oncoming traffic from Priors Road to Harp Hill is insufficient and vehicles often gamble when exiting the road.

56 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AU

Comments: 5th August 2020

We are writing to object to the planned application on the Oakley Farm pastures (planning ref. 20/01069/OUT). As an Area of Outstanding Natural Beauty (AONB) we feel that this land deserves protection by its very own designation as an AONB and as a

greenfield site. Our countryside should be preserved for future generations and we feel that the development on this site will set the precedent for the development on the Cotswold escarpment. The Cotswolds is rich in heritage and its countryside is what makes this place unique, generating tourism and creating income for local communities.

Other specific objections and concerns include:

- Safety. I walk my dog and use the kissing gate at the top of Harp Hill every day. As there is no footpath on the same side as the gate, I am forced to cross the road. I find this difficult now as it is, especially where the road bends sharply to the left and cars frequently speed round the corner. An increase in housing will see more vehicles on the road and we are concerned that crossing the road will be hazardous. Given the nature of the housing on Harp Hill, a traffic crossing would be inappropriate.

There are also no footpaths on Harp Hill near the entrance to the proposed development. Again we think this will cause more accidents as the road is not suitable for pedestrians to share the space with other road users.

Greenway Lane is popular with pedestrians wishing to access the allotments, the adjoining fields and the cricket club. As there are no footpaths for pedestrians, an increase in the volume of traffic would also be dangerous. I frequently walk my dog up Greenway Lane and feel the volume of traffic using the road is hazardous now.

- Outline planning application. As the application is for an outline application (access road only) it is hard to understand the scope of the proposed development. We do not feel this fair as we can not fully assess their proposed works and understand the impacts fully.

- Visibility. As the site is on a slope, the development will be visible to much of a Cheltenham and have a detrimental impact on people's views to the outlying countryside.

- Traffic. The road network around the development is not setup for an increase in traffic. Given that the roads are in a semi-rural setting they can not cope with the current traffic volumes, never mind an influx of traffic. Of particular concern is the intersection between Harp Hill and Greenway Lane, where there is not enough room for two large vehicles to pass.

- CBC Strategic Housing Plan. This development does not form part of Cheltenham Borough Council's Strategic Housing Plan. There are many other sites identified in the Joint Core Strategy Area which are more sustainable. Development of an AONB should be considered as a last resort.

- Nature. Oakley Farm pastures is home to a wealth of wildlife; we have seen deer, foxes, badgers, bats and many birds (including field birds and owls). As the land is home to a myriad of wildlife, we do not think the wildlife should be forced to leave because of this development. Especially when there are other development sites within Cheltenham which are more sustainable.

- Landscape assessment. Under the 'landscape assessment' (the Ryder report) which was commissioned by Cheltenham Borough Council (CBC) it identified the site as being important and highly sensitive. The report concluded that the land was inappropriate for development. Therefore given CBC commissioned the report we think you should pay heed to the guidance.

- Flooding. Surface run off from the site is high and can be seen to run down the alleyway backing onto the houses on Wessex Drive. The development will lead to more impermeable surfaces, resulting in increased flooding and surface run off. This poses a risk of flooding to existing housing near the proposed development, as well as run off down Harp Hill. The pooling at the bottom of Harp Hill is extreme and is hazardous to residents, pedestrians and vehicles.

We strongly object to the development of this site and recommend that the proposal is rejected. We hope that the AONB can be preserved for future generations, as well as preserving the unique nature of the Cotswold escarpment.

54 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AU

Comments: 5th August 2020
Letter attached.

57 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 26th July 2020

This is a speculative development which offers no significant value to the area. This is an area already overdeveloped in terms of housing but underdeveloped in terms of infrastructure, e.g.: schools, Doctors Surgeries, and other local amenities.

This will have a serious impact on pollution levels and the already over congested roads. There will also be a significant environmental impact in terms of ecology, biodiversity, geology, and flooding.

This beautiful part of the Cotswolds AONB is used by many locals and visitors to Cheltenham. Walkers, ramblers, cyclists, horse riders, drivers and families with children frequently use the surrounding pathways, lanes, and roads of Oakley Farm Pasture Slopes to enjoy the vista of this spectacular landscape at the foothills of the Cotswolds Escarpment. Harp Hill is a popular viewing point of this magnificent countryside for both visitors to, and residents of, Cheltenham and its environs.

Allowing this development to go ahead gives a green light to other developers with similar ideas, what next? More housing on the edge of Cleeve Hill.

This is a wonderful area of ancient oaks in open sloping grassland and is afforded abundant wildlife. Today it is used for grazing sheep. The area and far reaching views to Cleeve Common can be seen clearly from the public footpath between Harp Hill and Pillowell Close.

Until recently fantastic views of Cleeve Common and beyond were visible from Harp Hill, but unfortunately Robert Hitchins Limited has neglected the hedgerow which had

previously always been maintained, and which now blocks this view. Ironically, partially removing the hedge and building an access road to a large housing estate is cited as one of the benefits of this planning application (according to Robert Hitchins Limited) as it will allow people to enjoy the view! - the view that local people and visitors had always been able to enjoy before the land was purchased by Robert Hitchins Limited.

I believe we need to prevent development of this scale on this precious area and restrict access from Harp Hill.

53 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AF

Comments: 4th August 2020
Letter attached.

42 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AU

Comments: 2nd August 2020

I wish to object to this Application on the following primary grounds.

1) Area of Outstanding Natural Beauty (AONB)

The proposed development site is within the defined AONB, where there is a presumption of no development of this type and scale being permitted. Granting of permission would set a dangerous precedent for further unwarranted and highly damaging incursions into the AONB and Cotswold Escarpment.

2) Site Not Identified in Local Plan for Development

The site is not identified within the Local Plan as being suitable for this scale and type of development and is wholly inappropriate to the local infrastructure capacity, particularly as regards road access but possibly also with regard to drainage and flood risk on the basis of such information as is currently available

3) Loss of Wildlife Habitat

The existing fields are a haven for local wildlife with several rare or endangered species observed in gardens close to the fields on occasions, including hedgehogs and grass snakes. It is difficult to imagine that these as well as the wide variety of other wildlife in the area are not dependent on the continued existence of the pasture and hedgerows.

The proposal for landscaping and public access is not consistent with maintaining a suitable habitat for many species and is likely to lead to increased littering, pollution and disturbance of habitat.

4) Increased Levels of Air Pollution

The Cheltenham BC area is defined as an Air Quality Management Area, with levels of nitrogen oxides (NOx) in particular, already close to or exceeding defined safe (statutory) levels at a number of locations. Existing and already committed developments will add to these pollution levels as traffic levels in particular continue to increase, as already permitted developments are completed.

Spot readings of NOx and particulates (PM10, PM2.5) that I took through 2019 using a portable monitor near the double roundabouts at the bottom of Harp Hill and along Hewlett and Priors Roads, indicated levels of one or both pollutants exceeding WHO safe level criteria, especially at peak times and therefore an increased level of risk to those with heart and lung conditions in particular, but also to the local population at large.

No significant development of this type that is not within the Local Plan should be permitted at all, until the statutory air quality parameters are in full compliance.

5) Inadequate Access to the Proposed Site

The proposed means of access, from Harp Hill, is not acceptable. The road is narrow and is used already as a 'rat run' at peak times to avoid some of the London Road junctions. It is not suitable for further traffic loading.

The road is used significantly by cyclists, horse riders and pedestrians. The pavement becomes very narrow near the bend at the top of the steep section and is also where a public right of way exits from the rear of Wessex Drive onto the road at the blind bend, creating significant risk for those crossing the road. There is no formal pavement between the entrance to the Battledown Estate and the junction with Greenway Lane, with pedestrians obliged to walk on the road for some sections. These sections in particular would become more dangerous with further traffic loading.

The requirement to prevent significant increases in traffic loading has already been recognised in the restrictions on access imposed during the former GCHQ site development. Some further loading is already inevitable from existing smaller scale development currently underway in the locality. This should be the absolute limit.

The road is subject to many speed exceedances, encouraged by its steep gradient. Data from a 2014 speed survey showed that 93% of vehicles exceeded the 30 mph speed limit and in the morning peak, 75% of vehicles exceeded 33 mph, 10% exceeded 43 mph and a number were in excess of 50 mph.

In 2018 after nearly being knocked over myself by a speeding motorist whilst crossing the road from the public footpath, I made representations to the local Police and they arranged for a new survey which was completed in 2019. The Police reply to me at that time was as follows (email communication).

17/05/19 19:59
[name removed]

As promised the speed equipment was placed on Harp Hill finally further to our email conversation in November 2018. As you can see there is high demand for the equipment.

I have today received an email from The Road Safety and Traffic Management Unit stating that the box went onto Harp Hill for a short amount of time and it showed that there was a fairly high level contravention of the 30mph limit.

As such the data has been passed to the Camera Enforcement Officers to action with a view of enforcement.

I hope that when actioned you will see enforcement on the road to reduce speeding on the road and make the roads safer for you and your family.

Apologies for the amount of time it has taken to get back to you.

If you have spoken to or raised these concerns with your local councillors you may want to let them know as well.

Many thanks

Police Constable 2120

Cheltenham Local Policing Neighbourhood Constable

Gloucestershire Constabulary

Cheltenham Police Station | Lansdown Road|Cheltenham|GL51 6QT

It is evident from this that the speeding problem continues and this is further reason not to allow additional traffic load onto the narrow road. The installed passive traffic calming measures are frankly, a joke, being wholly ignored by most motorists travelling both up and down the hill, as the speed survey results show.

6) Additional Congestion and Risk on Nearby Roads

Harp Hill primary exits are onto the Priors and Hewlett Roads and (via Greenway Lane) onto a busy junction on the London Road. Priors Road from the mini roundabouts towards the Sainsbury junction is also a narrow road with parked cars restricting its width. Being the route to the closest supermarket and fuel locations for the proposed development, this section of road would see increased loading, creating additional accident risk along the narrow section where cars are routinely parked and for those exiting onto the road from Hillview Road, already affected by a blind spot created in the realignment of the road at the Sainsbury junction some years ago. There has been at least one accident along this section recently.

There is also an existing problem with congestion at Hewlett Road where it exits onto the mini roundabouts at the bottom of Harp Hill, due to delivery trucks for the two shops located there parking just off the roundabouts, combined with motorists visiting the shops reversing out on to the road and/or parking on double yellow lines. This creates an accident risk, especially to pedestrians and cyclists and further traffic loading on this road can only make this problem worse. Vehicles approaching the roundabout or reversing off the shop frontage can be obliged to move across areas which are blind to vehicles coming into Hewlett Road off the roundabout, or themselves forced to occupy the wrong side of the road at this busy junction.

As such, traffic loadings on these local roads should not be allowed to increase further, which will be the case if the proposed development is allowed to proceed.

Comments: 3rd August 2020

Letter attached.

32 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AU

Comments: 13th August 2020

Having looked objectively at the proposed plans for Oakley Farm Pastures, I wish to object for the following reasons --

- 1) This is an area of Outstanding Natural Beauty.
- 2) The whole site is not capable of supporting some 250 properties
- 3) The road links to which this proposal will be attached simply are not of a sufficient standard, i.e. Step hill, width, surface condition , street lighting etc . Furthermore the exits of this road are itself troublesome with major delays particularly at peak times, and has become a Rat run due to local heavy congestion This development will certainly add to congestion.

10 Hillview Road
Cheltenham
Gloucestershire
GL52 5AD

Comments: 20th July 2020

Traffic in this area at times is very busy.

The visual impact from priors road etc will be severely impacted with negative affect.

Amenities in insufficient.

5 Sussex Mews
Cheltenham
Gloucestershire
GL52 5FU

Comments: 13th August 2020

I have multiple objections to this development and will highlight points below that I feel need to be addressed by the planners and Cheltenham council:

- 1) The homes on the old GCHQ site are already extremely condensed - there are minimal provisions for services like schooling and GPs in this area - a further 250 homes can not be accommodated by already limited services without provision for this. Children in the area already fall between school catchments and can struggle to access a place at a local school. I believe that the planning should be rejected in its current state. If housing were to proceed I feel it should be significantly reduced in number, done in a more sympathetic way to the environment and ensure additional community provisions are incorporated.
- 2) The additional traffic on harp hill will be considerable. The small double round about onto Priors road already struggles to cope with rush hour traffic. A traffic plan to deal with the additional cars would need to be developed for safety.

3) in relation to point 2, there are no safe pedestrian crossings from the oakley side of harp hill to the battledown side of harp hill. There are also no safe pedestrian crossings across from harp hill onto priors road, hewlett road or hales road. If you are going to build 250 homes, with the associated children that will need to walk to the nearest schools and shops then pedestrian crossings need to be planned to make it safe.

4) in relation to point 2&3, there is no safe footpath alongside the edge of the development and harp hill. If you wish to build a large number of family houses then safe paths need to be incorporated for residents to safely walk down to the town amenities and up to the countryside at Aggs hill.

5) Harp hill is a narrow single track road without any current limitation on roadside parking. Commonly cars park outside current houses reducing the road to one way traffic. If parking is allowed to continue, this will further worsen traffic congestion and access for residents along harp hill and in the new development. This needs to be addressed but double yellow lines on both sides could significantly affect existing homes on harp hill.

6) The farm access track between Sainsbury's and Hillview road is not wide enough for car access and would worsen traffic trying to exit onto prior's road. This should be developed into a cycle/foot path and accordingly be taken on and maintained by the council. There are trees and hedges along this path which someone needs to take responsibility for. It also needs dog poo bins placed along it as it is used by many dog walkers but is not maintained and kept clean.

7) the footpath running from harp hill, behind wessex drive, the the farm access track is narrow and poorly maintained with no lighting or bins. This needs to be improved if so many more residents are to be expected to use it.

8) in relation to points 5, 6 and 7 - lighting, bins and maintenance along harp hill, the foot path and farm track need to be improved if they are to become major access ways for the new housing.

9) The area of land that is planned for development is on a steep gradient. The ground is primarily clay and potentially unstable. Subsidence is a potential issue to houses built nearby. I believe the land is an old clay mine which means grounds works such as piling would need to be undertaken to ensure subsidence for the new and the surrounding existing properties is avoided.

10) the battledown centre (school for children with additional needs) is located on harp hill. The increased congestion on harp hill from an additional 250 homes will unfairly affect their air quality and access.

11) internet provision to the area is limited and fibre optic internet is not currently available to existing homes. The addition of 250 homes would cause a reduction in broadband speed at a time when many people are working from home. Limitations on capacity of the network need to be addressed before adding so many homes.

4 Sussex Mews
Cheltenham
Gloucestershire
GL52 5FU

Comments: 30th July 2020

This development is out of all proportion to the site. It is proposed to build up to 250 houses on a greenfield site in an AONB. It does not comply with the local development plans for Cheltenham and there are other areas which are far more suitable for this type of development. The destruction of nature and wildlife in this semi-rural area is unacceptable. In addition, the large increase in traffic which would be using Harp Hill and Greenway Lane would overload the local road system and clog up Priors Road, Hales Road, Hewlett Road and Harp Hill in particular, creating dangerous situations for pedestrians and cyclists, not to mention the increased air pollution. At a time when we are being encouraged to protect the environment, it would be irresponsible to go ahead with this plan.

19 Hillview Road
Cheltenham
Gloucestershire
GL52 5AE

Comments: 6th August 2020

I object to this development as it is on an AONB and I thought the idea of these areas was to preserve the environment for the good of all, both human and animal life. I recognise the pressing need for more and especially affordable housing but there has been enough development on the brownfield former site of GCHQ which appears to me to be putting a strain on local resources and amenities. In particular, the increase in traffic on Harp Hill would create blockages at the Priors Rd roundabout at peak times.

In addition I object to the use of the farm access track as a cycle path because this would inevitably become a motor cycle path as it was in the days that the track was not gated as it is now. A cycle and pedestrian route could be provided via Battledown Park development which would provide for a safer access to Priors Rd as this is already provisioned for at the junction with Redmarley Road.

The farm track could remain as a gated public footpath with (hopefully) better managed green space than as now.

If the development is to proceed I would sincerely hope more work is done to mitigate the run-off during the ever more frequent heavy rainstorm events. To my mind a little pond in the corner of the lower field looks wholly inadequate in comparison to the flood alleviation schemes that have been put in place in the near locality.

7 Pillowell Close
Cheltenham
Gloucestershire
GL52 5GJ

Comments: 11th January 2021

I wish to object to the plan development of 250 houses in the site of Oakley Farm.

I have a serious concerns of the wildlife, the innapropriate vehicle access which will have an impact on the Oakley as well as Harp Hill and surrounding areas. Also a big concern of flooding issues and of course we want to protect the grade II listed reservoir and it's building.

27 Pillowell Close
Cheltenham
Gloucestershire
GL52 5GJ

Comments: 5th August 2020

I am concerned about the negative impact of this proposed large housing development in this area of outstanding natural beauty. I am particularly concerned by the number of new properties being proposed in an already high density area and the negative impact this could have on noise levels (already quite high at times on the Battledown Park estate), traffic and wildlife. Battledown Park has high density levels already in place and is a large overdeveloped site, this is somewhat offset by this small area of outstanding natural beauty which if this development goes through will be lost. This would create a huge negative visual, noise and traffic impact for residents of Battle down park particularly those living alongside the boundaries proposed. We currently enjoy the interaction with nature and wildlife that this small area provides it is a peaceful haven in an already highly populated area. I am also concerned at the precedent this sets for other development on AONB and the impact on wildlife. 250 homes is far too many.

21 Pillowell Close
Cheltenham
Gloucestershire
GL52 5GJ

Comments: 13th August 2020

I object firstly on the grounds that a development will ruin the beautiful views of the AONB. The increased traffic in an already busy area will make the roads even more dangerous. Harp Hill is a dangerous road as it is with cars frequently speeding up and down. The mini roundabouts at the foot and the junction with greenway Lane at the top of the hill are horrible junctions and would struggle to cope with an increased volume of traffic. Local amenities such as good schools and doctors surgery's are in short supply for this area as it is and a further 250 houses will overload these.

33 Pillowell Close
Cheltenham
Gloucestershire
GL52 5GJ

Comments: 19th July 2020

Traffic on Harp Hill has increased considerably since the ongoing GCHQ site of residential development. With the increase in walking and cycling on this, and the

surrounding, roads this needs to be reviewed. If walkers and cyclists are to be encouraged to visit AONB areas then provision needs to be made.

The current problems for pedestrians:

- Lack of pavements
- Narrow pavements
- Speed of traffic particularly travelling down the hill

The current problems for cyclists:

- Terrible state of the road surface

The double roundabout at the bottom of Harp Hill is not easy for pedestrians to navigate. Consideration must be given to people trying to cross when any remodelling work is proposed.

In the Traffic Assessment section 7.57 A40 London Road/Old Bath Road, B4075 Hales Road Junction tables 7.15 and 7.16 showed a marked increase in traffic numbers.

'The results show that junction is operating over capacity in both the AM and PM peak hours in all three scenarios. As the junction is operating over capacity at present any additional traffic will only exasperate the existing situation resulting in increased queuing and the worsening of overall junction performance.'

However there is no mention of this in the summary.

35 Pillowell Close
Cheltenham
Gloucestershire
GL52 5GJ

Comments: 6th August 2020

I strongly object to the proposed development of 250 houses on Oakley Farm directly opposite my home looking up to Harp Hill for the following detrimental reasons:

1. This is a designated Area of Natural Outstanding Beauty and should remain as is. The loss of this natural countryside opposite my home is very concerning.
2. The area is not in the local plan for housing development, therefore this would set a worrying precedent for further housing elsewhere.
3. The increased pollution as a result of the new road and traffic.
4. Traffic itself and safety is an issue for pedestrians and cyclists.
5. Speeding is already a proven issue around Harp Hill which is also dangerous.
6. The habitat of wildlife. From my windows, my family and I frequently observe numerous deer grazing in the pastures very close to our home during the morning and

evenings. We have seen many different species including badgers, bats and foxes to name a few.

7. Views, this was a contributory factor when buying my home 11 years ago when I understood this AONB could not be developed on due to points 1 and 2 above.

8. Schooling, there are already existing issues being in 'no man's land' with regard to catchments in this area. This will only increase the load trying to qualify for a local walkable Infant, Junior or Senior school.

9. The noise, mess and resultant dust during development which could impact mental well-being - particularly during these difficult covid times when employees are working from home long term.

10. Flooding, there is already an existing problem at the bottom of Harp Hill, Priors and Hales Road, the drains are blocked and inadequate as it is, so will be compounded.

45 Pillowell Close
Cheltenham
Gloucestershire
GL52 5GJ

Comments: 21st July 2020

I have been reviewing your drawing for the access to the new site planned at Oakley Farm.

(Drawing H628/02.)

Would it be possible to widen and strengthen Harps Hill, from where the Farm starts at the public footpath to the top of the hill?

Then, to slow the traffic down on the hill, move the new site entrance opposite the Battledown entrance put in a roundabout and another at the top of the hill at the junction of Greenway Lane.

Could this then help to solve the problem of Harps Hill and any disputes over the access to the site?.

2 Brockweir Road
Cheltenham
Gloucestershire
GL52 5FW

Comments: 30th July 2020

I am writing to strongly object to the outline planning application for 250 dwellings on Land at Oakley Farm, Cheltenham (20/01069/OUT). The principle of this development on designated Areas of Outstanding Natural Beauty (AONB) should not be allowed and I do not believe this site should have any development. I request that Cheltenham Borough Council refuses permission for the following reasons:

1. AONB (Area of outstanding natural beauty)

This land is designated as AONB and the proposed development will irreversibly change the character of the area. The Cotswolds AONB Management Plan 2018-2023 policies for the management of AONB land has two primary key purposes - 1) To conserve and enhance the natural beauty of the Cotswolds AONB; and 2) To increase the understanding and enjoyment of the special qualities of the Cotswolds AONB. It is an area that has such obvious and impressive natural beauty that clearly needs protecting and will essentially 'close off' an already heavily build-up area.

This is afforded the highest level of protection in planning policy terms and the National Planning Policy Framework (NPPF) states that "Great weight should be given to conserving and enhancing the landscape and scenic beauty in National Parks, the Broads, and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues." Therefore this development does not adhere to these key purposes and is contrary to the AONB Management Plan.

2. Cheltenham Plan for housing

According to Table 1 on p47 of the Cheltenham Plan, the supply of houses for the period 2011 - 2031 already exceeds the objectively assessed need. Therefore, the council should not deem this site needed and should look to areas that are less dangerous, and which do not result in the destruction of AONB land and the environment. The need to build more houses in this area is totally unnecessary.

3. Impact on Highways, Access and Transport

The current volume of traffic to use Harp Hill has increased over time and since the development of Oakley Grange and surrounding estates. It is incredibly busy and dangerous to both road users and pedestrians alike, as an avid cyclist I used to go up this hill, but now do not feel safe to do so, along with the huge potholes that appear regularly through overuse. Any further development on this site and access will increase the risk of a significant accident. The routes from Harp Hill are similarly unable to cope, Greenway Lane backs up to the already heavily congested sixways junction. The bottom of Harp hill exits onto a small mini roundabout which does not cope with the current volume of traffic on Priors Road. Further development in this area will increase the traffic on all surrounding roads to a dangerous level.

When Oakley Grange developers applied for access to the homes to be built in 2013, they were only allowed 40 houses off Harp Hill, due to the unsuitability of the road. The remaining 270 homes must use the narrow unsuitable roads of Battledown Park to gain access to the council road network.

I would like it to be noted that there is no viable access to this site via either Harp Hill, the current access road or through Battledown Park (behind Sainsburys). This estate is constantly littered with cars parked on narrow roads and bends causing dangerous blind spots and is hazardous to both road users and pedestrians. Oakley Grange has added c.270 extra cars to Battledown Parks' roads. The roads of Brockweir and Clearwell Gardens were not designed to be access roads and cannot cope with the added traffic. The exit at Sainsburys is already congested and roads dangerous to both cars and pedestrians throughout.

4. Impact on Landscape Character, Visual Amenity

Living opposite this beautiful ANOB land I have often seen the natural wildlife that inhabits this area - Roe Deer, Muntjack Deer, Foxes, Badgers, Toads, Lizards, Field Mice to name a few along with a huge array of birdlife. If this land is developed this wildlife will be lost to this area forever.

The proposed placing of the dwellings on the development seems to be condensed to the already over-populated areas of Wessex drive, Battledown Park and Oakley Grange. This will impose a privacy loss onto surrounding residents which can be avoided by placing the buffer green space between the two estates instead. This would also shorten the road network reducing the long term burden on the council.

The environmental impact of any extra housing on this ANOB site must be taken into account as this will have a large detrimental impact on the quality of life for existing residents who not only live directly opposite the proposed development but in the surrounding area. These are, but not exclusively, loss of ANOB land, Loss of privacy, increased pollution, drainage issues, flooding and possible landslides.

5. Local Amenities:

Overcrowded schooling. Working in education I know that local schooling is oversubscribed. I don't understand how a further 250 homes will have access to these, with many families needing to travel over double the distance of local schools due to oversubscriptions. This defeats the point in our next generation being encouraged by the Government to walk or cycle to school when local education is full.

Doctors surgeries. The local infrastructure e.g doctors surgeries, shops etc would struggle and most likely not meet the needs of this proposed development. I have struggled to get doctors appointments in the area due to the local infrastructure not being able to keep pace with the houses being built in this area.

Emergency services. I suspect that any additional houses have not been factored into the emergency services funding and personnel numbers. This will, therefore, overstretch them and put lives at risk. I currently fear to need emergency services as I believe that they would struggle to reach me in an acceptable timeframe due to the overcrowding of the streets. With the addition of more housing and increased vehicles, this situation will become much worse. Is an unplanned housing estate worth the risk?

Refuse collection. Currently where I live it is a regular occurrence that the bins do not get collected as the workers run out of time due to routes being too large. The addition of yet more houses makes it significantly worse as the local council becomes overstretched with this unplanned addition to the housing plan.

Bus routes. There is no current bus network to Harp Hill or surrounding newer developments of: Battledown Park, Oakley Grange.

I, therefore, request that Cheltenham Borough Council refuses planning permission to allow any development on this ANOB land, for the reasons set out above.

36 Clearwell Gardens
Cheltenham
Gloucestershire
GL52 5GH

Comments: 30th July 2020

Living on the Oakley estate I am already frustrated with the volume of cars and lack of adequate parking for the current expanding houses and residents. Adding access to another development from Harp Hill would make this situation considerably worse. I have heard that there is potential for road access to be placed where a communal green area is currently located. This area is currently used for residents in the flats to walk their dogs and for children to play. If this goes ahead And the area is removed it will bring the estate one step closer to a concrete waste ground.

52 Clearwell Gardens
Cheltenham
Gloucestershire
GL52 5GH

Comments: 14th August 2020

I write regarding application 20/01069/OUT and wish to object to the proposal as currently proposed for the following reasons:

AONB - This is obviously a designation with significant weight in planning policy and whilst the housing opportunities on the periphery of the current urban area may be similarly restricted around Cheltenham due to AONB and Greenbelt this in itself should not be justification for development. I do not think an Outline application is satisfactory when attempting to challenge a designation as this.

Landscape/Visual: Views from Cleeve Hill and the Cotswold escarpment from within the AONB will be eroded further. I would disagree that the existing development at Oakley Grange has reduced the value of Oakley Slopes, given the topography more housing here would generate significantly larger impact than the existing development. Previous efforts to challenge the validity of this area have been rejected and I do not believe that there has been a material change with the development of the Oakley Grange site.

Access: Harp Hill and Greenway lane already act as cut through routes to avoid congestion on Hales Road. There are no footpaths once you reach the area of the proposal and the road seems quite narrow at this point.

Public services: It may not be a material consideration, but it is certainly a concern that a further 250 houses, on top of the recently constructed/still in construction development which has added a large number of new residents to this area, with no further provision of schools, doctors and the like.

4 Brockweir Road
Cheltenham
Gloucestershire
GL52 5FW

Comments: 27th July 2020

I strongly object to this application.

The area is an AONB and there is a significant threat to the ecology of this space, not to mention the disappearance of green space often used by local residents.

There is not the infrastructure to support 250 new homes, in an area that already faces traffic issues and congestion.

6 Brockweir Road
Cheltenham
Gloucestershire
GL52 5FW

Comments: 28th July 2020

This application is on an AONB which I believed to be protected for environmental reasons.

My road is significantly busier as a result of the Oakley Grange development and is only going to get worse if this development goes ahead. Traffic noise begins at 6am and late into the night which disturbs my sleep. This will have a knock on effect in terms of pollution and air quality will deteriorate.

Visually, the Oakley development benefits from views of nature and greenery which would be lost.

Building a development of 250 houses opposite the Oakley development would mean that properties would be overlooked and privacy would be reduced.

12 Brockweir Road
Cheltenham
Gloucestershire
GL52 5FW

Comments: 18th July 2020

We are absolutely horrified at the thought of someone wanting to build on that wonderful space!

Once beautifully, natural area's go there is no getting them back, you can't recreate places like that when in years to come people finally realise it was a mistake to build on them as we all benefit from them in one way or other.

All those lovely old trees the birds, deer, owls & other wildlife are amazing to see & hear, we've been lucky to see/hear them all very regularly. The Owls most evenings and seeing the sheep during lockdown has been so soothing for us all.

That's without the worry of so much more traffic, people living on top of each other isn't healthy no wonder there are ups & downs occasionally with all the overcrowding also the drains don't cope well as it is, the smell is awful when the washing machine etc are on in our area & our daughters & neighbours! (Drybrook Walk) the water board came out & put some cleaner down so it was better for awhile but then it came back.

We understand people need homes, we've got younger members of our family & they need to live somewhere but really this is a step too far.

18 Brockweir Road
Cheltenham
Gloucestershire
GL52 5FW

Comments: 27th July 2020

I strongly object to this development.

Oakley Farm Pastures is a irreplaceable AONB used by many locals and visitors. This habitats and wildlife should be strongly protected.

This area is already overdeveloped in terms of housing but underdeveloped in terms of infrastructure: schools, doctors, shops...

This will have a serious impact on pollution levels due to increased traffic and the already over congested and narrow roads.

There will also be a significant environmental impact in terms of ecology, biodiversity, geology, and flooding...

22 Brockweir Road
Cheltenham
Gloucestershire
GL52 5FW

Comments: 20th March 2021

Cannot believe this is even being considered; we strongly object!!

26 Brockweir Road
Cheltenham
Gloucestershire
GL52 5FW

Comments: 5th August 2020

I live in Brockweir Road Cheltenham on what was the former GCHQ Oakley site that existed alongside the fields forming Oakley farm. I watched the development of the site during 2009/10. Due to the extensive flooding in 2007 the developers included considerable future flooding precautions. As you know a developer has purchased the farm and ignoring the AONB status now wants to build on the land. How can we justify

having laws that are implemented after due consideration and then allow without evidently full review their reversal? At a meeting by the proposed developer held in Waddon during the summer of 2019 I questioned why the proposal was to build only on the lower slopes. Only to be told that it was easier? Had this anything to do with another builder building very expensive houses across the road from the top fields I wonder, to minimise objection? Of course the old ploy of, should they gain planning permission would then be implemented, to increase the numbers probably by a factor of two.

When I mentioned flooding considerations from across the fields into the estate below this drew a blank. Should the planning proposals be accepted who do we claim from in the event of flooding? The planners, the builders the council. The present state the country finds itself in, due the virus problems and the realisation of the importance of self sufficiency where farming is concerned makes a case for retention of any arable land. What we don't want is the removal of bands of countryside within the town of Cheltenham. This present expanse forms a "lung" for the town. Changing its use causing massive traffic problems will not enhance the environment. Or solve any housing problems. Let's use some imagination we have a farming college in Hartbury perhaps it's a facility that could be used. At the moment plenty of wild life use the fields long may it last.

12 Ledbury Court
Cheltenham
Gloucestershire
GL52 5FZ

Comments: 20th August 2020

I am writing to object to the above planning application on the grounds below:

1. Misuse of Cotswold AONB land: Oakley Farm is a beautiful area of land, which is afforded the highest status of protection, and according to the national Planning and Policy Framework (NPPF), should be a very last resort for development and then only in exceptional circumstances, and great weight must be given to its protected status during the course of planning policy decisions. Oakley and Battledown being built on former brownfield sites nearby should not be an excuse to develop AONB greenbelt land.
2. Spoiling of view from below the hill and views from above on Cleeve Hill: building over Oakley Farm would ruin the Eastern aspect of the view from the town looking up at the hill, and would ruin the views from the surrounding hills. The AONB attracts visitors to Cheltenham
 - a. The developer has hinted that they would 'open the overgrown hedgerow to restore the view', which is a disingenuous tactic, as this is a problem solely caused by their own lack of maintenance.
 - b. The overdevelopment of Oakley Farm would ruin the rural character of adjoining properties, and put huge extra demand on local roads and drainage which are not fit to deal with an expansion of 250 extra households. Indeed there are no footpaths on Harp hill above Stanley Road, and residents front gardens and verges are neither suitable, nor a right of way.

3. Flooding: currently in heavy rain huge amounts of water come down Harp Hill and flood the bottom of Priors Road from Sainsbury's all the way to the twin roundabouts at the Hewlett Arms. This also carries topsoil with it and blocks the drains, exacerbating the flooding, which is already a danger and inconvenience to motorists and pedestrians passing through as well as residents' properties along the road.

4. Wildlife: as a resident of Oakley, I have seen all kinds of wildlife make use of the Oakley Farm slopes, including badgers, deer, foxes and birds or prey. This application would deprive protected wildlife of important habitat.

5. Further disingenuous planning tactics by the developer: the full details of the plan have not been made public, and concessions at this stage made in ignorance would be the thin end of the wedge.

I hope you will refuse the application on these grounds. The site is not suitable for development.

11 Ledbury Court
Cheltenham
Gloucestershire
GL52 5FZ

Comments: 4th August 2020

Cheltenham Borough Councils Cyber Central project to the West of the town will create thousands of new homes. Let us leave the East of town and AONB alone now following the development of the brown field former GCHQ site. The views from across Oakley Farm Pastures Slopes and up towards Cleeve Common should be protected for everyone to enjoy, now, and for future generations.

9 Ledbury Court
Cheltenham
Gloucestershire
GL52 5FZ

Comments: 6th August 2020

I wish to strongly object to the proposed building of 250 homes in an area of outstanding natural beauty, in line with others a few the reasons are:

My home overlooks the site and my garden backs onto the proposed development. I am extremely disappointed with the proposals and visual impact the proposed development will have on me. The loss of the views I have across the fields and the wildlife that I regularly see including roe deer, muntjac and bats. I am also concerned about the loss of the hedgerows and the many mature trees on the site.

Being so close to the development an extra 250 houses will cause a great disturbance. The proposals have houses extremely close to my property. With the site being a hill, they are likely to be higher than my home and therefore overlooking my garden negatively affecting my privacy.

The roads around this area are already busy and congested. Another 200-500 cars on Priors Road and Harp Hill will have cause this congestion to be even worse. The traffic at a standstill on these roads during rush hours will release huge amounts of harmful gases into the atmosphere substantially increasing localised pollution levels. The footpaths on Harp hill are extremely narrow and in places non-existent. There are no footpaths on Greenway Lane. While walking in this area with a pram we have to walk on the roads. It feels unsafe at the moment without the extra volume of traffic on the roads this site would lead to.

Finally, I have huge concerns regarding flooding. There are already floods from the runoff from Harp Hill with any heavy downpour. The extra runoff from this site would potentially make this situation worse and dangerous. Also, with the sloped nature of the site it is likely that there would be runoff down the hill towards my home and garden.

6 Ledbury Court
Cheltenham
Gloucestershire
GL52 5FZ

Comments: 29th July 2020

I am unable to support any planning application that take away an area of outstanding natural beauty from the countryside. As a neighbour to the development, I currently can see an array of wildlife, birds and protected trees who contribute to our local environment and improve the mental and physical health of the local residents.

According to the site plan, instead of the deer that I have seen since I moved in to my property, I will have someone's house and garden backing on to my property. Due to the gradient of the hill, the house and garden of that property will overlook my garden and house, and my privacy will be invaded.

The plan does not include any additional public transport routes and the ones that exist are not accessible for those who are unable to climb the hill. This means that there will be a reliance on car travel and the roads - especially the double roundabout at the bottom of Harp Hill, cannot not support any more cars.

Locally, there has been a real struggle on availability of local school places, the doctors surgery (which struggles according to their CQC report and their patient feedback to provide enough appointments and access to doctors already due to their number of patients already), access to dental services (closest NHS dentist with availability is in Tewksbury) and other public services.

It is not in the best interests of anyone except the developers to proceed with this application. Any extra housing needs should be build on brownfield sites not AONB. It is sad that the council have allowed the developers to go this far already and I only hope that they can see sense and reject this plan.

5 Ledbury Court
Cheltenham
Gloucestershire
GL52 5FZ

Comments: 24th August 2020

I'm writing to say I strongly object to the above planning application.

This area is AONB and we should stand by our promise to protect these areas. It's a mistake to fill in all our green areas outside the towns with buildings.

We can see a move away from shopping in towns to shopping online. All of these empty shops and buildings in the town would make ideal dwellings for people. If we fill in the green space around the town it will be lost forever - literally killing our air quality, taking away space to walk and breathe to help with mental health, making exercising our dogs and getting our children out more difficult or meaning that these have to be on pavements beside cars.

Prioritise existing buildings in the town and then brown field sites if we have to.

Driving along Harp Hill is already narrow and with the parked cars at the bottom, causes a bottle neck down and onto the mini roundabout at the bottom. If you have regular experience of driving along this road you'd know that extra houses needing to use this route would not be sensible.

Living behind the fields in question, the diversity of wildlife and birds is truly amazing - deer, rabbits, moles, owls. We should take great care not to lose habitats for our local wildlife.

Comments: 15th December 2020

We live adjacent to the proposed development site and are writing to ask that the council refuse this planning application.

I think primarily my objection is because this is a green field site with wildlife visible across large parts of Cheltenham and more importantly within the Cotswolds Area of Outstanding Natural Beauty and designated for conservation - this site should have a high level of protection from being built on.

The proposed houses, built on a steep slope at the bottom of our garden will loom over our house and block out light to our garden and house. Also, inline with modern built estates and also built on a steep slope at the bottom of our garden will no doubt be visually overbearing from our house.

Access by the Estate or via Harp Hill is already narrow and problematic, with parked cars and used heavily in rush hour. To build 250 more properties with potentially 500 extra cars tipping onto these already busy roads will no doubt cause traffic problems and create a safety hazard for other motorists and pedestrians.

I understand from our local Cllr that there are also concerns around flooding.

Therefore, we ask that the Council refuse this Planning Application and if necessary encourage the builder to look at a building design that is smaller, less intrusive on

neighbouring properties, and fits in within the original site of the buildings of Oakley Farm.

4 Ledbury Court
Cheltenham
Gloucestershire
GL52 5FZ

Comments: 6th August 2020

We would like to submit an objection to this new development.

The local community cannot withstand more houses, which will provide a further increase in traffic and pollution. The roads and footpaths are already in bad condition and not maintained.

The local schools and health services are going to be impacted further.

Another AONB area will be removed from Cheltenham, one of the many attractions, impacting on current wildlife.

Building in this green space will impact upon the privacy of many current households and the new dwellings.

4 Bream Court
Cheltenham
Gloucestershire
GL52 5FY

Comments: 3rd August 2020

I would like to object to the planning proposal on Oakley Farm pastures for the following reasons.

1. As a protected area of outstanding natural beauty under new government guidelines on planning permissions, whereby areas of growth and renewal will have planning proposal speeded up and areas that have protection such as AONB and Green Belts will have increased protection, I fail to see how this planning proposal can continue.

<https://www.bbc.co.uk/news/uk-53625960>

2. I fully support the council using brown field sites to develop new housing on. As a resident of Oakley Grange, the former GCHQ site, it would be hypocritical of me to condemn new housing developments. However, when there is a brown field site, already with planning permission less than a mile away from this planning proposal, on Bouncer's Lane, I find it hard to justify the need for another new build development in the area on protected green fields land.

3. With new developments aimed at growth near Swindon village and the cyber development near GCHQ, I am encouraged that CBC are taking great strides in meeting the housing requirements for the town. Making the need for permanently destroying AONB an unnecessary act.

4. The addition of 250 homes will bring an increase of at least 250-500 additional motor-vehicles onto Harp Hill, which already struggles with the flow of traffic due to its narrow width. The roundabout junction that joins onto priors road is not fit for purpose to meet the increase in traffic, and the whole road system would not be able to cope with an additional traffic light system. Any minor road works cause huge delays already. Any changes to the road layout and increases in traffic will cause major gridlock and cut off a main access point into cheltenham from north east Gloucestershire. There is also a school on harp hills whose access will be severely affected. The current parked cars on Harp Hill, with the increase in standing queueing traffic will create significant difficulties for the emergency services should they need to access that road.

5. The school system in Cheltenham is not sufficient, especially in the Harp Hill area. An increase in houses will only suffocate an area that is already struggling to meet the demand of what is currently in place.

Thank you for taking the time to read my objections to the proposed planning.

2 Bream Court
Cheltenham
Gloucestershire
GL52 5FY

Comments: 3rd August 2020

Please protect these pastures and recommend building on sites that are less sensitive.

Oakley Farm Pasture Slopes - AONB is the site of a diverse wildlife habitat. Badgers, deer, foxes, bats, reptiles and insects are frequently seen within this area and deserve our protection of their sensitive and established habitats.

The site is home to a vast number of trees and hedgerows including 39 Oaks, Hawthorn, Maple, Ash and Sycamore, most of which are now protected by a Tree Preservation Order applied to the land after felling was carried out. Many of these trees are mature and form magnificent silhouettes across the AONB vista, as well as provide essential habitats for wildlife.

Furthermore, I can't imagine how the roads will be able to cope with 200-700 more additional cars and please also consider the impact on the commute to work/school.

Your decision will have a significant environmental impact , the local infrastructure and the life of people living in Cheltenham.

I urge you to reconsider!

Comments: 3rd August 2020

I most strongly object to any consideration being given to this application as it is a 'protected area of natural beauty' within the bounds of Cheltenham Borough Council.

To permit development would increase the already congested roads, and have significant impact on my commute to work.

Please register my objection and notify me if there are further discussions

1 Ledbury Court
Cheltenham
Gloucestershire
GL52 5FZ

Comments: 21st July 2020

I strongly object to this development.

As everyone else previously has stated, the area cannot support such a large development of houses, in terms of infrastructure, schooling, doctors surgeries etc.

The roads are already a mess, both physically and traffic volume. Harp Hill would not be able to take such a drastic increase in residents and cars.

The schools are full beyond capacity.

This is already a heavily populated area, with an unfinished and unsold estate on Oakley Grange. The addition of 250 houses is completely unnecessary. It is 100% pure greed, and not with the residents or the nature of the area in mind at all.

The water run off and flooding has become an increasing concern as more and more houses are built on the hill.

Not only will it be a huge hindrance, eyesore and inconvenience, most importantly it will be irreparably destroying an area inhabited by wild life.

12 Fairford Road
Cheltenham
Gloucestershire
GL52 5FQ

Comments: 28th July 2020

I strongly object to the planning proposal 20/01069/OUT for the following reasons:

1. AONB. The fields backing on to Ham and Harp Hill are rife with an abundance of wildlife which is a joy to see and hear. 250 dwellings will no doubt threaten the survival of Owls, Deer, Badgers and more. Is there really no other housing solution within Cheltenham and the surrounding area that means it is necessary to destroy green sites? With the recent lockdown still fresh in mind, the countryside has been more important than ever in terms of Mental Health and exercise.

2. Congestion on the thoroughfare of Greenway Lane and Harp Hill. As a nearby resident for the past 3 years I have noticed the traffic increase exponentially in this area. As a runner and walker of nearby routes along Greenway Lane and Ham, I have personally felt in danger by oncoming vehicular traffic on numerous occasions. To add a further 250-500 cars to this already congested area would be disastrous and potentially fatal.

Additionally there is no bus route via Harp Hill and Greenway Lane so therefore the transport usage from the new development would primarily be vehicular traffic.

The bottom of Redmarley Road is also a danger to oncoming traffic and pedestrians as a result of cars parking on yellow lines outside Sainsbury's which is never enforced. No doubt this would only be exacerbated by further strain on the local road infrastructure and Sainsbury's itself.

3. Overcrowded schooling. I have heard from many neighbours and friends around local schooling which is oversubscribed. I don't understand how a further 250 homes will have access to these, with many families needing to travel over double the distance of local schools due to oversubscriptions. This defeats the point in our next generation being encouraged to walk or cycle to school when local education is full.

Overall, I strongly object and hope Cheltenham Borough Council reject this application.

14 Fairford Road
Cheltenham
Gloucestershire
GL52 5FQ

Comments: 5th August 2020

I would like to object to the planning application for the following reasons:

- The site is currently an Area of Outstanding Natural Beauty (AONB), of which the National Planning Policy Framework (NPPF) refers and states that planning should be refused unless there are exceptional circumstances. Given that there are a number of brownfield sites available for development in Cheltenham, just over 30 in 2019, and sites that are within the Joint Core Strategy (JCS) Area (and within the Principal Urban Area of Cheltenham), these should be exhausted before looking to protected areas; this AONB should continue to have the highest level of protection. To develop on the proposed site also conflicts with the JCS.
- Development on this site would be detrimental to the wildlife that currently live there. Personally, from my property, I have often seen deer in the field near Bream Close, bats in my garden in the evening, and heard owls at night. In addition, as George Eustace (Environment Secretary) said in his speech on Environment Recovery (20th July 2020), "We know that a connection with nature contributes to well-being, and improved mental health", and I agree. Developing on this land would impact us as a household, we would lose our current connection with nature.
- The visual amenity would be damaged. Currently the site contributes significantly to the countryside feel of the area. For example it can be seen from Priors Farm Playground, where views to the South and East are largely countryside, with the exception of the Oakley Grange development (which had previously been occupied by GCHQ). Allowing development on the proposed site would severely damage the views, making the whole of the South view from the field an urban view and therefore significantly changing the character of the area.
- Residential amenity would be spoilt. Currently my household enjoys quiet evenings with little pollution. Allowing development on the site would add to noise as there would be many more households in the area, and pollution would increase due to more households having more cars. Also, having the green open space nearby provides an open countryside feel. Developing on the land will make the area more urban and therefore more oppressive.

- The Grade II Listed Pavilion on Hewlett's Reservoir can be seen from various points across Oakley Farm Pasture Slopes. The view and setting of this historic monument should be conserved and protected.
- I cannot see anything that refers to advice from the Cotswolds Conservation Board. Given that the Cheltenham plan states it will be guided by the board, the professional opinion of this organisation should be followed.
- Cheltenham Borough Council commissioned a 'landscape assessment' (the Ryder report) in 2015, which identified the importance of the site, its sensitivity and inappropriateness for development. This guidance should be followed both because it is an independent objective report, and also because public money has been spent on it.

You are welcome to visit my home if it helps in any way.

9 Bream Court
Cheltenham
Gloucestershire
GL52 5FY

Comments: 25th July 2020

Please do not grant permission for this application. This area has seen significant residential development in the last few years but has seen no development in infrastructure (housing, doctors surgeries, road layouts etc). Levels of wildlife are beginning to increase following the most recent developments and further construction will again impact this. Recent events have shown that green spaces are needed more than ever. Cheltenham has large brownfield sites that should be renovated before expanding on to green field areas.

3 Highnam Place
Cheltenham
Gloucestershire
GL52 5FX

Comments: 5th August 2020

Objects

One of the reasons we chose our home in Highnam Place was due to its location. Along with the houses in Bream Court, Ledbury Road and Birdlip Road, our home is within and adjacent to the AONB pasture slopes of the proposed development but built on the Brownfield site that was formerly GCHQ. All our living and some of our outdoor space is on the first floor facing out towards the pastures. The proximity of the buildings on the proposed masterplan to our home would represent a severe encroachment on our privacy and view, although we understand we have no entitlement to a view, we can expect that our privacy should not be compromised. We, along with other homeowners who would be similarly affected by the proposed development also have concerns over the impact that it would have on the value of our homes.

The proposed site is designated as part of The Cotswold AONB. For over 50 years it has been protected as a very special landscape that should be conserved for everyone now and in the future to enjoy. Trees and hedgerows which are essential to the survival of the

various wildlife species that have made this habitat their home, would be destroyed forever.

Harp Hill cannot easily sustain the volume of traffic that already uses it and it was never intended to be able to carry heavy traffic. On daily commutes to and from Charlton Kings and Leckhampton, the junctions at Hewlett Road and Sixways are already a bottleneck at peak times, with resultant major delays. To increase this load by a further potential 500+ vehicles would be ludicrous to contemplate. The increase of pollution at peak times is unsatisfactory already, due to the overdevelopment of this area of Cheltenham already. Parents and children walking to & from schools and nurseries along Priors & Hales Road are already exposed to harmful pollutants associated with vehicle emissions during such busy commuting periods, and a substantial increase in vehicular traffic is only going to make matters worse. Persimmon homes were restricted in their planning for the Oakley Grange site to only allow fewer than 50 houses to have access off Harp Hill. Their site is still not finished, so there is still the potential for a small increase in the traffic flow on Harp Hill. However, of equal concern is the fact that a larger part of their incomplete development will consist of homes that will be accessed from the Battledown Park junction with Priors Road, which is already heavily congested during peak times. As a consequence, this will result in still further congestion at the already busy junctions at Hewlett Road and Sixways.

It is fairly well acknowledged that this attempt to access the AONB site via Harp Hill may be anticipated to meet with opposition, and there will be a plan in place to appease planners by suggesting an alternative which would be to access the site through Pillowell Close, or another access point within Battledown Park. Perhaps the applicants are relying on the fact that a willingness to negotiate may give them the result they are seeking. However, there should be no attempt made to access this development through either Harp Hill or Battledown Park. This estate is dangerously overcrowded with vehicles for which there is a woeful lack of available parking and wholly unsuitable access roads that would increase the likelihood of a serious accident, most likely involving children.

Development at Sainsburys & Oakley Grange has already had a detrimental effect on the ability for land to drain without flooding. The junctions at Wessex Drive, Priors Road, and Whaddon are regularly flooded across the entire width of the roads. This then results in regular further flooding in Hewlett Road, near to its junction with Pittville Circus Road. Any increase in development would put further strain on flood issues in these areas.

This will be exacerbated further by the new development on the Premier Products site at Bouncers Lane. Building at this location is due to start very soon, and I understand that already the developers have succeeded in increasing the original number of permitted dwellings by nearly 30%.

You will be aware that Cheltenham prides itself on being known as the Centre of The Cotswolds. Does it want to be the town that sets the precedent for the destruction of part of the nation's precious AONB for the benefit of financial gain? Or better, should it be known as the town that clearly conveys the message that rules are not to be blatantly disregarded, and our AONBs should not and cannot be touched, however high the price.

The UK's Housing Minister Robert Jenrick's recent planning reforms clearly convey that land designated as AONB will be protected from development. His published article states "...our green belt, areas of outstanding natural beauty and rich heritage - will be

protected as the places, views and landscapes we cherish most and passed on to the next generation as set out in our manifesto".

Cheltenham Borough Council has published that "...the supply of houses for 2011 - 2031 already exceeds the need as outlined in the recently agreed Cheltenham Plan for Housing".

This proposed development challenges the rules determined by both our current Housing Ministry and those which are designed to protect the officially designated AONBs of which this country is so proud.

What possible justification can there be for allowing such rules to be so blatantly disregarded?

47 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 29th July 2020

I would like to raise the following objections to the proposed development of up to 250 new houses on the land at Oakley Farm, Harp Hill, Cheltenham.

1) It has been designated as an Area of Outstanding Natural Beauty. I understand that great weight should be given to conserving and enhancing the landscape and scenic beauty in AONB which has the highest status of protection. It will require the relocation of wildlife ie deer and involve the disappearance of the current wildflower meadows.

2) Eden Villas were built on a brown field site that was GCHQ. The reason it was not joined to the Oakley Grange estate was that Harp Hill would suffer from the increased traffic. At the moment, Harp Hill is used as a short cut for traffic between Prior's Road and Charlton Kings and is very busy particularly during rush hour.

3) The development would impact on the increased number of walkers and cyclists who use Harp Hill to access the many footpaths in the area and is one of the main routes to access Cleeve Common, since lockdown was introduced. The lack of a footpath and several blind bends make it dangerous for families with children and also for drivers.

4) The houses recently built at Eden Villas overlooking the site have living accommodation on the first floor. Consequently, the current plan for the new houses on Oakley Farm will severely impact the outlook and privacy of these homes and it is important that the planning officer visits 43,45 and 47 Birdlip Road. These homes were a distinct improvement on the old GCHQ site whereas homes on a greenfield site will blight the open aspect of the escarpment and will be easily visible from Cleeve Common and the surrounding area.

I hope you will consider my objections and decline planning permission.

45 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 29th July 2020

I am writing to object very strongly to the proposed development of up to 250 houses on Oakley Farm Pastures (20/01069/OUT).

My property backs onto these pasture fields, and both are located entirely within the AONB. I would like to talk firstly about the "Report of Community Engagement" which is a document included in the planning application on Public Access. I would like it to be noted, that the notification letters to residents gave very short notice of the public consultation opportunity (a matter of days) and some of the residents most severely affected by this potential development were not notified by letter at all.

I went to the consultation meeting and raised my concerns about the adverse impact on the outlook from my property which would result from this development. (I am well aware that a private view is not normally a planning consideration). A response, recorded by the applicant was that existing trees and boundary vegetation would be retained and where poor or non existant would be supplemented to protect visual amenity and the rural setting of residents within the residential area generally. I was reasonably reassured. Their published site plan on public access was therefore shocking.

While understanding that if the outline application is approved, the finalising of the site plan will come later, I feel it is very important to ask for my concerns below to be placed on your records for consideration now. These concerns are summarised as follows:

I am appalled that the applicant has, despite their reassuring words at the public consultation, shown little genuine consideration for the residential amenities and outlook of those properties in closest proximity to this proposal, for example those on Birdlip Rd, Ledbury Court and Breme Court. The applicant has assessed the effect of the development on the properties closest to the proposal as having "medium" sensitivity and a "medium" magnitude of effect. The significance of effects are also assessed as "moderate adverse" where in fairness must surely be major adverse.

The site plan shows my house and garden and those of my immediate neighbours being dominated by the side elevations of two large houses, in other words, "solid brick walls" which will presumably be "camouflaged" by small slow growing trees which will eventually further compromise the current openness afforded to our main living areas and gardens. These "brick " walls are situated very near to my garden boundary. Neighbouring properties have their living areas and their main family outside space on the first floor. Their outlook and privacy will be severely compromised.

I do hope and indeed ask, that either the applicant reflects on the lack of care and consideration shown to local residents and changes the plan or, even better that in the worst case scenario, conditions be imposed by the council such that our properties will be given the same "swathes of green pasture space" to protect our outlook and privacy as that indicated on the plan as being afforded to the properties on Harp Hill.

I would also like to ask for and gain some reassurance from you, that no recommendation will be made until a site visit has taken place at my property and perhaps my neighbours.

Additionally, despite submitting an extremely lengthy Environmental Statement, the applicant, in my mind does not manage to justify any exceptional circumstances where it can be demonstrated that the development is in the public interest (NPPF para 172) or have any robust evidence of local need arising from within the AONB (Policy CE12 Cotswolds AONB Management Plan). This site falls outside of the PUA and is not included in the Development Plan.

Finally, the proposal would also have a significant adverse effect on wildlife, traffic, (even if access is changed to an alternative location which is possible), landscape, Cheltenham's setting and most especially the potential loss for ever of this protected area of the AONB.

43 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 14th August 2020

Letter attached.

41 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 10th August 2020

I wish to strongly object to this outline planning proposal for the following reasons:

1. The proposed site is an AONB (Area of Outstanding Natural Beauty). According to the national Planning and Policy Framework (NPPF), the development of this area should be a very last resort and then only in exceptional circumstances. The urbanisation of Oakley Farm and the general over-development of areas such as this, which can be seen from the surrounding AONB, would be detrimental to the community, which thrives on its proximity to this green space.

2. Wildlife - this is a habitat for an abundance of wildlife with a great many sightings of deer, badgers and bats. I don't believe it is right to force the wildlife to relocate because of this unnecessary development.

3. Traffic - Harp is congested enough already with the traffic currently using it, adding a minimum of a further 250 vehicles is untenable.

4. Pedestrian and other road users safety - Harp Hill has no footpaths after Stanley Road and in parts is narrow and dangerous. The bend at Hewlett's Reservoir is particularly dangerous, where there is insufficient room for two large vehicles to pass each other

safely. Pedestrians' and children's safety must be paramount when considering development of any kind, and Harp Hill is just not suitable.

There are so many other areas for objection, and I am frankly staggered that it is even being considered

32 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 3rd August 2020

I am writing to object to planning application 20/01069/OUT, Oakley Farm Pasture Slopes. I offer the following views and opinions for your consideration.

Policy L1: Landscape and Setting, Cheltenham Plan. "Development should only be permitted where it would not harm the setting of Cheltenham including views into and out of areas of acknowledged importance.

Part 6 (Landscape and assessment) of the applicants Environmental Statement repeatedly categorises the "adverse impacts" of this proposal. The term "adverse impact" in itself infers harm to this area of acknowledged importance.

I frequently walk my dog in this area and know that views of Oakley Farm Pastures can be clearly seen from areas such as the Cotswold Escarpment, The Cotswolds Way and other popular local footpaths within the AONB.

Policy SL1: Safe and sustainable living. Development will only be permitted where it would not harm the amenity of adjoining land users and living conditions in the locality.

Although only an outline application, the applicants current site plan has shown no consideration for the residential amenities and outlook of those properties in closest proximity to this proposal, for example those on Birdlip Rd, Ledbury Court and Breme Court. The site plan shows gardens being dominated by the side elevations of houses. Some of my neighbour's properties have their living areas and their main family outside space on the first floor. Their outlook and privacy will be severely compromised. Conditions need to be imposed now to protect the amenities and living conditions of neighbouring properties in the future.

AONB

The applicant refers repeatedly to the pastures (which sit entirely within the AONB) as being surrounded or contained by residential development.

It should be noted that the AONB boundary in this area was set in 1966, when this landscape with its sloping pastures, hedgerows, and wonderful oak trees was acknowledged as an area of importance. In 1990, the boundary was reconfirmed and expanded to include the most western field of Oakley farm despite being bordered by residential areas and the huge and ugly MOD buildings of the old GCHQ site. Housing which was in situ then and housing which has more recently replaced the MOD buildings should not be used as leverage to mitigate development. Little has changed in over 50 years in terms of the built environment.

Finally, this land in the AONB, it is not in the Cheltenham plan or Joint Core Strategy so has not been identified as an approved site for development and as such decision makers should adhere rigorously to NPPF policy and the Development Plan. In accordance with the Cheltenham local plan, the council should take guidance from the Cotswold Conservation Board and ensure the proposal is consistent with the policies set out in the Cotswolds Management Plan.

26 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 6th August 2020

I object to the above proposal for the following reasons, please read my comments and take them into consideration.

1. This is an ANOB so I am unsure why this is even being considered, the proposed housing development will destroy the natural landscape which is much appreciated and has been enjoyed by the wider community.
2. The building development will destroy the wildlife habitat.
3. Harp Hill is a narrow road with narrow or no pavement which cannot cope with any extra traffic and any increase in traffic will pose a danger to walkers/cyclists and create traffic chaos in rush hours.
4. The local amenities cannot cope with the additional residents.
5. Harp Hill is in a shocking state at the moment with much needed repairs to be done if you add more traffic to this you are simply making the situation worse.
6. The Charles Church development is still not complete and the heavy duty traffic makes Harp Hill overcrowded and unsafe already with ohhh adding more construction traffic to it.
7. When I bought my home it was under the premises Harp Hill would have no more access for new homes.

39 Birdlip Road
Cheltenham
Gloucestershire
GL52 5AJ

Comments: 6th August 2020

I have great objection to the proposed development.

Along with the damage to the AONB the biggest problem generated would be the traffic and impact to the surrounding area(s).

In a previous planning decision (13/01683/REM), the number of houses that were to be accessible on the old GCHQ site from the top of Harp Hill (now Birdlip Road) was specifically limited to a number of dwellings (I believe 44) in order to protect the traffic level on Harp Hill. To now allow 250 dwellings that would effectively use the same roads that was a problem before would be illegitimate if not ludicrous.

The roads in question are narrow, often blind, always have cars illegally parked and have little or no pavements causing dangerous situations for walkers and their sometimes young children. Not only would this proposed development increase the number of cars and therefore increase the level of danger, it would also increase the number of walkers and their families which would also increase the level of danger.

Harp Hill is meant to provide access to local properties and for the recreational users of Cleeve Hill, it is not designed as an A-road, not even a B-road. Adding a single access point on this road for 250 more dwellings will over saturate the local road network.

I sincerely hope that common sense prevails on this application,

Golspie
Harp Hill
Charlton Kings Cheltenham
Gloucestershire
GL52 6PX

Comments: 12th August 2020
Objections to Planning on Oakley Farm Pastures

I object very strongly to development on the AONB land at Oakley Farm Pastures and to the use of Harp Hill as the main access road.

- An increase of around 700 cars regularly using a road that is already congested at peak times will be untenable. Harp Hill is not wide enough to cope with even more traffic, cars parked at the side of the road mean that traffic is unable to move in both directions so cars are forced to wait until the road is clear. An increase in the number of vehicles idling on the road will exacerbate air pollution.

- The pavements become narrower towards the top of the hill and there are no footpaths at all beyond the Stanley Road turning. This is already hazardous for the many pedestrians, cyclists and runners who enjoy using Harp Hill.

- The volume and speed of the traffic on Harp Hill forces people to park partly on the pavement (where there is a footpath) so that pedestrians, people with prams and wheelchair users have to walk on the road which is unsafe.

- At busy times when the traffic is moving there is a tendency to speed up and down the hill. There have already been a number of accidents on the road and a lot of broken wing mirrors. Increased traffic is very likely to cause far more serious accidents and poses a danger to lives.

- More traffic would be forced along Greenway Lane, another narrow road that for the most part has no footpaths. Traffic waiting at the London Road lights would increase, causing even more air pollution.

- It is already difficult for many Harp Hill residents to get in and out of their drives, increased traffic will make the situation more dangerous. This will also affect users of the Battledown Centre and the Hewlett Arms.

I also object to any form of development in a designated AONB as we cannot afford to lose such a beautiful space.

- Government policy allows housing estates to be built on AONBs only in exceptional circumstances. This site was not identified as suitable in the Cheltenham Plan. There is no reason for the Oakley Farm pastures to be developed, a more suitable Brown field site could be chosen.

- There is regular flooding on Hales road and Priors road at the bottom of Harp Hill, the existing drainage is already inadequate. In past years our garage has been flooded several times due to surface water washing down the road.

- As a keen walker I have enjoyed many sightings of deer, badgers, foxes and swarms of bats in Oakley Farm Pastures. These animals also visit our garden and we have felt privileged to live in a semi-rural location. Wild animals would lose their habitat.

- Local schools, Doctors and Dentists are already overstretched in this area and the situation would be made worse by building such a large number of houses.

Please refuse any development of this site, there would be of no benefit whatsoever to local residents and it would cause misery and traffic chaos.

124 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JT

Comments: 13th August 2020

I wish to OBJECT to the above planning application on the following grounds:

1. This development would be within the AONB and I do not believe that the AONB designation can have any meaning or value if new housing development is allowed within the area. If it is, such areas will be slowly chipped away with previous developments cited as precedents - the 'thin end of the wedge' approach beloved of developers everywhere.

2. Apart from the general point, this has a direct and deleterious effect upon local residents and tourists who value Cheltenham and especially Charlton Kings as 'the gateway to the Cotswolds', affecting as it would views to the West from the extensive network of footpaths near Greenway Lane, Mill Lane and the Hewletts area. Perhaps that is why the area is in the AONB in the first place?

114 Fairview Road
Cheltenham
Gloucestershire
GL52 2ER

Comments: 13th August 2020

I am writing to you to object to the building proposal with the reference: 20/01069/OUT.

The proposed building works should not in my opinion be built on an AONB especially one on which has a fair bit of wildlife. The building works will also change the visual appearance of the area significantly when walking on the surrounding hills.

The increased traffic up the hill will cause more exhaust pollution and also increased brake dust particulate on descending the hill, causing lower quality air in the area that is used frequently for exercise and access into the hills. This could be compounded due to the road having a small pavement only partly of the way up, causing pedestrians and vehicles being closer than usual.

Thanks for reading

Battledown Court
Oakley Road
Cheltenham
Gloucestershire
GL52 6NZ

Comments: 13th August 2020

This development would be absolutely NOT WELCOME.

This is an important AONB green breathing space for Cheltenham.

Harp Hill is already badly vehicle-clogged in its lower reaches.

Speeding on Harp Hill will only get even more dangerous.

The roundabout at Priors Road is already very hazardous.

Will we get the lovely 'open space' and trees on your sketch?

No, we'll get a horrendous packed-in-tight rabbit warren

- just like the Battledown Park development to its north.

It's all RUBBISH! You must not allow this to go ahead.

We support the Battledown Estate Trustees in their strenuous objection.

3 Albert Court
Albert Road
Cheltenham
Gloucestershire
GL52 2TN

Comments: 29th January 2021

I oppose this proposed development at Oakley Farm Pasture Slopes. I support the arguments that others have put forward against this development, for example in the detailed response by CPRE. There are two main aspects that I would like to stress.

1. This Area of Outstanding Beauty should remain protected

Cheltenham is fortunate to have this AONB so close to its centre. It can give pleasure to people in the town looking up to the hills. Alternatively, people can easily walk from numerous parts of the town and, when half-way up Harp Hill, feel that they have reached wonderful countryside. Particularly in the time of Covid restrictions, this has been a well-used source of solace (including for myself as a resident of Pittville). Although some of the aspect to the north of the road would be preserved by these plans, that is insufficient for the area to retain its rural character, especially with the amount of traffic from the 250 houses using the proposed new junction on Harp Hill.

2. Surrounding roads are unsuitable for the additional traffic that would be generated.

Currently Harp Hill and Greenway Lane are used as a cut-through between town and the A40 eastwards, in order to avoid traffic congestion from Six Ways along London Road and up Hales Road. As such Harp Hill and Greenway Lane have for years been unsuitable for that level of traffic especially at start and end of the working day (I talk from experience, having lived on Harp Hill and on Greenway Lane near the traffic lights). Examples of unsuitability are:-

- o The mini-roundabout at Hales Road-Harp Hill-Priors Road is a traffic bottle-neck.
- o Harp Hill is very steep in places with poor visibility.
- o There is danger due to a sharp left bend at the top of Harp Hill shortly followed by a right-turn into Greenway Lane (where I have witnessed numerous near-misses).
- o Greenway Lane is narrow and has continually suffered from degrading of road surface.
- o Additional congestion at Six Ways is caused by traffic volumes coming out of Greenway Lane, especially when full use of the green light out of Greenway Lane is prevented by vehicles parked on the road near the traffic lights.

Problems such as these are exacerbated by vehicles wishing to travel at too high a speed (which led to the introduction of the two single-file flow restrictions in Greenway Lane).

These problems have been acknowledged for many years. The situation would be so much worse with the additional traffic that this proposed development would cause.

3 Albert Court
Albert Road
Cheltenham
Gloucestershire
GL52 2TN

Comments: 29th January 2021

I wish to object to the planning proposal to build 250 homes on the Oakley Farm site.

This proposal counts as inappropriate development on an inappropriate site. The area abuts an area of outstanding natural beauty (AONB) which makes a positive contribution to the environment of Cheltenham. The fields and hills can be seen by at least half the population of the town and beyond. We do not have the right to spoil this beautiful view

for future generations. At the moment it is possible to walk from the town, up Harp Hill to enjoy the views from the Oakley Farm fields. Periods of lockdown during the Covid-19 pandemic have encouraged many more people to walk and enjoy the experience. You cannot take this recreational opportunity away from them.

Apart from the adverse environmental effects on the landscape, there are other important issues:

Road safety, increased traffic and pollution

As someone who has been walking on Harp Hill throughout lockdown, the road is already busy and dangerous with some cars travelling at great speed. The traffic generated by any further housing development would exacerbate this. Where would the traffic end up? Hales Road and Greenway Lane have long queues of traffic waiting at traffic lights. Any increase in traffic would result in unwanted extra pollution levels.

Flood risk

For every new house built there will be an increased flood risk. Rainwater collects on the surrounding hills and needs to flow somewhere. In this situation, I am not sure any builders' flood alleviation scheme would be good enough to deal with the increasing amounts of heavy rain our country experiences.

Protection of wildlife

For the wellbeing of future generations, we do not have the right to obliterate fauna and flora from the landscape

Listed building status

Hewlett's Reservoir and its pavilion are both grade II listed monuments. They deserve a sympathetic setting.

Fermain
Ashley Road
Cheltenham
Gloucestershire
GL52 6PG

Comments: 21st August 2020

There are many reasons why this development should not go ahead, and all reasons have previously been highlighted in the objections.

1. AONB - there are many brown field sites within the local area which should be developed prior to anyone being able to consider building on land such as this.

2. Access to the site would be via Harp Hill which is a very steep hill. Most of the road is very narrow and due to it's proximity with housing located along the full length of the road to the left and right it cannot be widened. It is already not suitable for the traffic that speeds down it. Parked cars at the bottom make this hazardous to navigate with current traffic levels.

3. The local infrastructure cannot cope currently. Both doctors and schools over over subscribed, this would only make this considerably worse.

There are many other reasons why this should not be granted planning permission, but these are just my top 3.

38 Pinewood Close
St Albans
AL4 0DS

Comments: 21st January 2021

Although we don't actually live in Cheltenham, we do visit our son there. We regularly enjoy exploring and walking in the local areas to where he lives.

We would strongly object about the proposed development of building up to 250 homes at Oakley Farm, Priors Road, Cheltenham with the main vehicle access from Harp Hill as this would have a widely negative impact on that area of AONB. Other factors such as the high risk of potential flooding, especially with the changing weather, creating heavier and more constant rainfall, will create a major problem in the future. This should be considered before it's too late!

Also this development would create a high threat to the habitats of wildlife at Harp Hill and surrounding areas. We would ask that more thoughtful consideration be made to other more viable and suitable sites.

18 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RH

Comments: 18th July 2020

My grandfather lives opposite this and it would be such a shame for all of the green space to go. It will become so busy over the hill, it is already busy and dangerous enough trying to get out of your drive. It will also unfortunately "lower the tone" of the overall area which is a prestigious and sought after place in Cheltenham. It will no longer have exclusivity and we very much object this.

16 Sycamore Court
Cheltenham
Gloucestershire
GL51 0JY

Comments: 27th July 2020

I object to this Application.

This is an AONB site and as such is a highly protected green space.
I grew up at The Gray House opposite these fields and loved to see and hear the wildlife there.

I now find that when I visit my parents the traffic is much heavier and faster, but most of all I certainly don't think the land should be built on, adding to the traffic flow on a fairly minor road, harp hill, with congested junctions at either end.

87 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 24th July 2020

Aonb. Traffic impact using glenfall way and mill lane as short cut to A40, a417 etc. Flood impact. Too many more reasons to list!

12 Brockweir Road
Cheltenham
Gloucestershire
GL52 5FW

Comments: 25th July 2020

Oakley Farm Pastures is a irreplaceable AONB with the great old trees, the wonderful wildlife & sounds of the country in an already very busy area of many people & plenty of speeding traffic.

Putting 250 houses on OFP means well over 500 more cars & people, as many of the houses will be multi occupancy! This causes major problems with everyone living on top of each other with not much space for themselves.

It will make the roads, schools, doctors, drains & services struggle & fail even more than they do already. Flooding in Priors Road is already awful.

This small area wasn't intended for so much of 'everything' its a country town not inner city?!?!

We realise people need homes, we do our children do our grandchildren do but there is land in Cheltenham designated to that & OFP is & never should never be that list.

Kerrymead
Birchley Road
Cheltenham
Gloucestershire
GL52 6NX

Comments: 3rd August 2020

250 homes would mean many vehicle trips up/down Harp Hill. Congestion on Hales Road is already horrendous, particularly at traffic lights with A40 and on the mini roundabout at the bottom of the hill during peak times.

The land is designated as AONB land.

Its not in the recently adopted Cheltenham Local Plan for future housing development.

For these reasons I object.

6 Brook Vale
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JD

Comments: 19th March 2021

I wish to object to this application for the following reasons:

- I use the road on Harp Hill on a daily basis and it is dangerous as it is too narrow already for walkers, dog walkers and horse riders.
- The junction at the Hales Rd end is very congested without the addition of traffic generated by this amount of housing.
- The junction into Greenway Lane is very busy and dangerous even at the moment without the extra traffic that the proposal would create.
- There should be a presumption against allowing large scale development on green fields especially in an AONB.

39 Hales Close
Cheltenham
Gloucestershire
GL52 6TE

Comments: 5th August 2020

We STRONGLY object to this!

This location is a pristine AONB greenfield site therefore no permission for any building development of any type should be issued for this location.

The definition of an AONB is land protected by the Countryside and Rights of Way Act 2000 (CROW Act). It protects the land to conserve and enhance its natural beauty.

Under the CROW Act, you, Cheltenham Borough Council, MUST make sure that all decisions have regard for the purpose of CONSERVING and ENHANCING the natural beauty of the AONB.

1 - AONB.

How does building 250 houses conserve or enhance the AONB? It does not & cannot!

We would challenge CBC to provide one way in which this planning application fits this criteria.

2 - The Cheltenham Local Plan, just published and adopted by CBC Councillors after years of debate, EXCLUDES this specific area from future housing development. It would be hypocritical & corrupt for any planning permission now to be granted.

3 - Traffic.

Unacceptable pressure will be placed on Harp Hill both at the Hewlett Road mini roundabout but also at the Sixways junction in Charlton Kings.

Traffic density will be a disaster with pollution spilling into our overburdened & unsuitable streets.

Harp Hill, Hewlett Road, Bouncers Lane, Prestbury, Sixways, & Priors Road will all become pollution hot spots with traffic queuing and engines running! None of these roads were designed for such overuse - an additional 500+ cars!

Additionally Greenway Lane is narrow & unkerbed. Walkers, cyclists & horse riders already have cars whizzing by - an accident waiting to happen! When there is a cricket match the congestion is even worse.

Access - the proposed access onto Harp Hill is simply stupid! It too is an accident waiting to happen.

4 - Wildlife & Nature.

Rain already floods down the hill & the Hales Road roundabouts regularly flood.

Building on these fields WILL create more flooding problems. Increased noise WILL be a problem.

Air quality WILL be a problem.

There WILL be destruction of irreplaceable wildlife habitats and removal of hedgerows/trees where an abundance of birds/deer/foxes/badgers/owls and bats and other all live & visit because this is an AONB.

Wildlife WILL be hugely affected. The deer population is thriving and we often see deer in the fields and crossing the roads.

5 - Infrastructure.

There WILL be a hugely increased requirement for schools/doctors and local amenities - what we currently have is barely adequate now.

6 - Brown field sites - use these first!

With Covid, many companies will change their working practices & more brownfield sites will become available. Developers should be required to develop these sites - not take our irreplaceable green fields!

This is quite simply a case of money over preservation - profit for developers!

Whilst we accept the need for new housing - why should this be at the expense of our AONB when other alternatives are available!

Cleevesyde
Harp Hill
Charlton Kings Cheltenham
Gloucestershire
GL52 6PR

Comments: 5th August 2020

I wish to lodge an objection against the Oakley Farm planning application (20/01069/OUT).

I would like it understood that We at Cleevesyde and the residents of Half Acre, Harp Hill, have employed the professional assistance of James Hunter (Helix Transport Consultant Ltd) and Diane Jones (planning consultant) who have verbally agreed with Lucy White to be able to submit their documentation after 06 Aug 2020.

My objections are based on the following: AONB, wildlife, traffic, winter isolation and vehicle light pollution as a blight on our properties.

AONB. Area of Outstanding Natural Beauty; my question is: When does an area deemed to be of such importance that it has this 'protective status' placed upon it, suddenly become unimportant or not beautiful? The answer should not be 'for considerable financial gain'! Once it's gone it's gone forever. In their bid to achieve this financial gain, the developer has tried to de-categorise the 'lower section' of the land parcel in question, thus trying to negate lower section for its importance in the AONB, but AONB is and should be treated as a whole. The developer has designated a 'green band' at the upper section as an attempt to 'maintain' that upper area as the sensitive AONB. However they have also designed a road to slice straight through that upper section. A road that will be carrying approximately 1200-1500 vehicle movements a day (see in 'Traffic for this calculation'). No wild life will want to reside there once that has taken place. The very important wild life that thrives in these protected areas, and one of the critical reasons for protected status. This will also not actually create or maintain an apportioned area of AONB, as the road and the traffic on it will by their very nature not be beautiful. This proposal of the upper section will just look like an average park and not rural pastures, as it is meant to.

In my mind, these pastures were designated as AONB because they formed part of the 'Green Frame' around Cheltenham this 'green frame' extends from these very pastures, encompasses Cleeve Hill and the Cotswold escarpment and continues right round to Gretton, Alstone and beyond. These pastures are plainly visible from many many key places when travelling or looking south from the north of Cheltenham and beyond as they are on elevated and rising ground that is way above the roof height of the general urbanisation of the town. In fact you can see these pastures from the M5 when crossing the river Avon at Bredon. After all, the area is called Battledown because it's view was considered a Downs many many years ago. Most Downs are protected for good reason.

The pastures are most prominent when at places such as Priors Road, Albert Road, Barley Road, Clover Drive and of course when stood at Cheltenham Racecourse, which is famed for its Outstandingly Beautiful 'Green Hilly Frame'. I have submitted photos from these key places to show the visual importance of this vista. Also to show that when houses are two thirds of the way up you would not see the, so say, AONB that the developer is claiming to maintain.

When GCHQ was built many years ago, it encroached on the AONB, but the planners enforced it to be painted Green to camouflage it within this very special and visually sensitive area. However, sadly, when the brown field redevelopment of the GCHQ site was undertaken the council made the catastrophic mistake of allowing multi coloured houses of multiple floors to be built, this I will never understand. This is a huge scar on the AONB 'green frame' of our wonderful 'rural' town. Please do NOT make this mistake again.

The fact that there is yet to be a property type determined on this development, there is a considerable chance, as mentioned above, that due to the angle of vision towards this area the green band at the top will be totally obscured when houses climb more two thirds of the way up the rising ground, the week attempt to maintain the 'green band' at the top of the site will be blocked out by those very properties due to their height, even if the upper ones were single story.

I would also like to point out that the owner of this land has failed to cut or maintain the hedge heights along Harp Hill over the past year. Since 2008, when we moved to Cleevesyde, the hedges were always cut twice a year and they were kept at approximately 1 metre high parallel to the road. This left the prominent warning sign for Wild Deer way above the hedge line. It is now starting to be over taken and obscured by the hedge with the summer growth! This lack of maintenance is a clear indication that the land owner/developer has the intention to let the hedges grow to obscure the view of this AONB from the people viewing it on Harp Hill, giving them a good advantage in their bid to de-categorise the lands importance.

During lockdown literally thousands of people every day from dawn until dusk would be walking up and down, as there were virtually no cars, and the majority would stop and look across the wonderful vista that these pastures create. Many of these people had never been up here before, but with time and permitted exercise they discovered the gem of a view of this edge of the Cotswold escarpment, that we all know and cherish.

This land does not form part of the latest 10 year 'core strategy' for Cheltenham's continued development. Therefore this land should not be considered now, or at any time in the future. If this land loses its AONB status then that makes a mockery of any AONB protected land and leaves all of those areas at huge risk of inappropriate development.

Traffic:

I have already mentioned that I have employed a traffic consultant who's report is due to be submitted soon. Early indications and discussions with him have already shown that the data and models used by PSA the developers consultants, have not been used in the correct manner, and therefore they cannot substantiate the claim to the effective clearance of traffic, but his report will highlight this.

My thoughts and feeling are as follows:

250 homes, in modern life is without a doubt 500 cars, each going to and from work once a day at a minimum, that's 1000 vehicle movements per day with no over estimation. But modern life also encourages deliveries from Pizza to online shopping so I don't doubt for a minute that there will be 1200-1500 vehicle movement per day. All of which have to exit the area, once on Harp Hill, by one of several routes. Either the bottom of Harp Hill, which is a heavily congested area at this point in time with parked cars from the homes there and from the many visitors to Battledown Children's Centre. I can't imagine they'll be happy if 'No Parking' is enforced! Greenway Lane at Sixways which is extremely

congested and the tightness of the bend before the lights leaves cars backing up to Ashley road and to Ashley Close as it stands, again without any additional traffic from the proposed development, and then there are the two country lanes, which are already winding, narrow and tight at the bends with no pavements, also most treacherous for anyone walking them at this time, without added pressure of more cars.

When the redevelopment of GCHQ took place only 40 properties were considered appropriate to add their traffic onto Aggs Hill, and thus on to Harp Hill. How can it possibly be a case that the statistics and data that were used to calculate those restrictions is not over ruling the application to allow 250 more homes to use the Hill?

As the nature of our human existence continues, vehicle usage is increasing year on year, therefore future projection of vehicle intensity must be thought of and no unnecessary load should be added to Harp Hill, Greenway Lane, Mill Lane and Aggs Hill, they simply cannot take this overload.

The biggest and most concerning thing that impacts both Cleevesyde and Half Acre, in terms of traffic, is the entry/exit road to the site. It has been indicated to be directly opposite our properties. The land drops away from Harp Hill quite steeply and the access road enters the land at 90° to Harp Hill before bearing right 90°, then descending to the proposed area of urbanisation. When vehicles exit the site in the hours of dusk and darkness, from as early as 4pm in the winter, the vehicles headlights will be pitched at such an angle due to the topography of the land, that they will shine brightly and directly at our lounge and bedroom windows. With the above rough calculations on vehicle movements, we will experience this occurrence at least 400-500 times per evening. This will hugely impact on our personal well being at home, and of course the value of our properties. I feel that the developer has not considered the disruption, distress and negative impact on our living standards in our home in their drive to gain profit.

In the years we have lived here on Harp Hill, when the snow arrives in the winter, despite the efforts of the highways gritter lorries, the hill is ALWAYS cut off, as the build up of snow makes Harp Hill a dangerous and lethal approach and exit. It is also not possible to get onto Harp Hill when approaching from Greenway Lane. Aggs Hill is obviously no alternative either. But aside those existing roads, the access road to the development will also be at such an incline that it too will be impassable and the cars of the entire development will be stuck down in the estate until the snow melts. Emergency vehicles will be hugely hindered too, as even though emergency access has been indicated via the original farm access, the properties will all be up hill at a steep gradient from that access point.

In conclusion, this area of land is wholly inappropriate to develop for housing on so many points that I implore you to reject this application and to make this land forever protected.

Comments: 2nd September 2020

Letter from DJPlanning, on behalf of Cleevesyde – see attached.

Comments: 7th August 2020

I, Owner and resident at Cleevesyde Harp Hill, have recently submitted my objection to the planning application of ref number above. In that objection I had indicated that I had/was sending in photos to enhance my objection.

Please see the attached images that show the following: (attached)

- 1) The land is clearly visible above the general urbanisation when looking south towards Cheltenham, from North Cheltenham.
- 2) The land is of such an incline that the exiting vehicles will impact on my property and my direct neighbours. Emergency vehicles would not access during periods of snow, as the hill get cut off.
- 3) That the proposed stop line of development will still be far enough up to obscure the view of the green area they propose to maintain as their offering to save the AONB. It will not be seen properly with the Hugh level of development indicated.
- 4) The land Clearly forms part of a 'green frame' that surrounds the north of Cheltenham.
- 5) This land is clearly visible to so much of Cheltenham that its loss would effectively change the leafy feel this wonderful town so proudly of.

Comments: 22nd September 2020

Letter from Helix Transport Consultants on behalf of Cleevesyde and Half Acre available to view in Documents tab.

14 Chapel Lane
Woodmancote
Cheltenham
GL52 9HT

Comments: 6th August 2020

Correction to Design and Access Statement Reference in previous Objection dated 6/8/20.

This development significantly affects the existing Public Right Of Way ZCH86 and should be an opportunity to improve the safe green corridor connection for walkers, however the Environmental Statement Section 9.5.3 and the Design and Access Statement Section 4.1.4 indicate that cycle access is to be provided to what is currently a footpath.

Whilst the provision of improved cycle access to the new development is welcomed separation and safe use of both the footpaths and cycle routes must be achieved.

Change of use of the Right of Way cannot not be implemented without due process and approval to ensure appropriate arrangements for all users.

Footpath Secretary
Cleeve Ramblers

Comments: 6th August 2020

This development significantly affects the existing Public Right Of Way ZCH86 and should be an opportunity to improve the safe green corridor connection for walkers, however the Environmental Statement Section 9.5.3 and the Design and Access Statement Section 2.5.2 indicate that cycle access is to be provided to what is currently a footpath.

Whilst the provision of improved cycle access to the new development is welcomed separation and safe use of both the footpaths and cycle routes must be achieved.

Change of use of the Right of Way cannot not be implemented without due process and approval to ensure appropriate arrangements for all users.

Footpath Secretary
Cleeve Ramblers

Woodbine Cottage
Aggs Hill
Cheltenham
Gloucestershire
GL54 4ET

Comments: 13th August 2020

We would like to object to the planned building of 250 houses made under this application.

Our main objection is the use of part of the Cotswold AONB for building. Even under the recently relaxed rules for planning, the 3rd tier states that Green Belt & AONB would be protected. Although the surrounding area has been developed recently, this was built on the brownfield site of the old GCHQ. The proposed site is not and has an abundance of wildlife and protected trees.

Our second concern is the extra traffic with the access coming directly onto Harp Hill. You can only assume that with the proposed 250 houses, comes between 250 and 500 cars. This particular road and the infrastructure of the surrounding roads cannot take this extra volume of traffic. Harp Hill is narrow and winding near the access road. It is already busy with normal volumes of traffic but also with a healthy volume of walkers, cyclists and horse-riders too. The top half of Harp Hill to Birdlip Road and Greenway Lane do not have pavements and are already a danger to pedestrians. The road surface is already poorly maintained with the current volume of traffic.

Our third concern is the flooding risk. We can see that some provision has been made on the proposed site but any heavy rain pours down Aggs Hill and Harp Hill with flooding occurring across the roads and at the lower end of this site regularly. If more land is built on then the flooding will only get worse.

If this planning is approved, it will open the floodgates to further development of Green Belts and AONBs.

County House
Bayshill Road
Cheltenham
Gloucestershire
GL50 3BA

Comments: 12th August 2020

Building on AONB and green spaces goes against all national policy.

Access/traffic - Harp Hill cannot accommodate an increase in any more traffic. It already suffers from serious traffic speeding which has become worse since the GCHQ redevelopment, not to mention race traffic. With 250 new homes comes the traffic of at least 500+ cars, plus all the online delivery vans and lorries that go with it.

Local plan - this land is not part of the local plan for development.

Visual impact - Cheltenham has always been a beautiful town. We have to protect what makes it such a nice place to live. The development would further damage the visual impact of the Cotswold escarpment. .

Road safety - Harp Hill is incredibly steep and narrow and cars already speed up and down the road - almost every car triggers the 30mph speeding sign - with no consideration for pedestrians or cyclists. It's unsafe and an absolute disaster waiting to happen. The road isn't sufficient or appropriate for access. If anything, the road needs intervention to reduce traffic - six ways traffic lights have made it a shortcut and rat run.

Local flooding - we are seeing more and more flooding at the bottom of Harp Hill because of over development in the area. Building on this green space will only add to this issue.

92 Priors Road
Cheltenham
Gloucestershire
GL52 5AN

Comments: 16th August 2020

I object the the proposed development on three grounds. Firstly it will detract from the AONB enjoyed by many people that live in and visit the area. Because of the elevated position of the site it will become a prominent part of the landscape visible to the local area. Secondly the traffic on Priors Road and surrounding road network is becoming increasingly busy, especially Harp Hill and smaller roads during the morning peak. Lastly, I have serious concerns about the lack of public amenities with the increasing number of homes being built in this part of Cheltenham, in particular the added pressure on schools. I am concerned that the rate of development in this area with no new local schools will result in our children having to travel longer distances if they cannot obtain a space at a nearby secondary school in years to come. Other local amenities are also lacking such as cafes and restaurants that help create community and is often missing from homogenous new housing estates.

I urge the council to carefully consider this application and the points I have raised.

55 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 19th March 2021

Object, we already have enough new houses, this is taking away views and from nature. It will increase traffic around an already busy road and increase traffic on greenaway lane

6 Drybrook Walk
Cheltenham
Gloucestershire
GL52 5FR

Comments: 21st November 2020

I object to this development. I have several reasons why I feel this development should not be allowed to go ahead.

Firstly we already have severe issues with school allocations for the children that already live in this community. My children couldn't even get a place at our closest secondary school, Pittville school. So I cannot see how we could accommodate even more children with school places being severely stretched as it is. The local primary schools are also running at capacity, so where would all these extra children go to school.

Harp Hill is already a very dangerous and busy road, especially at key times of the day. It is a small, very tired road and was not designed to take the level of traffic it currently takes, let alone potentially hundreds more vehicles. Priors Road and Hales Road are already very busy roads and I do not believe they could accommodate even more traffic, especially the numbers we are potentially talking about.

The impact on the wildlife would be huge. The fields house multiple varieties of wildlife, from birds, foxes, badgers, deer, owls....

I am concerned at the impact on my property. Particularly the level of noise from a further housing development. Currently I am near quiet open fields, which is why I purchased my property. If this changes, I will instead be near hundreds more people and noise that comes with that. My views would change from being sheep in fields, hedgerows and trees to hundreds more houses. This could also potentially devalue my home.

There is also the issue with water run off, we already have issues with standing water when it rains, in priors Road and at the bottom of Harp Hill. I believe this would be severely exacerbated.

16 Fossebridge Place
Cheltenham
Gloucestershire
GL52 5BW

Comments: 12th December 2020

Absolutely object to this. As it's in an AONB and the amount of wildlife that's already been disturbed. Please don't let this go through

148 Whaddon Road
Cheltenham
Gloucestershire
GL52 5NS

Comments: 24th July 2020

It will be ruining the beautiful area and will destroy the habitats for the wildlife

9 Bicknor Drive
Cheltenham
Gloucestershire
GL52 5GF

Comments: 1st August 2020

Strong objection to this proposed building project. We already have the Whaddon and Lynworth sites which serve the local community, further sites are not needed.

An Area of Outstanding Natural Beauty is meant to be precisely that, and protected. If you build upon this area it will be gone for good. As a resident of the area I object to the proposal for this landscape to be taken from the community who enjoy it for a multitude of purposes. You are slowly and systematically agreeing to all building upon green belt land surrounding Cheltenham, and this amounts to nothing short of 'green crime'.

18 Birdlip Road
Cheltenham
GJ52 5AJ

Comments: 1st August 2020

I came to know that there is a proposal to build more than 250 houses on the Oakley Farm Pasture Slops (Planning ref No 20/01069/OUT). I would like to appeal you all for not allowing this project to be approved as I am a local resident living at 18 Birdlip Road GL525AJ and I have the following concerns with this project.

1. No walk path on Harp Hill : My kids study in the local secondary school and they walk to the nearest bus stop on Hales road via Aggs Hill and Harp Hill. As there are no walk path they find it at times a great risk to walk on these roads. Having this new development will make it still more difficult for pedestrians as there will be more traffic on the narrow Harp Hill road.

2. Traffic Jam on narrow Harp Hill : If this proposal is approved, then there will be traffic jam on narrow harp hill road each morning and afternoon as more cars will be clogging up my work/school/shopping run. This iss unacceptable as I want to enjoy living in my house not getting caught in traffic every day during rush hours.

3. The proposed area is a area of outstanding natural beauty. When I moved to my current address, I use to see so many varieties of wild life. But over the past 2 years its been declining. Having another massive project in this area will completely destroy the natural habitat.

4. The local countryside will be lost for ever.

5. Forced relocation of wildlife.

6. Furhter pressure on valuable local amenities.

I kindly request you all to consider the adverse effect this project will have on the local community and on the natural habitat. Hence I kindly request you NOT TO ALLOW this project to be approved.

185 Hewlett Road
Cheltenham
Gloucestershire
GL52 6UF

Comments: 2nd August 2020

When this land was sold there was a caveat saying that it could not be used as a building development. There has been substantial development on the old GCHQ Oakley site, further development in this area is going to put a heavy strain on local amenities and services. The increase in the volume of traffic and the associated increase in pollution will impact adversely upon all of us who live in the area. The importance of the open space and the wildlife who frequent it should not be ignored. Development of this site is a disgraceful proposal and should not be permitted.

4 Landor Gardens
Cheltenham
Gloucestershire
GL52 2TB

Comments: 2nd January 2021

Object on 2 grounds:

Firstly Harp Hill is already a dangerous rat run. Many walkers use this route up to Cleeve Hill and it is not designed for heavy traffic. There are insufficient pavements and a dangerous corner at the top.

Second most important objection is the loss of biodiversity and an important green space and footpath into green open space vital for wellbeing. These habitats for wildlife cannot simply be replaced by some landscaping, they have taken generations to evolve from the soil structure up to the wildlife that lives there. We need these things. They are important. Housing can be recycled and recreated on brown field sites, impoverished urban areas can be regenerated. This planning application benefits nobody.

161 Hewlett Road
Cheltenham
Gloucestershire
GL52 6UD

Comments: 4th August 2020

I object to this planning proposal because the land is ANOB and provides a natural habitat for wildlife and a green and pleasant sight for local residents, walkers, and cyclists.

A building development this size would impact upon traffic flow on local roads, especially minor roads e.g. Harp Hill, and an increase of noise, pollution, and stress for local

residents, including those living further away from the proposed Oakley Farm site e.g. Hewlett Road.

I would very much like to keep this part of the outskirts of Cheltenham a green and pleasant, undeveloped land.

14 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 4th August 2020

I would like to strongly object to this application.

The site is located in the Cotswolds AONB, in an essentially rural location.

Cheltenham Borough Council's own Landscape Character and Sensitivity Assessment (April 2015) classified this location (Oakley Farm Pasture Slopes) as having the highest possible level of sensitivity/value amongst AONB land on the area, and lowest possible capacity for built development. A Low capacity for development (Major landscape constraint), with High landscape sensitivity, High visual sensitivity and High landscape value.

In practical terms, I question the suitability and sustainability of the local facilities to support yet more development. Greenway Lane and Harp Hill are not capable of safely accommodating such a significant increase in traffic. With the gradients involved, absence of pavements (on Greenway Lane and upper Harp Hill) and lack of immediate public transport this plan would be guaranteed to result in another 400-500 vehicles regularly on these already over-busy roads. Local doctors and schools are already over-stretched. These things need addressing before development anything like this scale could be considered sustainable here.

I recognise the need and obligation for Cheltenham council to increase the supply of housing, but feel strongly that areas already identified in the local plan and in particular true brownfield sites, such as the nearby Bouncers Lane or Tim Fry Landrovers sites are both sufficient and far better suited. I hope you see sufficient ground to reject this application out of hand.

129 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LQ

Comments: 5th August 2020

We are so lucky to live in Cheltenham, where we have access to beautiful, unspoilt countryside. We are also lucky that the system allowed some of this countryside to be earmarked as " areas of outstanding natural beauty" so it could be protected from destruction. How could you even consider building a housing estate on one of these areas? Not only does it make a complete mockery of the whole concept of having

"AONB", it would spoil the wonderful environment that makes Cheltenham such a beautiful and desirable place to live. On a more detailed level, Harp Hill is already totally over loaded with traffic. It's used as a rat run to and from Charlton Kings, and now has to carry all the additional traffic from the houses which have already been built at the top of the hill. This planning application is madness, please let common sense prevail and stop it in its tracks. I also note that the Government's new guidance on planning regulations specifically categorises land allocated as AONB as "protected". This is done for a reason.

17 Beeches Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NG

Comments: 5th August 2020

Living Streets Response to 20-01069-OUT - Oakley Farm

The consultants suggest that pedestrian access is via Public Footpath ZCH86

There are 3 legal access points to this path. They are Priors Road, Wessex Drive and Harp Hill. Access at all 3 points is controlled by kissing gates.

There is another kissing gate along the public footpath where the public footpath meets the track to the farm.

This excludes the use of this path by baby buggies. This means that people using such will need to climb up to the highest point of the site to leave the site.

Due to absence of any adequate footway on Harp Hill at this point makes it dangerous for pedestrians.

Thus there is a need to provide a 2m wide footway on both sides of Harp Hill past the development.

This will facilitate pedestrian access to the primary school in Battledown Approach via the private roads of Battledown Estate.

Also the developer ought to fund a 2m wide footway along Greenway Lane primarily to provide a safe route for school children attending Balcarras Academy, Charlton Kings.

ZCH86 on the western side of the site is narrow and suffers from maintenance issues from growth of the vegetation in the boundary of the site.

I. The boundary between the path and the amenity space created by this development ought to be removed to reduce the maintenance requirements.

II. Where the path will run between the existing rear gardens of Wessex Drive and the rear gardens of the proposed development that Rights of Way Review committee for

Footpaths stipulate that ZCH86 ought to be at least 4m wide at this point.

Provision needs to be made to provide pedestrian and cycle connection to the adjacent roads in the GCHQ redevelopment immediately to the north - such as Speedwell Gardens.

This will provide a more direct connection to the Sainsbury's store and the A route bus stop. This being made not imperative due to the Q bus service being suspended and the P bus service curtailed to 2 or 3 times per weekday.

It is noted that the developer intends to provide cycle access along the farm track that is at present part of ZCH86. However as it is illegal to cycle on a public footpath this cannot occur without modifying the path network.

The farm track is at present popular by dog walkers from the Oakley council estate as being designated country they do not need their animal's faeces. It also acts as a drain when there is heavy rain with the vehicle ruts channelling the storm water.

Thus this farm track needs

1. Provision for Drainage
2. Tarmacking
3. Installation of Lighting

Prior to opening it as a cycle route

The security fence that surrounded GCHQ Oakley on the northern boundary of this site is inappropriate to separate 2 housing estates and needs to be removed.

5 The Grove
Hales Road
Cheltenham
Gloucestershire
GL52 6SX

Comments: 9th April 2021

Please do not build these houses. Protect our much needed green space

6 Drybrook Walk
Cheltenham
Gloucestershire
GL52 5FR

Comments: 28th July 2020

In regards to this application, we object this application.

In regards to access from Harp Hill, this road would not be able to cope with the influx of traffic. The new development currently in progress were only allowed a certain amount of properties to access from Harp Hill. Therefore increasing the amount of further traffic using this road will only degrade the road even further. The road condition is poor at present and further traffic will deteriorate this further.

The road is a single carriageway road and thus will not cope.

The double mini roundabout system will not cope with extra traffic.
There is not sufficient footpaths on road side to accept increased foot traffic.
The current footpaths are not maintained correctly and greater foot fall will only exacerbate this.

There is not sufficient road access for any further traffic to be taken off the current oakley estate. The roads are already blocked by park vehicles. The amount of vehicles from this estate is far more than the current allocated spaces provided and increasing this from allowing access from the current estate would cause further issues.

There is not sufficient school Spaces accept new children into estate. Currently the primary schools locally are oversubscribed
Secondary schools the area doesn't not fall within any local secondary schools. It falls to Cleeve school accept new students.

The local infrastructure is unable to cope with a new estate.

On top of this the area is an AONB area and taking this away would impact the ecology locally.

The local drainage system is unable to cope there is flooding to the local roads at bottom of harp hill. Increasing the hard surfaces to this area will increase run off and increase flooding on the roadways.

1 Coberley Road
Cheltenham
Gloucestershire
GL51 6DF

Comments: 28th July 2020

I strongly object to the proposal to build 250 houses on Oakley Farm Pasture Slope. This is an Area of Outstanding Natural Beauty and should be protected as such. I visit friends in this general area regularly and would hate to see it spoilt by such an inappropriate development. The area supports a wide range of wildlife as well as a number of protected trees. It is not part of the Joint Core Plan and would be very detrimental to the town if this proposal was allowed to go ahead.

1 Coberley Road
Cheltenham
Gloucestershire
GL51 6DF

Comments: 28th July 2020

I must object most strongly to the proposal to build 250 houses on Oakley Farm Pasture Slope. This is a protected Area of Outstanding Natural Beauty and should be respected as such. I know this area from regularly visits to friends and would hate to see it spoilt by such an inappropriate development. The area contains a large number of protected trees and also supports a wide range of wildlife. It is not part of the Joint Core Plan and would be very detrimental to the town if this proposal was allowed to go ahead.

14 Kempley Close
Cheltenham
Gloucestershire
GL52 5GB

Comments: 14th December 2020

I would like to object to the proposed development of Oakley farm pasture slopes. I make this objection for a number of reasons:

1. The loss of such beautiful land would have an immeasurably negative impact on the happiness and health of thousands of local residents. Having clear visual access to nature is well known to be essential to mental well-being, and the fact that these fields are so widely visible means the effect would be widespread
2. The irredeemable loss of a vast tract of natural habitat for wild animals and insects that are essential to the health of our ecosystem
3. The roads in the area are already struggling with the level of traffic that exists, adding another 250+ vehicles to this volume is dangerous
4. Further environmental impact from the loss of land that can act as flood defences

As I'm sure others have submitted, these areas cannot be recovered once developed. Please act to prioritise the wellbeing of existing residents and wildlife.

8 Pillowell Close
Cheltenham
Gloucestershire
GL52 5GJ

Comments: 14th December 2020

I have objection to the planning proposal for 250 homes on the following aspects;

From a selfish perspective I purchased my property at Pilowell Close partly due to the nice views I have of that field. Every we enjoy sitting on the window sill and watching the sheep in the field. The incline of the field means that many people get to enjoy its view.

From a wildlife perspective it is a field rich with animal life. I regularly hear and see the owls, deer, foxes and moles that frequent it. It would be sad to see all that go.

From a common sense perspective there are more suitable plots of land that should be utilised before we start raiding AONB land. For instance Staverton airport is a costly and relatively poorly used vast plot of land that could house thousands of new homes with minimal impact to the surroundings or wildlife. It is flat and far easier to develop, and has convenient access to local infrastructure and services. Yet here we are raiding beautiful hillside plots that should be left well alone.

This zone at Oakley has had over a decade of development and it is now time to give it a breather and look at other more suitable areas for housing. Thank you.

Glenthorpe
Battledown Approach
Cheltenham
Gloucestershire
GL52 6QZ

Comments: 31st July 2020

I object to this application.

Harp Hill can not cope with the amount of traffic that use it daily now and with an additional road entrance on the Hill itself with traffic turning left and right there will be accidents especially with cyclists coming up the Hill slowly and down fast.

There is a plan for future housing for Cheltenham and this area is not in the plan so I do not see why it is even being discussed.

The countryside is being eroded as it is, so this area of AONB should be left as an Area Of Natural Beauty.

Darien
Stanley Road
Cheltenham
Gloucestershire
GL52 6PD

Comments: 5th August 2020

Setting aside all the other objections, surely common sense regarding the access onto Harp Hill will prevail. Harp hill is too narrow and steep and barely anyone takes notice of the speed limit of 30mph and they travel at 60mph or more! There is on road parking and a special school and many times I have witnessed very near accidents, including wing mirrors being ripped off. I really consider the road quite dangerous now without adding more traffic, recently a large house was built on the corner of Harp Hill And Stanley Road and the congestion that caused during building was horrendous and dangerous as it was on a bend into Stanley Road. I strongly urge members of the Planning Committee to spend some time on Harp Hill to witness the amount of traffic using this road before coming to a conclusion. At the very least try driving up the hill and down the hill at the busiest times of the day, it can be quite frightening!

3 Highnam Place
Cheltenham
Gloucestershire
GL52 5FX

Comments: 6th August 2020

There is already a great deal of content which deals with issues of congestion, flooding, pollution, over-development etc and I am sure that the LPA are well-used to reading through such objections.

However, my comments are more related to the concept of rule-making & the reasonable expectation that such rules should be adhered to.

In 2019 I attempted to obtain approval in East Devon to build a dwelling in a section of a substantial garden. Apart from some minor technical issues regarding appearance & height of the proposed dwelling there was nothing that would form grounds for refusal. However, the land in question was outside the built-up area boundary (BUAB) and hence not considered suitable for development. The LPA identified it had sufficient development land supply for the area's five-year requirement for new homes. Because of these factors, the decision was to refuse.

By contrast to the above scenario, Robert Hitchins is applying to Cheltenham Borough Council to create an access road for a proposed development of 250 homes to be built on land at Oakley Farm, Cheltenham. Apart from the obvious difference in the size of the land and the number of proposed dwellings, the principal is the same. The land is not included in the BUAB, it is outside the Local Plan, and is designated AONB, hence also not considered suitable for development. As in East Devon, sufficient development land supply for the area's five-year requirement for new homes has been identified. Therefore, because of these factors, the decision of the Cheltenham LPA should be to refuse.

There is no logical or good reason why the rule-makers of the country would deem it acceptable that a rule should be adhered to in one area, but allowed to be broken in another. We are governed by the same democracy, and collectively as a nation we are expected to obey the rules set out by that democracy, both as individual citizens and as corporate entities. I may not be happy about it, but I as an individual am expected to abide by the rules, and therefore so should Robert Hitchins. What they are proposing is in fact a more serious breach, insofar that if successful, they would create a precedent which would send a message to other large developers that it's acceptable to destroy other AONB sites elsewhere in the UK, and the rules that have been long-established to protect such areas can basically be disregarded.

If the principal of housing development is refused on the grounds stated here (and it should), there is absolutely no good reason why the application for an access road should be permitted.

I therefore would respectfully request that this application is refused.

Southern Lawn
Ashley Road
Cheltenham
Gloucestershire
GL52 6NU

Comments: 9th August 2020

I strongly object to this scheme for approx 250 houses. As these houses will be at the upmarket end of the scale it is likely that each house will have at least two cars, so upwards of 500 vehicles will be using the one access road onto Harp Hill. The very steep Harp Hill roadway has already become a rat run of choice as a short cut to the Sixways, London Road traffic lights, as it avoids lengthy holdups at the Hales Road / London Rd traffic lights or having to short cut through the Battledown trading estate / Beaufort Rd congested system. As I cycle this route quite often, it is already very busy with a

surprising number of heavy fully laden vehicles, vans and lorries using it. so all in all just one access road for vehicles onto the Harp Hill road is not sensible, as it will lead to major congestion and accidents. It will also overload the roundabout system at the bottom of the Harp Hill roadway.

107 Fairford Road
Cheltenham
Gloucestershire
GL52 5FN

Comments: 5th January 2021

I can't believe that the council is even considering allowing building within the AONB. There are other areas of the town and surrounding areas that would be better suited for development. The infrastructure around Harp Hill and the B4075 will not be able to support the extra traffic. The road at the top of Harp Hill does not even have a pedestrian footpath which is bad enough considering the amount of traffic that uses this road to access Cleeve Hill.

215B Hewlett Road
Cheltenham
Gloucestershire
GL52 6UF

Comments: 12th August 2020

I strongly object to all plans on many counts.

I live in at bottom of Harp hill in Hewlett road and I am concerned about increased level of traffic.

I am concerned about effect on wildlife in area such as bats, badgers, deer and birds including barn owls often seen in this area and live in the area and hedge rows.

I am concerned about increased risk of flooding.

Building anymore on our lovely hill will have long term effects on wildlife and our lives and our children's lives

1 Goodrich Road
Cheltenham
Gloucestershire
GL52 5FT

Comments: 21st February 2021

I have lived near the Sainsburys at Oakley for over 4 years and regularly walk up Harp Hill to reach the common. Beyond a certain point, Harp Hill has no dedicated pavement and there are often walkers, cyclists and cars sharing the same space. The road itself is narrow and in a poor state of repair. The additional traffic of 250 new homes would be hugely disruptive to the area and would cause problems at the mini roundabout at the bottom of Harp Hill. It would also further degrade the road surface, and make the road

more dangerous for walkers and cyclists. For these reasons, I strongly object to the development.

51 Naunton Park Road
Cheltenham
Gloucestershire
GL53 7DG

Comments: 8th February 2021

I hope I am correct in thinking that there can be no possibility of granting planning permission for building on the Oakley Farm Pasture Slopes. Surely one essential feature of ANOBs should be that they are sacrosanct.

Glendouran
Greenway Lane
Charlton Kings Cheltenham
Gloucestershire
GL52 6LB

Comments: 6th August 2020

We wish to object to the proposed building of 250 homes in an area of outstanding natural beauty.

The proposal puts excessive demands on the already struggling infrastructure. History of other commercial projects teaches us that much is promised but little delivered. The local road network is already in a poor state and even if brought up to standard has insufficient room to provide the safe passage of cars, pedestrians and cyclists. The traffic travelling down Harp Hill would cause congestion on to Hales Road, the routes along Greenway Lane would worsen the established congestion at times of school drop off/collection times. As a local resident I witness this, the frustration leads motorists to speed through the Sixways traffic lights or run red lights. This data is not collected in developer studies.

Has adequate provision been made for healthcare and schooling provision? Working in general practice I know a lot of GP practices are struggling to provide services which is going to get tougher with ageing population.

Finally I don't understand why an area is given an outstanding natural beauty status if it can be overturned and built upon where other less significant areas are available.

12 Glebe Road
Prestbury
Cheltenham
Gloucestershire
GL52 3DG

Comments: 25th July 2020

When I see such developments, I despair. Is further degradation of our green spaces really what we need? The area already feels massively over-developed, with the gradual creep of estates further and further up the hill. So many people make use of the superb

network of footpaths to walk or run and it is depressing when at the top of the hill to look down and see all the green space that has already been lost. Being in lockdown for three months really brought home the importance of green spaces (especially given the link between air pollution and severity of COVID-19). Traffic in this area is already shocking during peak hours and Harp Hill a major pinch point from both the main road and back road. With 250 houses, there will be a minimum of 250 extra vehicles. The roads cannot support such an increase and quality of life for those already living here will be hugely reduced. Services in the area already struggle with numbers, with schools and doctor's surgeries oversubscribed. Then there is the problem of flooding; with a massive increase in surface run-off created by roofs of 250 homes and the associated tarmac of the roads, where will the extra water go? Drains already fail to deal with surface run-off during the frequent heavy rains we have here, with roads often several inches deep with water. This proposed development will only make it worse. I strongly object to this proposed development.

22 Wessex Drive
Cheltenham
Gloucestershire
GL52 5AU

Comments: 29th July 2020

Will be blot on landscape ruin natural wildlife and cause extra traffic which local roads do not have facilities to handle.

Hilcot
Stanley Road
Cheltenham
Gloucestershire
GL52 6PF

Comments: 31st July 2020

I object to the proposal to build 250 houses on Oakley Meadow. The meadow is in an area of outstanding natural beauty with the exceptional Cotswold scarp slope geographical feature clearly visible and any development would destroy this really important geographical and tourist feature. The CE report unbelievably refers to the development as "enhancing the AONB".

Vital wildlife habitat would be destroyed causing destruction of biodiversity in the area. The CE report developer response is astounding referring to foxes and deer as "not deemed notable species". Badgers, foxes, owls, mice, voles, birds, insects and the wide range of wild grasses and flowers would all be destroyed.

The area is already congested causing high levels of pollution from high levels of traffic. People with health conditions especially would be in danger from stationary traffic caused by approaching 1000 new cars plus delivery vehicles belching out toxic fumes. There would also be more dangerous roads with Harp Hill, already narrow at the base, middle and corner of Greenway Lane. The proposed exit into upper Harp Hill would be a very dangerous junction. These are all commented on as vague "mitigation measures" will be taken to address these in the CE Report

Environmentally the increased level of tarmac and bricks would prevent run off of rainwater creating flooding. Also the mix of sewage and water supply at the adjacent Hewlett's reservoir does not seem sensible and may create a public health problem. In conclusion, I urge you to reject the proposal due to the compelling argument to object in terms of geographical, wildlife, pollution, traffic, drainage that would have a catastrophic effect on our environment for residents and further destroy our Cotswolds AONB for residents and visitors.

41 Imjin Road
Cheltenham
Gloucestershire
GL52 5JU

Comments: 1st August 2020
Objection

17 Alvington Drive
Cheltenham
Gloucestershire
GL52 5FS

Comments: 4th August 2020

The proposed site is the only remaining green area in what has become a concrete jungle. I moved into Battledown Park in 2012 prior to the demolition of the old GCHQ building and that site has now become a huge housing estate. Views of the sounding countryside were lost once that site was completed and there has already been a significant rise in the amount of passing traffic in Battledown Park to access that site which causes daily congestion issues and noise for the residence here.

I am, therefore, outraged to find out that there plans to apply for another huge housing development on an AONB site which is the only remaining site in the area with green land/trees (Oakley Farm). This will only lead to further congestion, decrease the value of existing homes as we lose more green areas that existed when we purchased our homes as well as assisting in creating a rat run of over crowded developments.

In addition to the area losing its appeal due to over crowding and my home decreasing in value, I personally will be affected directly by these plans as the views of trees and fields from the rear of my property (17 Alvington Drive) will be lost and replaced with more concrete.

I can see that there are proposed green spaces to remain on the Harp Hill side of the proposed site but no green spaces are planned for the Battledown Park side....Why? Are the residence on Harp Hill superior to those in Battledown Park, I consider this to be very unjust and urge for this to be reconsidered taking into account all of the residence around the site.

I very much hope that plans to develop this site are stopped, or at least, seriously reconsidered and that the views of everyday people trying to be proud of their homes are listened to over the opportunity for large development companies to make more money for themselves.

16 Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 4th August 2020

This is an area of AONB - if this development goes ahead then it will be a disaster to both the environment and wildlife.

Having lived on Greenway LANE for over 40 years we have found that the LANE has become busier and faster due to it being a rat run for many commuters.

Firstly the roads - the roads around the proposed site were not designed for much heavier traffic, probably each property will have 2 cars , that makes at least 500 extra cars on the roads around the site. Being selfish this will have a great impact on Greenway LANE (or at the corner leading down Harp Hill) which has no pavement most of its length. Walkers, cyclists ,horse riders etc now have cars whizzing by, especially on the corner by the reservoir, which is an accident ready to happen. When there is cricket, with the parked cars on the LANE, congestion is even worse.

Wildlife will greatly be affected. The deer population is thriving and daily I witness deer in the fields and crossing the roads. Of course there are other animals who have homes on the site and these will be pushed out and probably die. We should be caring for the environment not causing more destruction. I am sure there are plenty of brown sites where houses can be built and will not affect the the natural environment. Cynically its all about money and no consideration to the environment.

So I bitterly object to the building of new homes on the ANOB, Oakley Farm. Oakley Farm fields should be made into a nature reserve for all to enjoy.

57 Bafford Lane
Cheltenham
Gloucestershire
GL53 8DN

Comments: 11th August 2020

My wife and I strongly object to this development for the following reasons: it will destroy an area of local nature and beauty, visible from miles around, and used by us and by many others for walking, keeping fit, and lifting the spirits because of the natural beauty. The development will additionally place even greater strain on local roads and services.

Craigmount
Harp Hill
Charlton Kings Cheltenham
Gloucestershire
GL52 6PU

Comments: 11th August 2020

I strongly object to the planning proposal 20/01069/OUT for the following reasons:

1. The Local Plan for Cheltenham that was adopted in July 2020 does not allocate this site for development. In addition, the planning proposal is simply not part of the Joint Core Strategy and National Planning Policy Framework which acts as guidance for all to follow.

2. The proposed site has the status of AONB, which is in place to protect the land to conserve and enhance its natural beauty. If AONB is not protected from development then what hope do we have. The developer simply points towards the need for more land to develop and meet government targets which is a weak argument for destroying something that is irreplaceable.

Recent government additional focus to speeding up planning decisions has been announced whereby under new process, land will be designated in one of three zoning categories: 'for growth, for renewal or for protection'. Areas of Outstanding Natural Beauty (AONB) and the green belt will come under the protection category where new buildings will be automatically banned. Further focus and evidence for protecting our national AONB.

3. The proposed access road for the development is via Harp Hill, which will generate many hundreds of extra vehicle journeys (residents and delivery journeys) each day. As a resident of Harp Hill we have witnessed traffic levels, excess speed of traffic and vehicle types (HGV's and LGV's) worsening each year. Air pollution, noise/vibration pollution and a road that has had almost zero maintenance is literally falling apart. Large pot holes, broken surface, crumbling verges and pathways, blocked drains and no council/highways intervention to help with speeding motorists has already made Harp Hill a dangerous place for residents, pedestrians and cyclists before adding more volume. During lockdown earlier this year it was a joy to see how many people could safely use the road to access a beautiful part of Cheltenham by foot or by bike. As life returns back to normal so does the fear that something serious will occur before improvements needs are heard. Speed and volume control are vital as well as safer access for those using it for recreational access.

4. If this was ever in consideration for development why has no consideration been given for access via the newly developed Oakley (GCHQ) Development which borders the lower slopes that the developer has proposed. Instead all traffic routed up and then down steep escarpments of Harp Hill and Oakley Pastures which make access far more dangerous and air polluting as vehicles struggle up, over and down. The only logical access to these fields is as per the original farm access which is via Priors Road but over development has already rendered this route inadequate.

5. The developer makes a very small reference to the planning authorities decision to grant no more than 42 houses permission to access the Oakley (GCHQ) development via Harp Hill back in 2012. The concerns were clear and agreed, traffic has only increased for the past 8 years. The addition of a further 250 homes via Harp Hill is completely disproportionate and unsustainable via Harp Hill and access has already been declined to the previous GCHQ development.