

APPLICATION NO: 22/00112/OUT		OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 22nd January 2022		DATE OF EXPIRY : 23rd April 2022
WARD: Battledown		PARISH: CHARLK
APPLICANT:	William Morrison (Cheltenham) Limited & Trustees Of...	
LOCATION:	Land Adjacent To Oakhurst Rise Cheltenham	
PROPOSAL:	Outline application for residential development of 25 dwellings - access, layout and scale not reserved for subsequent approval	

REPRESENTATIONS

Number of contributors	155
Number of objections	102
Number of representations	0
Number of supporting	53

Flat 16
Osborne Lodge
99 The Park Cheltenham
Gloucestershire
GL50 2RW

Comments: 8th February 2022

I object to this proposal because it is shocking to me that during a climate and ecological emergency (of which Cheltenham Borough Council has declared), such a proposal would even be considered. The impacts that it would have on local wildlife would be detrimental and the knock-on effects of this on local residents wellbeing would be felt too. Additionally to this would be the increased traffic, which is also harmful to our environment as well people's health in regards to pollution. Cheltenham has previously been found to have illegally high levels of nitrogen dioxide, so, any risk of increasing this should be taken seriously, especially when schools and children live nearby.

8 Addis Road
Cheltenham
Gloucestershire
GL51 9BL

Comments: 21st July 2022

I object to this application on the grounds of the damage it will cause to the ecology of the area. I am concerned about ancient badger setts, veteran trees and various species of moth, including burnet moths and the chimney sweeper moth, which is extremely rare in this area. I also believe the grassland has huge value as a spring meadow but this has not been investigated adequately.

At a time when biodiversity is under great threat, both globally and nationally, local wildlife sites such as this are of vital importance. A precautionary approach should be taken to protect wildlife but this application does not meet basic national standards. It is

completely unjustifiable to destroy such valuable habitat for the sake of 25 homes. This habitat and the wildlife it supports benefits us all. If we keep building on such meadows we will destroy the fragile ecosystems that are completely necessary for our own existence.

Flat 7
Brook House
Belworth Drive Cheltenham
Gloucestershire
GL51 6EZ

Comments: 7th September 2022

As a young professional I believe this is an excellent opportunity to support those seeking to move into their own property at the same time as supporting St Edwards School.

87 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 13th February 2022

Object on sustainability grounds.

Montrose
Stanley Road
Cheltenham
Gloucestershire
GL52 6QD

Comments: 9th July 2022

Do not ignore the previous rulings from 2 planning inspectors.
This proposed site is very important for local wildlife and plant life/habitat. The plans do not consider the standing advice for the protection of badgers. Nor does it seem to take a precautionary approach to ancient trees etc, as per national requirement.
Also, on studying the plans, it seems that the basic infrastructure requirements of LTN1/20 are not met.

34 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AH

Comments: 14th February 2022

I would like to object to this development. Nowhere on the developer's submissions is the issue of the steep narrow access addressed. It is swamped with detail about cycling, garages and local amenities etc., but it does not answer the one major question. Does the narrow steep access off Oakhurst Rise comply in every way with all current safety standards, recommendations and legislation? If the developer or planners can't answer that question, (which means a knowledge of the gradient, road and pavement widths and current legislation), then on safety grounds, the development should be refused. The Gloucester Transport authority in their approval, admitted that they had not even visited the site.

Carinya
Stanley Road
Cheltenham
Gloucestershire
GL52 6QD

Comments: 15th February 2022

I write to strongly object to this proposed development.

The access on Oakhurst Drive is wholly inappropriate for what would be 50+ cars. The adjacent estate, Ewens Farm would also struggle to cope with the traffic burden.

This land remains one of only six in Cheltenham, as a designated wildlife site. The impact to the biodiversity and wildlife would be irreparable.

23 Roosevelt Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JL

Comments: 9th February 2022

I would like to register an objection based on the environmental concerns. We must protect our green field sites and the valuable flora and fauna found therein, including the rare species and ancient trees found on this Designated Wildlife Site. Green space is pleasant to live near and Charlton Kings is enhanced by this unique land.

Secondly, there are drainage concerns related to the new houses; leaving the site as a meadow would ameliorate the local flooding risk. Finally, access: it is a busy route

through Ewen's farm and the Trading estate, which would only become more pressured with the addition of fifty extra cars.

Please reject this repeat application and encourage consideration of brown field site building which is more in tune with environmental and social needs.

14 Gallops Lane
Cheltenham
Gloucestershire
GL52 5SD

Comments: 7th September 2022

Charlton Kings is an area which has seen a huge price rise for property as a result of the success of Balcarras School. The lack of affordable homes in the area is pushing those who have always lived in the area out of the village that they have grown up in and in which their families have lived for generations. This scheme providing 10 affordable homes goes some way to correcting this and the impact of the additional properties is such that it will provide additional footfall to the shops and amenities at Sixways which will all benefit from the extra trade.

Calder
Greenway Lane
Charlton Kings Cheltenham
Gloucestershire
GL52 6LB

Comments: 2nd August 2022

We strenuously object to this planning submission, yet again.
The proposed site for these developments is unequivocally the wrong site.

It is one of the few green areas left in Charlton Kings / Cheltenham that hold a Key Wildlife Site designation. I regularly see Deer, Birds of Prey, Foxes etc. And all that live in the area get to enjoy the same pristine, green, wild, special place.

A housing development here will end the existence of this wildlife haven, one that positively and immeasurably contributes to the wellness of all local residents and in particular the children that attend St. Edwards School. The wildlife corridors that support flora and fauna in the area will vanish forever.

Further, the traffic and congestion in the immediate area is already at a tipping point and another c. 50 vehicles will further exacerbate an already untenable road safety situation.

The constant and looming threat of this development is negatively impact the mental of many local households and families and it needs to stop and be shut down once and for all. There a number of more suitable sites in Cheltenham and local government need to step up and block this permanently.

Brereton House
Stow Road
Andoversford, Cheltenham
GL54 4JN

Comments: 5th September 2022

I support this application for numerous reasons, but the main one is the need for such homes in a popular area of Cheltenham, as well as much needed funded being made available to the school (whose facilities are used extensively by other schools and communities, so the additional revenue to update facilities will benefit the wider community).

Having been a former pupil of the school, this revenue will be welcomed.

As a nearby home owner, these new homes will be a benefit to the local community too. We should be supporting such applications which have been well designed and thought out, as opposing them for reasons not even valid on a development discussion forum.

Baile Na Creige
Bunachton
Inverness
IV2 6AL

Comments: 7th February 2022

I would like to object to the proposal to build houses on the Meadow adjacent to St Edward's School. The site is currently of great value as a wildlife haven, which can be enjoyed by all. It is to the detriment of all people when precious sites of such beauty and interest are deemed suitable to reduce to yet another housing development.

Heathcote
Haywards Lane
Cheltenham
Gloucestershire
GL52 6RF

Comments: 14th February 2022

I'm objecting to the planning application on the grounds of harm to wildlife and impact on local traffic. I fail to see how this is still being entertained given the valid objections raised over the years this has been going on.

30 King George Close
Cheltenham
Gloucestershire
GL53 7RW

Comments: 11th February 2022

I am writing to object to the application to build on St Ed's Meadow at the top of Oakhurst Rise.

The recent Environment Act came about to protect places just like St Ed's Meadow. When so much of our natural environment has been lost it seems inconceivable that an application to build houses on a wildlife refuge might be approved. Hedgehogs, badgers, bats, butterflies, moths, owls, buzzards, song thrush and all the other flora and fauna of this valuable site must be preserved. Houses may need to be built but they should not be built here

Climate Emergency UK supports and assesses the response of local authorities to the climate crisis. They clearly state "...restoring nature and increasing green and blue infrastructure should be integral to addressing the climate crisis".

https://www.climateemergency.uk/wp-content/uploads/2022/01/The-Climate-Action-Plan-Checklist_Jan21.pdf In the context of a net-zero Cheltenham the proposed development would be a backwards step, destruction not restoration.

The "Transport Assessment" document dated Jan 2022 concludes "...the site is supported by suitable pedestrian and cycle linkages...". This conclusion appears to be based simply on distance from the site to various amenities; the document disregards the steep descent & ascent to and from those services, and the impact this will have on a residents ability or willingness to travel by foot or bike. I walked up to the site today, up Oakhurst Rise, one of the steepest streets in Cheltenham. Common sense says that residents of St. Ed's Meadow simply would not choose to walk or cycle or ebike up & down Oakhurst Rise - it's too steep. The provision of 62 car parking spaces, an average of 2.5 per house, strongly indicates that the developer has drawn this same conclusion. And this would be incompatible with CBCs net-zero plan for Cheltenham - the creation of a car-dependent community at the very time when an increase in journeys by foot & bicycle is required.

Comments: 10th February 2022

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7 Ravensgate Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NR

Comments: 21st February 2022

I am writing to object to the proposal 22/00112/OUT - Outline application for residential development of 25 dwellings on Land Adjacent To Oakhurst Rise Cheltenham Gloucestershire.

Since this land was allocated for housing by Cheltenham Borough Council, it has been designated as a Local Wildlife Site, one of only 6 within the Cheltenham Borough, and in my view the allocation for housing is inconsistent with the wildlife designation, particularly since the Council has recognised that we are in a Climate and Ecological Emergency. While attempts can be made to mitigate against the impact of development on the wildlife features of this site, realistically it is inevitable that wildlife will suffer. This may be for a variety of reasons:

- the reduction in area of the grassland will cause fragmentation and reduce the suitability for some species;
- there is a very large badger sett on site and realistically nowhere suitable nearby to relocate the badgers to;
- street and household lighting will have a damaging impact on moths and other insects. The site has been shown to be very good for moth populations;
- use of chemicals such as pesticides and herbicides in domestic gardens will affect species which travel between the gardens and surrounding land;
- non-native plant species within gardens may spread into the surrounding grassland, altering the ecology;
- predation by household pets, as well as fear due to the presence of predator species such as cats and dogs leading to less successful breeding and feeding of prey species like birds, amphibians, bats and other small mammals. Some of the gardens shown on the outline plan are very small and inevitably household pets will make frequent use of the surrounding land;

- fertilisation of grassland by the excrement of household pets and pollution by vehicle exhaust fumes which increase nitrogen levels, leading to consequent reduction in species diversity.
- Biocides from household pets treated with wormers or flea treatment will also be spread via shed hair and excrement, and this can be particularly damaging to insects such as bees and moths;
- the proposed layout plan shows existing hedgerows being incorporated into domestic curtilage and there will be little control over subsequent management (notwithstanding the Hedgerows Regulations - practically speaking the local authority is not sufficiently resourced to monitor this);
- there is likely to be pressure from occupants for the grassland, hedgerows and trees to be managed for visual amenity and safety (neat and tidy) which is inconsistent with management for wildlife interest.

It appears that the ecological survey carried out to date is incomplete and does not accurately reflect the actual species richness and diversity.

In addition, there are well-founded concerns relating to water run-off from roofs and hard surfaces, especially since the underlying soils are clay, and unsuitable for soakaways. Drainage runs are likely to impact on the roots of mature trees and hedgerows and use of moling equipment is likely to prove impractical or unfeasible on this relatively small and steep site.

Boundary treatments are shown as post and rail or palisade (on the boundary treatment plan, though shown as hedgerow on the site plan), giving open visibility between the private and public spaces. Even if this is controlled by condition, it will be practically unfeasible to prevent later substitution with solid fencing, giving privacy within the domestic gardens, which will urbanise the appearance of the rest of the site unacceptably.

Accessibility of the site for public transport is poor, and inevitably housing in this location will contribute to an increase in car journeys and vehicle deliveries, with congestion on surrounding roads which are unsuitable for heavier traffic, as well as decreasing air quality and impacting the tranquillity of the site and locality.

The Cheltenham Sustainability Checklist has been completed by the applicants and much of it appears to bear little resemblance to reality - eg the development is described as 'being in an area with good access to local community facilities etc' - hopefully members of the planning committee will try for themselves walking up the hill from Sixways shops carrying heavy bags of shopping! I simply do not accept that the development will reduce reliance on the private car - and the provision of 3 parking spaces per many of the properties recognises that this is unlikely. Likewise, it cannot be claimed that the development will 'conserve and enhance the biodiversity of the site' - at best the damage to the biodiversity may be argued by the developers to be acceptable on balance but it is disingenuous to claim that biodiversity will be enhanced. Boxes have been ticked but I consider the claims are unjustified.

Green areas such as this site are extremely important for the health of otherwise built up areas. In this location, the site is close to the wider countryside and forms a stepping stone for more mobile species. It is vital that our wildlife areas are bigger, better and more joined up, and development on this site is inconsistent with this imperative, and hence, I believe, with CBC's emerging Net Zero plans, which states in Section F, Natural Environment and Biodiversity: 'We continue to protect our existing green spaces and locally designated nature sites'.

Brereton House, Andoversford
Andoversford
Cheltenham
GL54 4JN

Comments: 9th September 2022

I am all for housing in this area. This is a popular area of Cheltenham with fantastic schooling and for this reason, many families aspire to live in this area.

Young people are being "priced out" of the market, rendering them unable to get on the property ladder and we need more affordable housing.

I would be in support of such a proposal

309 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YY

Comments: 7th March 2022

I am writing to object to the proposed planning for St. Ed's Meadow, Cheltenham.

It a time of climate emergency the last thing we need is to be allowing the destruction of an untouched, pesticide free oasis that has remained this way since 1840. This land provides a vital habitat for a hugely diverse variety of species of animals, insects and plants.

We don't need more unaffordable housing, we need biodiversity, it is unthinkable to sabotage what's left of the natural world as a time of global disaster.

I strongly object to the proposed planning.

Highclere, Cirencester Road
Gloucester
GL4 8JL

Comments: 9th September 2022

Cheltenham needs more quality and affordable housing which at the moment is lacking. Cheltenham is lagging behind in this area

Coversdown
Birchley Road
Cheltenham
GL526NY

Comments: 22nd July 2022

Further to my objection lodged earlier in the year, i wish to confirm that despite the minor changes, my objection still stands. In summary

At the last hearing by Inspector Claire Searson, on the 11 May 2021, wherein the application for development was turned down yet again, she listed the following as the key objection areas

Site specific requirements

- A minimum of 25 dwellings, subject to masterplanning (in accordance with Policy SD4 of the JCS) which demonstrates that the development can be achieved whilst accommodating:
- Safe, easy and convenient pedestrian and cycle links within the site and to key centres - This simply is not possible on the site even with the new plan
- A layout and form that respects the existing urban characteristics of the vicinity - This is not in the design, as we have houses which are not in keeping with the houses on Battledown which forms the Northern and Eastern boundary of the site.
- A layout and form of development that respects the character, significance and setting of heritage assets that may be affected by the development - This has not been achieved.
- Protection to key biodiversity assets and mature trees - This certainly has not been achieved.
- New housing should be located away from the setting of the west elevation of Ashley Manor. There should be no development south of a straight line westwards from the rear of the northernmost school building. In addition, to provide an undeveloped buffer between the rear garden boundary of Charlton Manor and the new development a landscaping buffer should be provided for 30 metres west of the rear boundary with Charlton Manor.
- Long term protection of mature trees and hedges - This has not occurred even in the new plan.
- Any development on the site should secure improvements to the Icehouse - uncertain that this has been achieved.

Given the failure of the new Outline plan to satisfy all the above key points, I submit that, once again this application should be rejected.

12 Somerdale Avenue
Brockworth
Gloucester
GL3 4wn

Comments: 8th September 2022

I am in full support of this application. I am a former pupil of St Edwards and understand the benefits that this school brings to the local community. This is from within the school and for all the other schools that use it's facilities. The proceeds of this sale will help boost the facilities and therefore help and give experiences to many children in the Cheltenham area.

I am also of an age where I understand the difficulties that young people have trying to get onto the property ladder therefore I am in favour of more affordable housing to be available.

163 London Road
Cheltenham
Gloucestershire
GL52 6HN

Comments: 9th September 2022

I really support this scheme. New houses and affordable housing is something Cheltenham desperately needs and this development has both. I also note that the scheme is supported and recommended by the Cheltenham Borough Council planners, which to me as a Cheltenham resident speaks volumes.

238A Bath Road
Cheltenham
Gloucestershire
GL53 7NB

Comments: 4th September 2022

I Fully support the application for the development of 25 dwellings on Land adjacent to Oakhurst Rise Cheltenham Gloucestershire. I support this development due to the low number of Properties in the Cheltenham area. I think it unfair that a few wealthy people think it there right that dwellings can and should not be built close to them due to a view from their properties. The Pros of this development overrides any Cons.

A lack of affordable homes for young people and families to reside in a safe nice area to raise families should not be refused due to people aloft in an Ivory Tower.

The other benefits to the local community and funding for the School and charitable organisation supports the Community as well as worthwhile causes across the world to people who need the help.

To contest this development shows an out of touch selfish attitude.

Cheltenham Needs more new Affordable housing for people such as myself I live and work in Cheltenham and feel that this is an ideal site for development and to live and as such the site being adopted into the "Local Plan" and allocated for development.

The Cheltenham Borough Council's own Planning Department - consistently recommending previous applications for approval. I sincerely do hope and believe that this development goes through for the benefit of the Community of Cheltenham.

1 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 12th February 2022

A new application for 25 houses having been received after all earlier applications have been refused, my question is this :-

Does the success or failure of this application simply depend on house numbers ?

Because all previous reasons for failure still exist.

This development will increase traffic in a quiet residential area on roads and pavements badly in need of repair.

Harp Hill Mews Priors Road
Cheltenham
Gloucestershire
GL52 5AH

Comments: 12th September 2022

I strongly support this development as affordable homes are desperately needed in Cheltenham There is an enormous short fall with approximately 2500 on the waiting list for affordable homes

39 Hales Close
Cheltenham
Gloucestershire
GL52 6TE

Comments: 4th July 2022

Despite the revisions all my previous comments remain valid as do those of many others. This site is simply unsuitable for any development on the grounds of drainage, traffic access, wildlife & environment - & probably many other grounds too!

The developers seem to keep trying to sneak in small changes - but none of them make this application acceptable.

CBC Planning Committee should be making it clear that on many grounds this site is unsuitable for development & will never be suitable.

Comments: 5th April 2022

I am astounded that this is even being given consideration to proceed.

1 - the area is a beautiful oasis of natural land - the last time I walked through a young deer was in the woods! It is a key site for the local wildlife & absolutely shouldn't be compromised just to put profit in developers pockets!

2 - the road access to the site is already bad & would be further compromised by additional vehicles - any amount of them!

3 - how would the natural drainage in the area be affected? It can only be adversely.

4 - there are many old trees, & other planting which alongside the wildlife deserve our protection.

Even 1 new property on this land would be hugely detrimental!

Please protect our green spaces.

Woodlands
Badgeworth
Cheltenham
GL51 4UL

Comments: 9th September 2022

I fully support this planning application. Not only is the land already allocated but there is a desperate shortage of affordable housing in the area that allows people to get onto the property ladder. Cheltenham Borough Council has also not be able to demonstrate a five year land supply and as such the presumption should be that this application is accepted. Furthermore the site does not extend the boundary of Cheltenham or extend into the green belt. I would urge the Council to accept this application.

Calder
Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LB

Comments: 4th February 2022

To whom this may concern,

As a Charlton Kings (Greenway Lane) resident, I wish to express my strong opposition to the new planning application submitted for houses being built on the fields at the back of St. Edwards School, London Road.

This green site is a designated Key Wildlife Site - one of only six remaining in Cheltenham is the wrong location for any development whatsoever & the impact of such a development would be extremely negative to the surrounding environment, its wildlife and the quality of life for local residents. There are a number brown sites in the Cheltenham that should be considered first for this type of development.

Two Rivers
Rivers Meet,
Cleeve Mill Lane
Newent
GL181DL

Comments: 6th October 2022

Site: Oakhurst Rise, Cheltenham

Further to your email regarding the proposed site at Oakhurst Rise in Cheltenham, we are writing to confirm our support of the development to deliver seven affordable rented homes out of a total of 25 new homes.

There is clear need and demand for the provision of affordable rented homes in this locality. We would, in principle, be supportive of a mix of Affordable Rent and Social Rent accommodation as long as there is not a mix of tenures per house type, so that, for example, all the 1 bed properties would be Social Rent, and 2 bed properties would be Affordable Rent. We also welcome the inclusion of a 4-bedroomed home. It is our understanding that any First Homes will be managed and sold by the Developer directly. Two Rivers Housing is supportive of building sustainable communities and is keen to partner with Developers who are working towards delivering Net Zero Carbon Homes.

10 Shurdington Road
Cheltenham
Gloucestershire
GL53 0JD

Comments: 9th September 2022

I wholeheartedly support this planning application. Cheltenham has a significant shortage of housing, and notably affordable housing for the town's young people trying to make a start on the property ladder, and for families otherwise forced to live in rented accommodation.

This site lends itself well to the proposed development. The land is surplus to the needs of St. Edwards School and Cheltenham Borough Council's own Planning Department has consistently recommended previous applications for approval.

The application should not be allowed to flounder because local naysayers and "Nimbys" don't want any development in their neighbourhood.

Coversdown
Birchley Road
Cheltenham
GL526NY

Comments: 22nd July 2022

Further to my objection lodged earlier in the year, i wish to confirm that despite the minor changes, my objection still stands. In summary

At the last hearing by Inspector Claire Searson, on the 11 May 2021, wherein the application for development was turned down yet again, she listed the following as the key objection areas

Site specific requirements

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- A layout and form that respects the existing urban characteristics of the vicinity - This is not in the design, as we have houses which are not in keeping with the houses on Battledown which forms the Northern and Eastern boundary of the site.
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- Long term protection of mature trees and hedges - This has not occurred even in the new plan.
- Any development on the site should secure improvements to the Icehouse - uncertain that this has been achieved.

Given the failure of the new Outline plan to satisfy all the above key points, I submit that, once again this application should be rejected.

10 Keynsham Street
Cheltenham
Gloucestershire
GL52 6EJ

Comments: 8th February 2022

I am objecting to this development on grounds already raised by local residents at various points in this process: The dangers of increased traffic, health impacts caused by pollution (even more significant post-covid), impacts on wildlife and the unsuitability of existing residential streets for access/increased traffic.

To add to this, however: On 22 March 2021, Cheltenham Borough Council passed a motion supporting the Climate and Ecological Emergency Bill. The key commitments of this bill are:

1. To tackle the climate and nature crises together
2. Do our fair share to cut UK emissions and stay below 1.5°C of global warming
3. Halt and reverse UK biodiversity loss by 2030
4. Take responsibility for the entirety of our global carbon and ecological footprints
5. Involve the public in a fair way forward.

How would permitting this development align with these commitments and especially points 1, 3 and 5?

This proposal was rejected as unacceptable in 2018, 2019 and 2020. After covid (a pandemic linked to global biodiversity loss) and the council's CEE Bill support and climate/ecological emergency declaration, it is even less acceptable.

(A summary of the bill can be found here:

https://docs.google.com/document/d/1VwDVcR__v81wqHVBGH9UEY8cZHlna1508QsUXM984Ws/edit)

Flat 2
128 High Street
Cheltenham
Gloucestershire
GL50 1EG

Comments: 3rd September 2022

Wholeheartedly support the application

27 Avon Road
Cheltenham
Gloucestershire
GL52 5PA

Comments: 9th September 2022

The need for housing is desperate and sadly unless you are in that situation yourself it's difficult to put yourself in the shoes of those in such need. The luxury of sitting in a garden watching wildlife is something too many people don't have. Sitting in a garden you can say is yours is something that far too many people don't have. Getting on a list of available housing to find yourself 65th initially in the queue and watch that number rise until the home is taken is so demoralising. Squeezing your children into tiny rooms with the eldest and the youngest having to share. Young girls at puberty sharing with there little brother is inappropriate at best! No space to let off steam and be safe. Private renting just impossible at the rates charged for hard working people on minimum wage. First time buyers have very little hope now a days. Our government are not addressing these problems so I am supportive of anyone trying to help alleviate this desperate situation.

285 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YY

Comments: 14th February 2022

I strongly object to the proposed development. The St Edwards site is a unique area, home to rich wildlife and biodiversity. Any development will have a negative affect on the designated wildlife site, poor access, increased traffic and increase on demands of oversubscribed local amenities.

Please look elsewhere for this new development!

Cheltenham House
Clarence Street
Cheltenham
Gloucestershire
GL50 3JR

Comments: 12th October 2022

Letter attached

18 Churchill Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JJ

Comments: 29th January 2022

I am objecting as I am deeply concerned about all of the wildlife this site contains. I have been surveying moths in the area for the last 4 years and the site holds an abundance of wildlife, plus its a wildlife corridor onto the estate I live on. It has many ancient trees and it would be hugely damaging to build around these. I want my children to grow up in a habitable planet, and have access to affordable housing, which these are not. We should be re-wilding not building on sites like this. It's completely unnecessary. Insect numbers are plummeting and we just cant afford to damage our precious environment any more.

Comments: 15th February 2022

I am writing to voice my objections to the proposed development of the ancient meadow behind St Edwards School.

I have been involved with voluntary moth survey work in and around Cheltenham for the last 4 years, collecting vital data for the national moth recording scheme. As moths are an indicator species, have precise emergent windows and are also very sensitive to the changing environment, recording their presence or lack of provides important information on the health of the biodiversity of a site. Like the canary in the coal mine. This link outlines why moths matter:-

<https://butterfly-conservation.org/moths/why-moths-matter>

I was involved with just 3 light traps there last summer, and in this time, we recorded an abundance of moth species. I saw more moths here than all the previous 3 years trapping in gardens around CK. Please bear in mind that this was just 3 traps, in a handful of locations around the 10 acres. If we trapped consistently every few weeks throughout the year, there would be many more records. I attach my record sheet and a poster I have created to show the current records, still masses yet to record here. This is only a small selection of what is there.

My objects as follows

1. The site is not like other greenfield sites as it has been untouched by pesticides or damaging modern day agricultural techniques. A hay cut is as sophisticated as it gets.
2. Hedgehogs are in serious decline, the site has valuable pasture, field margins and thick hedgerows vital for hedgehog survival in Charlton Kings. My children have never seen a hedgehog, despite making holes in our fences and other measures, yet they have been recorded at this meadow, just a few streets away from us, thank goodness they are there. The meadow provides a vital habitat for a much-loved species heading for extinction.
3. There is an abundance of native wildflowers, many also not recorded yet, which provide a richness of nectar for our declining pollinators.

4. There are breeding pairs of Buzzards, Tawny owls and many other birds. Song thrush have been recorded here, which are a red listed and a globally threatened species, this habitat is vital for their survival.
5. I got to witness clouds of chimney sweeper moths here in the summer, the only records in the borough since 1967. There are also Narrow bordered 5 spot burnet, 5 spot burnet, 6 spot burnets, which are mating all over the place. A strong indicator of the health and richness of life here.
6. Trees - many ancient and veteran trees, with intimate connections to the meadow in its entirety, that we barely understand. building around a tree and leaving a gap around it, is massively damaging and decimates the biodiversity.
7. At odds with the legally binding requirement set out in the environment act, passed in November 2021, to halt species loss by 2030
8. Site provides light pollution free oasis for vital night time pollinators, moths, other insects, beetles and bats.
9. How does 22 mansions benefit my children? They will never be able to afford to live there. This proposal does not help the housing crisis. Even the affordable homes proposed around the town are not affordable anymore. This proposal is not a solution to any of that.
10. There is an extensive badger set there. As I understand Where possible developments should avoid effects on badgers. In this case, I don't see how any measures could avoid effecting them, it would obviously be highly damaging this population.

I don't have much hope for a habitable planet for future generations, but destroying places like this is unforgivable and I think actually criminal. The land belongs to the future and we should leave it with the richness of biodiversity that has taken millions of years to evolve, that we are part of, benefit from and need for our own survival too.

I hope you will factor the above into your decision.

9 Brevel Terrace
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JZ

Comments: 14th February 2022

I object to this proposal as in all previous applications for the following reasons:

1. environment of the meadow and the roads in the surrounding area
2. Drainage issues
3. Traffic congestion in Oakhurst Rise, Charlton Court Road leading to London Rd and Six Ways

4. Visual impact of more houses
5. noise, pollution and disturbance over a long period of time
6. Problems with existing amenities, doctors, shops, schools etc...
7. Devastating impact on ancient trees and natural habitat
8. Light pollution for vital pollinators
9. Destroying the badger set(s)
10. Land untouched with pesticides since 1840
11. Save the biodiversity
12. Goes against the governments legal requirements to halt species loss by 2030

6 Oak Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JG

Comments: 20th July 2022

I am sending this email as I see no problem for the houses to be built. More social houses are needed for people and charlton kings is the perfect location. I live in charlton kings myself not far from where they want to build the houses. I don't think people are really interested in the wildlife they just don't want the houses. This location is perfect for families. I think as more houses are desperately needed it should be built on and considered. People in Charlton Kings don't seem to want anything to be done I don't know why but they do like when they wanted to build lidl which luckily got the go a head which is great for local people. I really don't see a problem with 25 houses being built I hope you will read the email and consider what I am saying Regards

110 Horsefair Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JT

Comments: 12th February 2022

Please don't approve this, there are so few safe spaces left for our wildlife - don't let greed and profit win and please keep this special site for future CK generations to enjoy. So, so, so sick of having to constantly fight to keep these people from destroying our countryside - how are they even allowed to keep trying.

5 Britten Drive
Malvern
WR14 3LG

Comments: 5th September 2022

The previous site applications for this site had full planning officer support. Notwithstanding this, the site is now included within the adopted Local Plan and is allocated for housing. This latest planning application is in line with this allocation for housing. It is therefore not in contravention with planning policy.

The developer has taken stock of planning officer, inspectorate and local resident concerns following previous applications. The latest application which is in accordance with planning policy, is sensitive to ecological and heritage assets, and presents a low density well thought out scheme.

350 London Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6YT

Comments: 25th February 2022

I write to object to the proposal 22/00112/OUT - Outline application for residential development of 25 dwellings on Land Adjacent To Oakhurst Rise Cheltenham Gloucestershire.

CBC has recognised and accepted that we are facing a climate and ecological emergency and the council's Net Zero plans state in Section F, Natural Environment and Biodiversity: 'We continue to protect our existing green spaces and locally designated nature sites'.

I believe that since this ancient meadow was allocated for housing it has been designated a Local Wildlife Site, one of only 6 in the Borough. This site has been shown to be of significant importance for flora and fauna some of which is rarely seen anywhere else. Once it has gone, it will never be able to be returned to its current natural state. There are so few sites left like this and we need to keep them.

Whilst this plan attempts to mitigate against loss of flora and fauna, the likelihood is that further applications for additional housing on this site will be made to maximise profits making further inroads into this unspoilt piece of land.

Building on a site like this also adds to the pressure on water drainage systems - a natural meadow with trees allows water to soak away whilst roofs, driveways and roads do not. This could result in flooding especially as climate change means we will have warmer, wetter winters. Flooding that will probably not effect this housing development but rather housing further down the hill.

I live a little further up the London Road from this site and when not cycling, occasionally drive in to town past where this housing development will join the London Road. The Six Ways area is often clogged up with traffic and at times the queues stretch right back to East End Road outside our house. Adding 25 houses with at least one if not two cars (I believe there is parking allowance for three cars per property) could see up to 50 new vehicles trying to use an already congested road especially at times like school runs and rush hours.

There are many further objections to this plan that have been made more elegantly than I am able, but in summary I wholeheartedly object to this plan and urge the planning committee to reject it entirely.

Comments: 21st July 2022

No matter how many times this developer applies for planning or whatever tweaks are made to the plans there can never be a justification for building on an ancient meadow. The government has declared a climate emergency, Cheltenham Borough Council has declared a climate emergency, Sir David King, the Government's former Chief Scientific Advisor has said that "what we do over the next five years is going to determine the future of humanity for the next millennium".

Just this week soaring temperatures in the UK have caused deaths, field fires and a whole street in London going up in flames. It is time to wake up to the fact that we have to ACT NOW and not go on destroying our planet (there is an ecological crisis and we are already in the sixth mass extinction) just to make money.

This plan will destroy an ancient badger sett which goes against standing advice from Natural England (published January 2022) which states requires badger setts to be avoided if possible.

Policy HD4 (the local plan policy specific to this site) requires a precautionary approach to biodiversity. There are ancient trees on this meadow that are not being protected and if this smaller plan goes through no doubt it will give strength to the desire to build further on the site ultimately losing something precious to Cheltenham.

Why has the grassland on the site not been properly surveyed? I believe it was surveyed only in July but not May/June as would be appropriate as it's a spring flowering meadow!

The site also contains large populations of 5 and 6 spotted burnet moths, narrow bordered burnet moths and chimney sweeper moths. All are indicator species for high quality grassland. There are well over 100 moth species present identified just through a couple of amateur light surveys in 2021. Chimney sweeper moths have not been recorded anywhere in the borough of Cheltenham since 1967.

I totally object to this application and trust that the planning committee will do likewise and commend them for the rejection of previous applications.

45 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0BJ

Comments: 6th September 2022

We need affordable housing urgently

Flat 7
Brook House
Belworth Drive Cheltenham
Gloucestershire
GL51 6EZ

Comments: 7th September 2022

As a young professional looking to get onto the property ladder, I have first hand experience of the struggle in trying to locate suitable and affordable housing in Cheltenham. It is clear that both private and affordable houses are limited and therefore desperately needed in the local area. I therefore support this proposal.

2 Shurdington Road
Cheltenham
Gloucestershire
GL53 0JD

Comments: 8th September 2022

With the significant shortage of housing in Cheltenham, in particularly for lower income and rental markets, we need to develop on all suitable and available land. With significant development ongoing in the Leckhampton, despite local reservations, in the end we all have to accept some disruption and local expansion for the greater good. This site is within the local plan and allocated for development, planning officers have recommended the development, therefore politics should be placed to one side and the overall requirements of Cheltenham put to the fore. Few people like change but change has to happen for progress to occur.

16 College Baths Road
Cheltenham
Gloucestershire
GL53 7QU

Comments: 17th February 2022

While I sympathise with the need for affordable housing I write to object to the development proposed (albeit with changes) for the fourth time on this meadow.

I think that Charlton Kings is quite crowded enough with the bottle neck at Sixways. Local schools are under pressure and oversubscribed, particularly as everybody knows, Balcarras.
Ewens Farm is a rat run with people trying to avoid the lights where Hales Road and Old Bath Road meet London Road and will not be improved by vehicles from a new development.
Sixways surgery will need to find capacity for extra patients.
The meadow is an important site for wildlife.

87 Prestbury Road
Cheltenham
Gloucestershire
GL52 2DR

Comments: 18th February 2022

I write to object to the planning application on St Ed's Meadow, Cheltenham

Sites such as this are so important in climate change terms as they act as a carbon sink, not to mention providing a refuge from extinction for many species. This ancient meadowland is one of JUST 6 local wildlife sites in the borough of Cheltenham and has remained unchanged since at least 1840.

I urge you reject this planning application to build twenty five houses on this greenfield site for the third time, as it is contrary to the wishes of so many of the local residents,

Garlands
34 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HG

Comments: 3rd February 2022

I object strongly to this proposal on the grounds that it will destroy a valuable wildlife site and damage Cheltenham's response to the climate emergency.

The site is comprised of unimproved meadow with associated trees, some of which are ancient. It supports a wide variety of wildlife including insects and birds which are nationally in catastrophic decline.

The meadowland and trees act as a carbon sink and help to mitigate global warming. Building on the site will destroy this beneficial effect.

The site connects other nearby green spaces such as the Ryeworth allotment site with the wider countryside of the AONB. Connections such as this massively increase the value of each site for wildlife. Take one out and all suffer.

The council has officially declared a climate emergency and cannot therefore justify any development that adds to global warming.

There is no need to build on greenfield sites. There are plenty of alternatives. It is the council's duty to stand up to developers who want to deprive Cheltenham of its few wildlife sites, which are precious and never to be replaced.

High Grove Greenway Lane
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LA

Comments: 13th February 2022

I object to the latest outline planning application to build a large housing development (originally 110 dwellings, progressively reduced to the current proposal for 25) on the south facing slope of Battledown Hill because I believe that the land concerned is of far more value to Cheltenham maintained as it is now than ever it could be if covered in a modern residential development. Cheltenham has many features which set it apart visually from other towns - the consistency and extent of its Regency architecture, its absence of high-rise development, its extensive central gardens and green spaces and its views of the surrounding Cotswold escarpment, for example. All of these will be preserved for future generations, and I believe that the contribution to the townscape made by a pristine green Battledown Hill is of similar importance, and that we should take great care of it, just as previous generations have looked after Cheltenham's other key assets.

The western and northern slopes of the hill are already rendered irretrievably suburban by residential development (albeit moderated by the large number and variety of mature trees), the eastern aspect is (hopefully) offered protection by virtue of its AONB status, and only the beautiful south facing St Edwards slope (so close to the AONB boundary) appears to be at risk of despoliation. Its value as an oasis of brilliant green, visible from miles around, is immeasurable. We have flat land to the north, west and south of the town, and opportunities for brownfield developments within it - there is no need to build on the Hill. The visual intrusion is unacceptable and unnecessary.

Anyone who has taken the trouble to navigate the turns and gradients to reach the top section of Oakhurst Rise will appreciate extent of the adverse impact on the local community that would result from permitting this proposal. The location of the proposed site and the arrangements proposed to access it are bizarre. An excellent paper has been submitted by the Friends of Charlton Kings (June 8th 2020) in relation to predecessors of this current proposal. The Friends' paper describes these impacts in detail and I concur with its conclusions and all its many other arguments from a wide variety of perspectives - including the preservation of wildlife on the Hill - in favour of rejecting this proposition.

Comments: 18th July 2022

Thank you for alerting me to revisions made recently to the proposal to build 25 houses in one of the most prominent positions in Cheltenham. I have previously submitted objections to the various predecessors of this proposal, all centring on the adverse visual impact which would result from such developments on Battledown Hill. The revisions to the landscape strategy have made no material difference in this respect, and I wish to repeat my objections. In his letter to the Principal Planning Officer, Mr Frampton makes clear that the revisions have not altered the form of the project, and my views also have not altered.

I find the desire to locate a residential development in this position bizarre and irresponsible, and I cannot understand why the Council might have indicated that it has capacity for 25 dwellings. I hope that the comprehensive critique submitted by the Friends of Charlton Kings will receive proper consideration and that this proposal will be rejected in the same way that its predecessors have been rejected. Please keep this place green and pristine for the enjoyment of future generations.

The Uplands
Stanley Road
Cheltenham
Gloucestershire
GL52 6PF

Comments: 9th July 2022

Yet another application for this site costing everyone time, stress & money - especially the council

Surely time & money can be spent better elsewhere - please

This latest application fails to address multiple issues already raised in earlier objections, reviews, etc etc

The trees still need protection as does the wildlife - which is multiple, various and rightly protected by the law (& rightly by multiple non legal precedents established across the country).

Please therefore ensure that all prior objections are properly considered again - it strikes me that this application, and the variance of process being employed, is deliberately being employed to circumvent the council and others. I therefore urge the council to ensure that it submits its own position or reiterates its own position as far as it can in this process.

The practice of both design creep and circumvention of local opinion/position are clearly being employed to game the planning process yet again - purely for the developers sole gain and to the detriment of everything else

I object to this latest application

15 Battledown Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RD

Comments: 9th February 2022

Nothing about this site has changed over the period covering the various applications to build on it, except that it has become even more valuable as an amenity. The objections - which have repeated over & over - are the same, ie valid reasons for refusal after refusal.

I echo many objections already stated by me, and others. For example, but not limited to:

Steep, narrow access which is unsuitable for the increased traffic & hazardous in bad weather. It would also destroy the nature of Oakfield Rise for residents; people choose to live on a cul-de-sac for a reason!

Wildlife and amenity value which would be lost forever.

Drainage problems would be exacerbated.

(What we need is affordable development on Brownfield sites, closer to town to reduce car use!)

34 SISSON ROAD
GLOUCESTER
GL2 0RA

Comments: 13th September 2022

having read this proposal it is nice to see such attention being taken when it comes to the local wildlife and vegetation which will undoubtedly always be slightly affected by any development anywhere but here we see the opposite through this carefully managed landscape plan we see a net gain in biodiversity. The proposal retains and protects the veteran trees and in addition shows a huge number of new trees being bought in. we also see a permanent haven will be provided for the badgers.

41 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LG

Comments: 6th February 2022

None of the reasons why this development has been repeatedly refused have changed. Access to the site is completely unsuitable and will not be able to accommodate the increase in traffic. Local amenities and schools are overstretched and oversubscribed already. The noise and disruption of the development of this site will affect the entire area. The site is a flood risk and building on it will further increase this risk as our climate changes. This site is incredibly precious and has been designated as a wildlife area, any development will destroy this habitat. This development is entirely unnecessary in an already overdeveloped part of Cheltenham.

32 Copt Elm Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AH

Comments: 5th February 2022

I object on the grounds that this site is still unsuitable for any homes to be built, let alone 25 new homes at this location.

From the very beginning it was planned for 90 new homes to be built at this location. Then it was for 69 new homes. This was followed by 43 new homes to be built. All was refused.

Each time the developers produce documents to say how wonderful this new build will look at this location. They said that for 90 new homes, and now 25 new homes.

The best thing would be to leave this location as it is today.

There is no getting away from the fact that the access road to the site is totally unsuitable, its too narrow and steep.

The flora and fauna that is within the area will be disturbed or lost. And another area of natural beauty destroyed for no gain.

The extra volume of traffic trying to use this unsuitable narrow road would be intolerable for residents already living in the area. With the proposed 25 new homes being built at this location, there would be on average an additional 50 cars trying to access this site, maybe two or three times a day. That's without the extra traffic from utility services, internet deliveries, supermarket deliveries, friends and family visits. Also the different weather conditions throughout the year especially in winter with the chaos that snow and ice brings.

In the Travel Plan for this site, to encourage alternatives to using a car, it gives examples of approximate distances and travel times to the local amenities at Sixways by walking and cycling. On paper this sounds to be acceptable, but there is no mention of the elevations for this journey. Maybe walking/cycling downhill is bearable but the return journey uphill will surely deter people from this method of transport and return to their cars quickly.

More artificial street lighting spoiling the night skies. Where are the extra hospital beds coming from to cater for all the new builds in and around Cheltenham. Extra school places plus the doctors surgery appointments these are already stretched with long waiting times.

78 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LT

Comments: 29th January 2022

Increase in vehicle traffic - road doesn't have the capacity to deal with this safely.

Local drainage issues are happening before the proposed development.

Rye House
12 Hambrook Street
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LW

Comments: 3rd February 2022

The proposed development of this land has submitted on a number of previous occasions and turned down. The reduced number of dwellings in this application does not alter the fact that access is wholly unsuitable and will lead to even greater congestion than already exists.

Furthermore the local amenities are already stretched to the limit.

The Hearne
12 Hearne Road
Charlton Kings Cheltenham
Gloucestershire
GL53 8RD

Comments: 18th February 2022

How many more times will these developers come back? Their previous applications and appeals have all been rejected. Will they never accept no for an answer?

The site is clearly unsuitable for building and has terrible access. The additional traffic and burden on local services cannot be justified. Please leave this beautiful meadow alone for future generations to enjoy.

Field House
Ashley Road
Cheltenham
Gloucestershire
GL52 6PH

Comments: 22nd July 2022

Letter attached.

Comments: 11th February 2022

Letter attached

Chiltern Lodge
Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 7th July 2022

Thank you for your letter Reference 22/00112/OUT.

With regards to this, the New Revised Application made under this Reference. i write to register with you my objection to this development being approved. My reasons for this are those already stated in my previous communication sent on this matter.

I Hope that you in your Position of Authority will find it appropriate to help to reject this development/Application from going ahead.

8 Pine Close
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JR

Comments: 7th February 2022

I find myself once again having to object to the above plans. I could talk about the abundant wildlife that would be disturbed, the trees, shrubs, wildflowers, the meadow that would be gone forever. The steep restricted access, the increased traffic. The already over prescribed local schools, doctors surgeries etc etc. However I just want to remind people of the charity CPRE, the countryside charity. Formally known as the Campaign to Protect Rural England. Founded in 1926, I believe one of the longest running environmental groups still running. It's aim is to limit urban sprawl and protect our green belt spaces of England. The patron is our very own Queen Elizabeth II. She has just completed 70 years on the Throne this year. Her eldest son, Prince Charles also holds

close to his heart the green spaces of this country, who also has a residence in this county. Wouldn't it be lovely if we could carry out their wishes.

5 The Gables
Cheltenham
Gloucestershire
GL52 6TR

Comments: 5th September 2022

Affordable homes are desperately needed. There is a huge shortfall and there are currently some 2500 people in Cheltenham on the waiting list for affordable homes.

133 New Barn Lane
Cheltenham
Gloucestershire
GL52 3LQ

Comments: 6th September 2022

This is an allocated site for 25 homes. There is a huge shortfall for housing, and more importantly affordable housing. Why is this site still being debated?

Ash Tree House
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 11th February 2022

I strongly object to this current proposal - 22/00112/OUT, for all the same reasons that the CBC Planning Committee cited for it's refusal of the previous applications on this site, namely 20/00683/OUT, 18/02171/OUT & 17/00710/OUT. This application is merely a further amendment to the previous applications by the same developers which were comprehensively rejected by CBC three times in the last four years!

All the previous objections and comments from previous applications should still be considered by the planning committee as they remain relevant to this application. From CBCs own refusal decision letter, none of these reasons have been adequately addressed by the latest application so this application should also be rejected.

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

40 Pilley Lane
Cheltenham
Gloucestershire
GL53 9ER

Comments: 14th September 2022

All for this, affordable houses in a sustainable is key.

1 Prinbox Works
Saddlers Lane
Tivoli Walk Cheltenham
Gloucestershire
GL50 2UX

Comments: 7th September 2022

I believe this development is a sustainable project located within an urban area which will provide much needed new houses (25), in particular the 10 which are affordable homes.

Southern Lawn
Ashley Road
Cheltenham
Gloucestershire
GL52 6NU

Comments: 9th February 2022

A piece of land is earmarked for development.
Subsequently new information becomes available. The piece of land emerges as an environmental treasure, full of diversity, rare wildlife and beauty. It is visible from important footpaths and is separated from the local ONB merely by one quiet road. It has lousy access and is a flood risk.
For these reasons and those expressed more formally by others, please reject this application.

Comments: 1st July 2022

I object for all the reasons already cited, including the fact that access is poor, the development is on the spring line so could cause flooding, and it is clearly designed so that more houses can be added in the future (one can foresee years of similar applications, eroding our Council Tax and the patience of the Planning Officers and Members). This is a site of great diversity and beauty and the application still fails to offer plans to protect the natural environment on which it is proposed to build.

Sunnyhill
Stanley Road
Cheltenham
Gloucestershire
GL52 6QD

Comments: 12th September 2022

This is a sustainable development located within the urban area that provides 25 much needed new homes including 10 affordable homes.

163 London Road
Cheltenham
Gloucestershire
GL52 6HN

Comments: 8th September 2022

fully support this scheme. CHELTENHAM BOROUGH COUNCIL desperately requires these homes to be built.

The lack of new homes being built in Cheltenham, has created a situation where the demand heavily outweighs the supply, and in these very precarious financial times, I do hope CHELTENHAM BOROUGH COUNCIL take this opportunity.

The proposed scheme has 10 affordable homes, which for those with young families will help them get onto the property ladder before it is too late for them to do so. They need this opportunity.

The CHELTENHAM BOROUGH COUNCIL Planning dept. has recommended this scheme, because they obviously understand the desperate current property situation in Cheltenham. As professionals they surely are the right people to decide what should be built on the site, not the objectors who object for selfish reasons.

The proposed site is on the large St Edwards school site that is, I understand surplus to requirements and does not harm the day to day functioning of the school in any way and I'm sure the school will greatly benefit from it financially. Which I am sure in these struggling times will be a great boost and benefit to them.

I do hope the Planning Committee see it this way and support the scheme.

1 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 7th February 2022

My first objection is to the increased traffic on a very narrow steep road. It just is not suitable for increased traffic especially the increase in delivery vans which will be significant due to peoples online shopping habits.

The natural unspoilt green land that is so valuable to our wildlife is one of only six in Cheltenham. If it has been designated a Key Wildlife Site why on earth is this application even being considered? Global Warming will only be worsened by covering this part of our Green Planet in concrete. No matter how many trees and hedgerows the developer says he's going to put in the majority of the land will no longer be natural green space. Wildlife is so important for our mental health we must prioritise it.

77 Denman Avenue
Cheltenham
Gloucestershire
GL50 4GF

Comments: 12th September 2022

This residential development is exactly what Cheltenham needs, especially with the 10 affordable housing included.

45 Eldon Road
Cheltenham
Gloucestershire
GL52 6TX

Comments: 13th September 2022

Having lived in close proximity to this development all my life I see no reason for this not to be approved.

its seems every aspect of this development has been thoroughly though through.

The development provides a much needed 25 homes within the town and an additional 10 desperately needed affordable home.

The huge financial benefit this will bring ST Edwards school can also not be overlooked, as the schools facilities are used not only by its pupils but the local community and other smaller local schols. this will allow the school to improve its current facilities.

23 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JS

Comments: 9th February 2022

Letter attached.

29 Haywards Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6RQ

Comments: 14th July 2022

Despite the revised application, my previous comments still stand. The loss of an important wildlife habitat, lack of easy access and the impact on drainage are just three reasons why this should be refused again, in my opinion.

4 Charlton Park Drive
Cheltenham
Gloucestershire
GL53 7RX

Comments: 5th September 2022

There is an allocated site in the local plan for a minimum of 25 houses and will provide 10 desperately needed affordable homes.

17 Churchill Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JN

Comments: 1st September 2022

There are already insufficient primary school places in the area. We have just returned to Charlton Kings and have been unable to get our two children into local schools. I strongly object to the addition of new housing in this area without improvements to the infrastructure necessary to support additional families - schools, doctors, dentists, etc. It is irresponsible to approve this application without considering the impact on already overstretched local amenities.

Hilcot
Stanley Road
Cheltenham
Gloucestershire
GL52 6PF

Comments: 15th February 2022

I object to the proposal to build on and destroy the wild meadow. This has a unique range of plants and animals. It is clearly visible from many places around Cheltenham. Furthermore the proposed houses that would be clearly visible for many years as it takes generations to establish vegetation cover thus would severely detract from the many houses of architectural significance locally. There are issues of more pollution from queuing traffic looking to exit the site. I urge you to reject this proposal that would have a massive negative impact on our local environment.

Flat 4
Stanmer House
Lypiatt Road Cheltenham
Gloucestershire
GL50 2QJ

Comments: 7th September 2022

The proposal provides 10 critically needed affordable homes. There is a huge shortfall and there are currently some 2,500 people in Cheltenham on the waiting list for affordable homes. Further, the proposal will bring huge financial benefits for St Edwards School and will provide the means to improve their current facilities, which are enjoyed by other schools and the local community.

22 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JT

Comments: 12th February 2022

We wish to object to the outline application on the land adjacent to Oakhurst Rise. We have studied the revised application and our concerns are the same as with the previous application. These relate to infrastructure issues and disturbance to the environment.

There is already considerable traffic congestion throughout Ewens Farm in the morning and evening weekday peak periods which would be worsened by additional traffic from the proposed development.

Many vehicles don't abide to the speed limit throughout the estate as it is, so an influx of traffic would impact this. There are many families who live in Ewens Farm with young children and the amount of traffic and speeding is a real concern.

The impact on amenities in the locality would also be worsened by this proposal. There is already pressure on the GP surgery, the dentists and local schools to meet the needs of local residents.

Finally, the proposed development would cause considerable loss of habitat for the small gain in housing. With it being 1 of just 6 local wildlife sites, it would be a devastating loss of the rich biodiversity enjoyed by local residents.

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 16th February 2022

Letter attached.

10 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 12th February 2022

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

The impact of traffic associated with this development will have a life changing impact on the existing residents of this small, well established and compact community.

This will start during construction with no doubt hundreds of lorry movements. Then later there will be, I guess, a minimum of 50 daily car journeys from the two cars at each of the 25 dwellings.

The road is very steep and narrow and is regularly at almost bottle neck with on road parked cars and vans which makes it totally unsuitable as the sole means of access to this new development. Another concern is that the road is regularly impassable in winter due to snow and the steepness of the first section up from Ewen's Farm.

I urge the interested parties to visit Oakhurst Rise on an evening or weekend and see for themselves how unsuitable it is as the sole means of access to this significant new development. Once this has been seen there can be no other outcome but to reject the proposal as you have rejected all the previous similar proposals for this land.

Comments: 20th July 2022

I object strongly to the proposed development. I am a long term resident of Oakhurst Rise. My main concern is the plan to use this narrow cul de sac as the sole means of access to this new development.

The impact of traffic associated with this development will have a life changing impact on the existing residents of this small, well established and compact community. This will start during construction with no doubt hundreds of lorry movements. Then later there will be, I guess, a minimum of 50 additional daily car journeys from the two cars at each of the 25 dwellings.

The road is very steep and narrow and is regularly at almost bottle neck with on road parked cars and vans which makes it totally unsuitable as the sole means of access to this new development.

Another concern is that the road is regularly impassable for several days in winter due to snow and the steepness of the first section up from Ewen's Farm.

I urge the interested parties to visit Oakhurst Rise on an evening or weekend and see for themselves how unsuitable this steep, narrow road is as the sole means of access to this proposed significant new development.

Comments: 10th February 2022

I strongly object to this proposal, as I have to all the previous versions. The harm that will be caused to the whole area will be irreparable - to the wildlife, the flora, the trees, the existing residents of Oakhurst Rise and all those on the rest of the Ewens Farm estate - the list is endless.

I agree with all the objections already raised against this application - they haven't changed from previous proposals. The access to the development up a very narrow and very steep road with vehicles, including a number of vans, parked on both sides is utterly ridiculous.

Destroying the habitat of the many and various wildlife that rely on the area for survival is so short-sighted.

Please reject this proposal and advise the developers to look elsewhere.

Coversdown
Birchley Road
Cheltenham
Gloucestershire
GL526NY

Comments: 15th February 2022

Letter attached.

Tor
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 16th February 2022

as per previous concerns the number of dwellings is not the issue but access, wildlife, flooding etc

10 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JT

Comments: 22nd July 2022

I would like to make an objection to planning permission for 25 dwellings on the land adjacent to Oakhurst Rise Cheltenham.

My reasons for objections are the lack of protection for veteran trees, impact on nationally important heritage assets - school is grade II* listed, failure to follow standing advice on badgers, and no plausible plan to deliver biodiversity net gain.

Also the impact on traffic to the local area which is already busy and used as a short cut. The dangers for local children on the increased traffic.

More pressure on school places which are already over subscribed. The same for the local doctors surgery when you can't get appointments for now.

This planning application should be rejected.

Comments: 15th February 2022

I would like to object to the planning application for 25 dwellings on the land adjacent to oakhurst rise Cheltenham.

I live locally and would like to object for the following reasons:

Increased traffic - the estate is already used as a cut through it won't be able to take the volume of traffic. It will also be dangerous to children playing who live locally.

Increased noise and disturbance from the extra households.

The impact it will have in destroying the area, the wildlife and animals.

There are not the school places, drs appointments etc for all of the extra children/ people living there.

It would be terrible to the local environment and neighbours should this planning application be allowed. It is strongly objected.

Greenacre
Stanley Road
Cheltenham
Gloucestershire
GL52 6QD

Comments: 4th July 2022

Having viewed the updated application for 25 dwellings, I still strongly object to this development and can't quite believe there is even a consideration of plans that will destroy the beautiful meadow in our area. There doesn't appear to be any thoughts to protecting the badgers or the wonderful ancient trees .

Its not the number of houses that is being built but the destruction of the meadow that is the issue and the impact that any number of houses will have on traffic, flooding and strain on local services

Overdale House
Ashley Road
Cheltenham
Gloucestershire
GL52 6NU

Comments: 8th February 2022

Whether it be 100 or 25 the loss of this open space visible from many locations in Cheltenham/Charlton Kings and the escarpment is the same. The field is designated a Key Wildlife area and the badgers amongst other wildlife, roam freely even across Ashley Road into my garden to be captured on Security cameras. Many attempts at development have been made over the past four decades and at least two Inspector inquires have refused building permission. Whilst 25 houses will result in less traffic it is still an extra burden on the residents of the steep incline of Oakhurst Rise that lead to the site. The one way surrounding roads Of Ewen's estate are already used as a rat run and are dangerous to residents and their children.

Time the Borough Council designated this field as an open space. An additional 25 houses is a drop in an ocean compared with developments in the Shurdington and Tewkesbury Road areas.

Comments: 22nd July 2022

Previous comments to the various applications of varying scales of development stand on access, loss of wildlife habitat, drainage, visual impact from AOB etc stand. An additional comment to the Officers and Councilors is that should they decide to approve there is no legal reason that the numbers granted will be maintained as in all probability the land plus approval will be sold and the new owners will take the approval to develop as a route to increase to full development of the land. The ownership of St Edwards School has already changed since this application was made. The decision made by CBC will have an impact for decades to come should development be allowed. Protect the green space and use existing brownfield sites within the Borough boundary.

Ash Tree House
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 11th February 2022

I strongly object to this planning application - 22/00112/OUT, outline application for 25 dwellings at Land Adjacent to Oakhurst Rise.

This development proposal is similar to the previous three applications on this site both rejected by CBC in the last four years - 17/00710/OUT, 18/02171/OUT & 20/00683/OUT. The scale of the planned development remains completely inappropriate for this site and very much out of character with the local area. Access to the proposed site is restrictive, with a very steep aspect to the approach and narrow roads that are in no way adequate for such a development. The site is located close to the AONB and is an extremely valuable resource for the school, local community and wildlife. In particular, it will have a devastating impact on this ancient tree habitat and will destroy a vital wildlife habitat for a wide variety of flora and fauna including deer, badgers, hedgehogs, foxes, butterflies, moths, breeding pairs of owls and buzzards. The site is just one of six local wildlife sites remaining in Cheltenham Borough.

The new documentation does not attempt to address or resolve any of the core issues already recorded by the previous CBC refusal decision regards the previous applications, nor in the many common comments submitted online.

Therefore, it is respectfully requested that planning permission for the above development be refused.

Pinewood
12 Battledown Drive
Cheltenham
Gloucestershire
GL52 6RX

Comments: 11th February 2022

I object to this development, predominately on the basis that the proposals will lead to an irreversible loss of biodiversity. St. Eds meadow is renowned for its ancient trees, threatened species such as the Song Thrush, wildflowers, Tawny Owls, bats and a huge variety of moths and butterflies. There are also badger trails through the meadow.

The developers are clearly only interested in land value, not affordable home provision, and have only paid lip service regarding protections for the local environment. This is further evidenced by their lack of engagement with Natural England where they have failed to provide a "HRA stage 2: Appropriate assessment of the scheme". Specifically, the developers have failed to provide a Habitats Regulations Assessment. The reason for

this is clearly that there are no mitigations that could afford protections for the variety of species under threat by such a large-scale development.

I am also deeply concerned about the effects that 25 new homes will have upon traffic flows through Oakhurst Rise and an already extremely congested Charlton Kings.

21 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 22nd February 2022

I have been unable to register my objection online regarding the above planning application.

My concerns are as follows, the already overstretched amenities ie Doctors surgery, local schools Dentists etc.,

There is considerable traffic congestion throughout Ewens Farm and surrounding roads and this whole area is used as a rat run, it is not easy to negotiate at the best of times Particularly with the added hazard of parked vehicles.

We have a vast array of wildlife which would be lost once this area is concreted over.

The only entry and exit to this development is through Oakhurst Rise which has a narrow entrance and steep gradients.

I am also concerned with the risk of flooding to this area.

5 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 19th July 2022

Any number of tweaks to the latest planning application by the developers, will in no way detract from the viability of numerous complaints made by myself and many other concerned local residents over the past few years.

The proposed access through Oakhurst Rise remains totally unsuitable as an approach to a development of this size, and any development at all would still have an adverse affect on the local residents and the Charlton Kings area in general.

Comments: 8th February 2022

I find it hard to understand why the developers are assuming that by reducing the number of proposed dwellings, it would make any difference to the objections that have already been raised and recorded to their previous applications for this site.

The access to and from Oakhurst Rise is STILL extremely hazardous with very limited visibility, and the road is STILL steep and narrow.

The additional traffic created by twenty five more properties, (fifty plus cars in and out daily with associated multiple service traffic) would just exacerbate the current problems in the wider area. It has become increasingly obvious to local residents that the traffic on the " rat run " through The Battledown Trading

estate and the Ewen's Farm Residential Estate has increased considerably in the last few years.

The fields concerned in this current application are a valuable green lung site and provide a wonderful and necessary habitat for a great variety of wild life.

Many of the ancient trees have TPO's on them as shown on a previous survey and any disturbance to the land would be detrimental to their root system.

The whole area is a unique and special environment and as such needs to be protected from this latest application. I sincerely hope common sense will prevail once again.

39 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 12th February 2022

As with all previous applications for this ill thought through and inappropriate application, I strongly object.

All the existing evidence and arguments still apply regarding dangerous access, loss of irrecoverable natural habitat and the increase in traffic on the already, at full capacity, infrastructure of the local Ewans Farm estate and across Charlton Kings..

As a resident of a Charlton Court Road, having experienced at first hand the antiquated drainage system, I was shocked to note that plans STILL propose the linkage of the new estate with the Charlton Court Road drainage system. This is a cause for grave concern and expose yet again, how a disturbing lack of forethought and thorough research, has gone into the design of the proposed development.

Therefore, I again lodge my objection and sincerely hope that once and for all any plans to build on this beloved and much valued meadow, are permanently rejected.

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

Comments: 4th April 2022

This application keeps on coming back with the builders trying to reduce the number of properties each time to try to force it through. However the basic problems remain (1) the ecological and biodiversity which would be ruined forever (2) the steep and unsuitable access to the site, which would result in probably 30 to 40 extra car journeys a day through a housing estate where children regularly walk to and from school, and which already used as a rat-run during peak times. (3) The housing is aimed primarily at richer

residents who will be able to look down from their lofty heights and not suffer the effects of this ill-thought out plan.

Why the council thought fit to include this land in the town plan as a potential site is beyond me. There are plenty of housing sites being developed in the valley, for example, between Cheltenham and Gloucester and there is no need to overburden local amenities, doctor's surgeries etc.

Tall Timbers
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 13th July 2022

Another "Outline application". IF the planning committee flinch and move away from the excellent REJECT response that they have made to applications thus far then we all know what will happen. The owners (Carmelites) and the small group of wealthy individuals who own the ransom strip at the top of Oakhurst rise will sell this to a major developer. The major developer will then haunt the corridors of the planning department and committee until they get the decisions that they want. "Affordable Housing to help a shortfall!" Who are you kidding?

Keep your integrity members of the planning committee and stick with the decisions you have made that have been supported by two planning inspectors. Thank you for what you have done so far. It is a pleasure to see elected representatives with real backbone and truthful values.

I object on all of the grounds that I have raised previously, none of which have been satisfied by this sham of an application.

Fremington
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 10th February 2022

I would like to object to this outline application for development of 25 dwellings. Similar applications have been made and rejected over the past few years. While this application is for fewer properties the overall footprint of the development is similar to the previous application and consequently will do similar damage to the environment. In particular it will have a devastating impact on this ancient tree habitat and will destroy a vital wildlife habitat for a wide variety of flora and fauna including deer, badgers, hedgehogs, foxes, butterflies, moths, breeding pairs of owls and buzzards. The site is just one of six local wildlife sites in Cheltenham Borough. Furthermore the development does not comply with Government guidelines to halt species loss and to provide 'green' transport options.

This development will continue to create potential drainage issues and traffic issues in the only, very steep access road (Oakhurst Rise). Also, it will not provide any significant increase in affordable homes in Cheltenham.

Comments: 21st July 2022

I would like to object to this planning application as it still does not address many of the issues raised when previous applications for this site have been rejected. The fact that the number of properties has been reduced does not mean that the issues have gone away.

In particular I would mention the totally inadequate access to the site, the environmental damage to a site with very special flora and fauna, and surface water drainage issues. Local infrastructure is already overloaded and this extra unnecessary development is only going to cause more problems.

Charlton Manor
Ashley Road
Cheltenham
Gloucestershire
GL52 6NS

Comments: 21st July 2022

There are repeated and inaccurate references to the local wildlife designation process throughout this application (sadly picked up in various official comments).

To quote GWT from the last application when they understood independent assessment of the KWS status, "The Panel also consider that the site may also pass the criteria for MG1 grassland plant species. Two sets of plant species data that were provided for the site by Aspect Ecology (applicants representative) and Bioscan (Friends of Charlton Kings representative) differ but between them provide a match for 22 species from table H5c of the LWS criteria. Under normal circumstances we would conduct our own independent survey at the correct time of year to decide whether the grassland passes the criteria based on plant species. However due to the timescale associate with the planning application this is not possible."

Since then, 25 species on table H5c have been identified and validated by a professional ecologist.

The planning inspector who rejected the previous appeal asked in evidence sessions (around day 4?) as to why there had been no grassland survey done at the proper time; Aspect replied that 'ideal' would be May / June', and had no answer as to why they had repeatedly chosen end July to September to survey a spring flowering grassland.

This application had the opportunity to rebaseline surveys at the correct time of year before submission, as per the inspector's remarks. They chose not to. Their assertions on biodiversity value are structurally unsound, as demonstrated by the shifting sands of their reports from 2017 (when the whole site was described as 'unkempt, unmanaged scrub and grass') to today (the developers produced nearly 300 pages of documentation to underpin their assertion that the site did not meet the KWS criteria. Fortunately, the panel disagreed with them).

There is still no answer as to who will manage the claimed remainder of the KWS grassland, or how it will be financed. Unless CBC is content to underwrite the whole site, the BNG claim is a fiction; 25 home owners will not finance maintenance of a 6 acre field that they cannot access.

Comments: 21st July 2022

"9.2.The Developer the Trust and the Owner covenant NOT to Commence Development whilst the current lease dated 20th November 1990 between the School and Trust subsists over any part of the Site shown edged red on the Plan for identification purposes only and the Owner remains in legal occupation"

How can the council claim a positive benefit in the balance of harms exercise when the application explicitly says that development will NOT commence? The current lease apparently has decades to run?

There is nothing in the application paperwork that releases the site from the lease.

This application appears to be a fiction.

Meadow View
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 13th February 2022

I object to this development for the reasons summarised below:

Irreversible loss of biodiversity and vital wildlife habitat (ancient and veteran trees, song thrush, wildflowers, tawny owls, bats, slow-worms, moths, butterflies, badgers (6 setts), deer, hedgehogs, foxes, and buzzards). The site contains natural springs, and is just one of 6 remaining designated key wildlife sites remaining in Cheltenham Borough. The site is also used for school geography/wildlife education.

Failure to provide a Habitats Regulations Assessment Stage 2 (Conservation of Habitats and Species Regulations 2017) - see comments made by Natural England.

On 22 March 2021 the Cheltenham Borough Council passed a motion supporting the Climate and Ecological Emergency Bill. One of the key measures was to "halt and reverse UK biodiversity loss by 2030", which is not compatible with this development.

This development proposal is similar to the previous 3 applications on this site (17/00710/OUT, 18/02171/OUT & 20/00683/OUT), and does not address or resolve any of the core issues given for previous rejections by the Cheltenham Borough Council.

Access to the proposed site is restrictive, with a steep narrow aspect to the approach, and cars/vans are regularly parked on the access road. This does not allow for efficient delivery of service and emergency vehicles in accordance with the National Policy Planning Framework. The restrictive access is also not recognised by the Transport Assessment document from January 2022, which concludes "the site is supported by suitable pedestrian and cycle linkages". The steep narrow access to the site will likely reduce travel by foot or bike, and is also likely to be a safety issue in adverse weather conditions.

This will not provide any significant increase in affordable homes in Cheltenham, and there are many other more suitable sites for development.

There is also an issue of overlooking and loss of privacy of 4 houses on Birchley Road, at the northern aspect of the proposed site.

Newlands
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 14th February 2022

Reference: Application 22/00112/OUT

I strongly object the application for 25 dwellings on land adjacent with single access from Oakhurst Rise.

This application follows a subsequent application which was refused by the Appeal Inspector B.J.Sims on 20th September 2019 for development submitted under 18/02171/OUT. The following application was also refused by the Borough Council for planning application 17/00710/OUT, submitted by the same developers. Once again, the subsequent development was refused by Claire Searson, an Inspector appointed by the secretary of the state, following an appeal 20/00683/OUT.

At the last planning enquiry, a paper was presented and is now public record, of the deficiencies in the proposed site access. The original approval was from the Highway's authority based at Tewkesbury, who admitted that it had been done without even a site visit. Dangerous proposed access to the site remains a key issue and is yet to be resolved. Oakhurst Rise is not a suitable access road. In addition to the access concerns, the current traffic issues on the busy London Road and Hales Road intersections would be stressed further. The area cannot handle an increase in traffic.

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

Loss of natural habitat, ecology and biodiversity:

The loss of valuable biodiverse habitat for wildlife is a major issue, both in conservation terms and for residential amenity. As one of just six local wildlife sites in Cheltenham borough, the St Ed's meadow is home to a great variety of flora and fauna thriving in this field. There is an established badger set and many buzzards, red kites and owls are seen frequently in and around the ancient hedge line surrounding the area. There are also seven bat species, a globally threatened Song Thrush on the red list, a rare Chimney Sweeper moth among many other rare butterflies recorded in the meadow. Any new development would have a devastating impact on the ancient tree habitats and the rich biodiversity of the site would be lost forever.

The local infrastructure including schools and doctors' surgeries, do not have the capacity to support the additional pressure an application like this will create.

It is worth referencing the negative impact this development will have on mental health of people in the community, how the development of this site will reduce the opportunity for people to be active in non-conventional settings and how the proposal will greatly diminish educational opportunities.

The Gloucestershire wildlife trust has designated this field as a Local Wildlife Site, having been added to the Gloucestershire sites register in September 2020 by the site selection committee based on 'value for learning.' In this regard the local wildlife site citation sets out that 'the site is exceptionally well-placed to offer educational opportunities either by its proximity to a school or other place of learning.'

A natural England study has recognised that outdoor recreation has significant links to health, given its provision of physical activity, fresh air, socialising and moments of solitude which can all be seen to have an impact on people's health and wellbeing. The report clearly outlines the natural marriage of outdoor recreation with health and wellbeing, something this site offers in abundance.

Comments: 22nd July 2022

Planning Application: Land Adjacent to Oakhurst Rise Ref 22/00112/OUT

Due to its road width and gradients, Oakhurst Drive would not now be allowed to be built in its current form due to improved road safety criteria. So why is it being approved as the access to a new development?

Local residents have adapted to live with it but to open it up as a through road with heavy transport traffic is incomprehensible. Should a councillor on a planning committee be justifiably asked to vote to approve this?

Glenwhittan
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 14th February 2022

re Oakhurst Rise development: ref. 22/00112/OUT

I write to object to the above planning application, on the grounds of the serious damage it would cause to part of a unique landscape - the Cotswold escarpment; in line with comments submitted on 20th March 2017 to the Cheltenham Plan (part one) Public Consultation; and for other reasons, relating to environment and wildlife habitat and also in respect of the proposed access.

Landscape

The first objection is that the application would allow damaging development and construction work on high ground forming part of the Cotswold escarpment. Ground contour levels for the site rise from about 100m AOD at the south end of the site, to about

125m adjacent the rear of Birchley Road properties, on the north side of the site; whereas almost all major development in Cheltenham over the last 100 years or so has been limited to ground levels of about 105 - 110m AOD. The site is not a non-descript field in Gloucestershire: it is part of the Cotswold escarpment. As proposed in the comment for the Cheltenham Plan: Public Consultation, there should be no development on ground above 110m, in order to protect the escarpment; which, from south of Gloucester to the north of Cheltenham (past Prestbury, Bishops Cleeve, Woodmancote, Oxenton, Teddington), remains a largely undeveloped, unspoiled landscape of great natural beauty.

The only major development on the east side of Cheltenham is Battledown, which was planned and laid out about 150 years ago; with the significant requirement that every property should be sited on an half acre plot. This allowed most of the properties built to be planted with major trees, so that it is now visually a green tree-covered landscape with many properties part hidden when looking from the west (Gloucester, Staverton, Churchdown, Tewkesbury) eastwards. The properties proposed for the Oakhurst Rise development are generally on plots of limited size, which will not allow the planting of large trees (because of the disruptive effect they would have on the properties themselves).

In this sense, the proposed development, with houses on ground rising to about 125m, is as undesirable and damaging to the landscape as development of the middle slopes of any hills, escarpment or coastline would be. It would also set a terrible precedent for higher level development of the south side of the existing village of Charlton Kings, below Daisybank Road. Regarding levels, a limit of 110m would approximately match the extent of recent development on the south side of Charlton Kings: there is a spot level of 109m at the top of Sandy Lane, near Southfield Manor. Adjacent the Oakhurst Rise site, the ground level round the highest of the school buildings is about 108m.

Environment and Wildlife

This problem with the proposed development is compounded by the planned removal of parts of a major old hedgerow, which has developed over the last century at least into an area of wild woodland, which extends to an area of about 4,000m², about 1 acre. As a consequence of its age and size, and its continuity from the north to the south of the site, across ground levels from about 125m to about 100m, at present it shelters, and provides a wildlife corridor for foxes, deer, bats, birds, especially owls and wood-peckers, a wide variety of small mammals and reptiles (newts, snakes and slowworms), and butterflies and insects: some of which wildlife is rarely seen elsewhere, or is documented as rare. It is proposed that the section between about contour levels 115 and 120 would be removed to make way for the access road and housing. This would destroy the wildlife corridor.

Near the north end of this woodland area there is a very large veteran oak tree (tree T8 on the original tree survey, with a girth of about 5.5m). This tree requires at least the detailed protection measures set out in BS 5837 (Trees in relation to construction) including a construction exclusion zone; (as required in cl. 3.1.2: to be established "before works commence on site (which) is essential as the only way to prevent damage being caused to retained trees by operations in their vicinity"; (such 'damaging operations' to be prevented would include any construction or arboricultural works within the exclusion zone).

There is a second small wild wooded area about 30m to the east, about 600m² in area, on high ground (levels about 121 - 124m) on the north side of an existing large badger sett. It is proposed that this is to be removed entirely, including the badgers.

There is really no planning or intellectual argument to justify destruction of wild woodland, in the absence of confidence in the developer's willingness and determination to protect important features of the existing environment as they are now. The developer's justification is that many of the individual trees to be removed are not of specimen value, not being individually planted and nurtured, i.e. being wild; overlooking the fact of the unbroken length and size of the woodland area, that can be seen for miles around. Over at least the last century this woodland has become home to wildlife, and a wildlife corridor in a natural environment without any human interference: the adjoining meadows are mown once a year, about a day's work with a tractor.

The objection to the Developer's proposals, in relation to existing mature areas of trees forming woodland, is supported by another recommendation of BS 5837: Trees in relation to construction: cl. 4.2.4: "Trees forming groups and areas of woodland (including orchards, wood pasture and historic parkland) should be identified and considered as groups particularly if they contain a variety of species and age classes that could aid long term management. It may be appropriate to assess the quality and value of such groups of trees as a whole, rather than as individuals." That recommendation is reinforced strongly when the area of woodland is also home to a wide variety of species of wildlife, as in this case.

Since much of the discussion about trees, which should be retained and which trees or groups of trees removed, was on the basis of considerations set out in this British Standard, it seems illogical and unreasonable not to consider such groups of trees as a whole and as areas of woodland to be retained as a whole: part of irreplaceable landscape and wildlife to be left undisturbed.

Furthermore the Office for National Statistics is now mapping and valuing environmental assets as part of a government project to 'improve understanding of our natural capital': (Report: The Times: July 23rd, 2019); which continues: 'It estimated the worth of Britain's green spaces...in terms of carbon sequestration (the ability of vegetation, especially trees, to absorb carbon dioxide), the removal of air pollution from the atmosphere, and recreation. Valuing natural capital has become a critical issue because, without a price, markets automatically treat the environment as worthless. Costing natural services helps to correct that mistake and improve decision-making.'

Though the main reasons for objections on these grounds, (and therefore for rejection of the application), are first, preservation of irreplaceable landscape and wildlife undisturbed, and second, retention of woods and trees as by far the best method of carbon sequestration currently and definitely available, (all within a thriving community); the retention of natural habitat and ecology is also of great value, especially when available to a school, and through the school to other young people.

Finally, a recent 'Nature Notebook' from The Times (March 2019) reports the typical decline in abundance of wildlife resulting from tidy and managed development in an English county:

"Visiting my father, who still lives in the village where I grew up, I was struck by how busy the roads were, how tidy and managed it seemed compared with the rambling, slightly ramshackle place I remember - and how little space was left for the natural world.

Everything that wasn't built on was strimmed and pruned, every green glimpsed was a monoculture paddock or tightly manicured golf course, the tangled woods I once played in tidied and fenced off for paintball. It looked pretty and prosperous, but as money poured in to create this the wildlife was quietly forced out.

In the past thirty years 11.5% of the county's plants, birds, invertebrates, fish, reptiles, amphibians and mammals have become locally extinct, a far higher figure than the national rate of 2%. A further 4.4% are threatened with extinction. There's no agribusiness or heavy industry to blame; ... but the area ranks in the top 25% of England's most densely populated counties Nature needs untidiness to flourish; it

must be allowed to be self-willed, not made to look like something from a glossy magazine. 'O let them be left, wildness and wet; Long live the weeds and the wilderness yet.'

If development goes ahead there will be ecological surveys, and 'biodiversity offsetting' should be put in place, which can mean little more than planting non-native saplings in place of mature native trees. But some site-faithful birds such as sparrows (which are in decline) rarely move more than a kilometre from their place of birth; the loss of suitable breeding habitat for a couple of seasons can wipe out a small colony. This is how we lose our wildlife: bit by bit."

Access to site and Transport

The road proposed for access to the site, Oakhurst Rise (OR), is seriously inadequate in several ways. The road design standards required for the access road are set out in at least two relevant documents:

Glos. C. C.: 'Highway requirements for development' (GCC:HRD)

Vehicular Access Standards: Development Control Advice Note 15, 2nd edition;

produced by the Planning service, an Agency within the Department of the Environment.

(The purpose of this Advice Note is to give general guidance to intending developers, their professional advisors and agents on the standards for vehicular access.) (VAS)

Even if these documents are not followed precisely and in detail, they represent a reasonable and objective standard against which any actual proposals can be judged.

In addition, the Construction (Design and Management) Regulations 2015 are relevant to all aspects of the proposed development; particularly Regulation 27 Traffic routes. (CDM Regs)

- The road gradients (of OR) are too steep: almost 15% gradient for the upper length leading to the site entrance; about 13.5% for the lower length joining Beaufort Road (BR): both far in excess of the standards: GCC:HRD gives 8%, VAS gives 10% but with one important qualification (about dwell areas of level or reduced gradient carriageway in OR near the junction to assist vehicles having difficulty in stopping). The consequence is that, at those gradients, the access road will be unusable by many vehicles after snowfalls, and will be hazardous in icy conditions; with a potential risk of accidents at the junctions, because of cars and lorries failing to stop in time, or sliding into or across the two T-junctions, one at the bottom of the upper slope opposite 17 OR, and the other being the BR/OR junction which is more critical, because of the potential volume of traffic. At the BR/OR junction in particular the gradient of the lower length of OR (about 13.5%) continues until close to the junction without a reasonable 'dwell' area.

- The width of the access road (OR: 5.5m) is too narrow: VAS requires 6.0m for a two-way access; and in addition, because the road is narrow, the entry radius for the turn from ER into OR is tight without straying into the opposite (downhill) carriageway. This is important because of the proposed shared use by OR residents and construction traffic. In summary OR does not comply with requirements for an access road to serve 49 dwellings, instead of the 24 it serves at present; i.e. as well as not meeting standards given by the documents noted, there would be intensification of use.

In addition, the traffic generated by the development would feed into local residential roads which are also steep, narrow and already congested by traffic and on-street parking.

The CDM Regulations are relevant in particular because of the very significant variation of the actual parameters of the access road (OR) from reasonable road parameters (particularly gradients) recommended in the appropriate standards (VAS or GCC:HRD). For example, the OR gradient down to the junction with Beaufort Road is about 13.5%, whereas the VAS standard requires that: 'the gradient shall not normally exceed 4% over the first 10m outside the public road boundary The remainder should have a

gradient less than 10% so that it may be used during wintry weather.' That discrepancy, by such a large margin between actual gradient and DOE recommended values and the absence of a dwell area, implies a potentially serious hazard, with the associated risk certainly including a traffic accident or one involving a vehicle with a pedestrian or cyclist. CDM Regulations re Traffic routes (Regulation 27)

2) Traffic routes must be suitable for the persons or vehicles using them, sufficient in number, in suitable positions and of sufficient size.

3) A traffic route does not satisfy para 2 unless suitable and sufficient steps are taken to ensure that:

a) pedestrians or vehicles may use it without causing danger to the health or safety of persons near it;

The CDM requirements are absolute requirements which must be met, whereas a Planning Officer or Inspector might consider the balance between harm and benefit.

29 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 12th February 2022

I object to this latest planning application.

1. The plans give no indication of the proposed height or appearance of the properties to be built on or close to my immediate boundary. (Plot 25) The land here is well elevated above my bungalow and I am concerned about loss of privacy, particularly as the elevated site will potentially give a view into my bedrooms. I am also concerned about overshadowing and loss of light.

2. Road safety is a concern due to unsafe corner parking on the junction between Oakhurst and Beaufort Road. This proposal would generate a lot more traffic. It is too far to walk to the local shops. Oakhurst Rise is steep, narrow and inaccessible in snow or ice. Current on-road parking narrows the road so that an ambulance or fire engine is unable to access the top of the Rise.

3. Will there be corner parking restrictions and speed management controls put in place? What about gritting in the winter? Gritters never come up here.

4. The inspector at the last appeal and a number of organisations concerned with the protection of veteran trees have requested a reappraisal of trees on the site; not all are protected in accordance with their heritage and potential bird and bat roosting value.

5. Oakhurst is a road of bungalows and any extensions have all been restricted to a single storey. It seems odd that permission for 2 storey buildings on this site that are elevated above existing bungalows is permissible.

6. I am concerned about the the impact of rainwater run off during construction on the new site as properties have been flooded by the failure of retention ponds during previous development above us.

7. I would like know who will hold ownership of the areas that are not being built upon and who will be responsible for the cost of ground maintenance and tree management? This is a considerable expense as the trees are large and overhang neighbouring properties.

I understand that CBC is meeting its targets for new housing supply so why the need to develop such green spaces?

At a time when CBC and GCC are trying think long term and create a greener, carbon neutral, more tree and flood friendly Cheltenham it seems tragic to lose this site. What will be gained, apart from a small number of prohibitively expensive, luxury houses? Planting the odd new isolated tree or hedge does little to replace the hidden but very extensive networks of roots and mycelium built up over a long time that feed the whole eco system (think Avatar).

Local people really value this land as an amenity. It has been suggested that funds could perhaps be raised to buy the land for the community and maintain the meadow with the help of wildlife experts to create a unique nature reserve; would this not be a more beneficial and sustainable outcome?

27 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 4th April 2022

I am writing to object to the proposal 22/00112/OUT - Outline application for residential development of 25 dwellings on Land Adjacent To Oakhurst Rise, Cheltenham.

Since this land was allocated for housing by Cheltenham Borough Council it has been designated as a Key Wildlife Site (KWS), one of only six in Cheltenham.

On 22 March 2021 CBC passed a motion supporting the Climate and Ecological Emergency Bill. One of the key measures was to "halt and reverse UK biodiversity loss by 2030". CBC's emerging Net Zero plans (Section F, Natural Environment and Biodiversity) also state: 'We continue to protect our existing green spaces and locally designated nature sites'. These policies are not compatible with any housing development on this site.

Access to the proposed site is restrictive, with a steep narrow aspect to the approach, and cars/vans are regularly parked on the access road. This does not allow for efficient delivery of service and emergency vehicles in accordance with the National Policy Planning Framework (NPPF). The restrictive access is also not recognised by the Transport Assessment document from January 2022, which concludes "the site is supported by suitable pedestrian and cycle linkages". The steep narrow access to the site will likely reduce travel by foot or bike, and is also likely to be a safety issue in adverse weather conditions.

Comments: 21st July 2022

Due to its road width and gradients, Oakhurst Rise would not now be allowed to be built in its current form due to improved road safety criteria. So why is it being approved as the access to a new development?

Local residents have adapted to live with it but to open it up as a through road with heavy transport traffic is incomprehensible. Should a councillor on a planning committee be justifiably asked to vote to approve this?

25 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 15th February 2022

I wish to reiterate strongly my objection to the proposed development on land adjoining Oakhurst Rise, this will be their 4th attempt having all previous ones and appeals rejected, although the quantity of dwellings is lower the problems on why it's been rejected are still there, Oakhurst Rise is a narrow, steep, twisty cu-de-sac. Local infrastructure is at breaking point, schools, Dr Surgery, local transport, and road traffic on the estate is classed as a rat run in the morning and afternoon. Drainage, Snow or Ice on Oakhurst Rise makes it impassable, I know I have lived here for 17 years.

This is before I start on Biodiversity. It is classed as only one of six green spaces in Cheltenham, with veteran trees, wild life, Flora and the wild untouched meadow bustling with ancient grasses, snakes and such like. This week we have had a family of deer, fox, many birds, Hawks and an Owl, in my garden. The development will stop all this and it will be the same all around for my neighbours as well.

This application is still only for Outline Permission and when the developers put in for full planning permission it could be completely different as to what they have submitted now. When will CBC and planning listen to its residents and realise this land is not suitable for housing development, I hope they now reject it once and for all.

23 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 17th February 2022

We strongly object to the application for residential development of 25 dwellings.

We object on the grounds of noise and increased traffic in what is a quiet area with small children.

We feel very strongly that increased traffic through the neighbourhood would pose risks and cause problems with current residents parking and coming/going.

16 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 14th February 2022

To whom it may concern,

I am writing to express my deep concern and regret, with regard the latest application for 25 houses on the fields at the back of St. Edwards School. You will appreciate that this is the latest in a number of applications, all of which have been rejected, due to the unsuitability of the land and the local infrastructure to support any further development.

If you visit Oakhurst Rise, you will firstly find the approach chaotic with traffic, at some points during the day, barely passable. The road itself is steep. During the winter months, when there is ice or snow, the residents don't park in the road, as we can't get out safely due to the incline. When the weather is wet, there is sufficient surface water to cause flooding in the field, and if developed, this surface water has to go somewhere - we have previously established there isn't the water infrastructure to support this.

The right angles in the road (Oakhurst Rise) are not suitable for heavy goods vehicles - thus rendering it impossible to get building materials to the proposed site - and again, I'd point out the incline of the road. If cars are having to park on the pavement, this then means the pavements are not useable by the residents - myself being one of a number with limited mobility, having MS and already finding it difficult to move freely on this estate.

And all of this is before we get to the abomination of the killing and culling of a myriad of wild flora and fauna - once destroyed, never recovered. In an age of renewed sustainable living and seeking to preserve what wild spaces and wildlife we have remaining, I wouldn't want such decimation on my conscience.

I trust all previous reports, surveys and opinions will be revisited, as these will clearly show the unsuitability of the site for further development.

Comments: 20th July 2022

Primary objection on the grounds of severe health and safety concerns of using Oakhurst Rise as the access road to the building site. The road is narrow and has two right angles making it impassable by heavy good vehicles when the residents vehicles are on the road. The threat of damage to the vehicles will drive the cars onto the payments, making already dangerous passage by my wife who has *****, impossible. The proposed damage to the natural environment is offensive to my sensibilities as the proposal is a thinly veiled first stage of secondary applications to the rest of the field at a later date which will only exacerbate my original safety concern. The road network leading to Oakhurst Rise has a one way road system which is already an accident waiting to happen, increased traffic will and the resulting accidents will be on your heads. Please put an end to the systematic affrontary, which is respresented by this selfish waste of public resources.

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

Comments: 15th February 2022

Don't you think it is time to kill this attempt at development on this site once and for all?

I am sure you have been told many times by a huge number of local residents about the loss of biodiversity on this site and are aware of the dreadful access and possible flooding that will occur.

Please ensure this development does not go-ahead now or ever and this meadow is kept as a wildlife site for the good of the environment as a whole.

Little Orchard
Charlton Drive
Cheltenham
Gloucestershire
GL53 8ES

Comments: 20th July 2022

Planning Application: Land Adjacent to Oakhurst Rise Ref 22/00112/OUT

There are many reasons why the above application should have been refused and these have been aired at length. However, the one thorny issue that could have come back costs on the Council Tax payers of Cheltenham and Gloucester is the "approval of the access" to the site.

Despite reports submitted and published on the Council website by professionally qualified individuals highlighting non-compliance with existing safety recommendations, the application is still continuing despite the evidence. These facts are being brushed aside.

The issue is that regulations governing steep gradients and road width, have been upgraded since the construction of Oakhurst Rise. For instance, as addressed by the Construction (Design and Management) regulations 2015, particularly Regulation 27, Traffic Routes and there are other vehicular access regulations that apply. Information about these, to this application, is on record from several sources. For example : the Glenwitton, Birchley Rd submission of 6th June 2020 and Dave Edwards' excellent contribution to the enquiry.

The danger is that if this development does go ahead and there is a major accident or issues on that access, individuals and insurance companies could argue that the liability for approval of the access is a contributory factor and will seek damages at a cost to tax payers.

The developer has made much of the fact that the outline access was approved by the Gloucester Transport Department. But it is the developer and his agents who have had, from the first application, a responsibility to ensure that access safety recommendations are covered.

Therefore, it is imperative that before the final planning approval, the Council have in writing from the developer, an explanation as to how the inclines and road width will be addressed to conform to safety recommendations.

If the developer refuses or obfuscated regarding this, the approval should be suspended until such time as explanations are forthcoming.

How can Councillors sensibly give a blank approval to an application where it has been demonstrated that the access does not conform to current safety criteria?

Comments: 8th February 2022

The access to this project continues to ring alarm bells. It is imperative that the Chairman of the Planning Committee does not have a Grenville Tower moment. "Not the cladding again, that's been discussed at length. Let's move on!" Or, "Not the access again! That's been agreed and put aside and will not be on the agenda."

Very dangerous.

The access was and still is OK'd by the Gloucester Transport Department. However, they have acknowledged that they have not visited the site and studied the narrow road and steep inclines. It's a bit like an optician prescribing glasses without an eye test and then it's found that the patient is suffering from glaucoma.

A smoke screen of arguments from the developer will insist that the access has been approved but the independent professional view is:

a It should never have been considered in the first place as the inclines and road measurements means that it does not conform to the current recommended standards. (reports previously submitted).

b Page 32 110 d of the National Policy Planning Framework (NPPF) states that new developments should "Allow for efficient delivery of goods and access by service and emergency vehicles."

Because of the narrow road and gradients, it is on record that Oakhurst rise is unusable for periods when it is snowy and icy and cannot even be accessed by ambulances. There are no doubt villages and other older developments in Gloucestershire which are subject to climate isolation, but the NPPF is there to ensure that it should not threaten new developments.

Developments have previously been rejected and gone to appeal. The government inspectors have previously rejected the planning applications for a number of reasons. The last inspector in her report, drew attention to the concern of residents, expressed by what the coroner's summation could be after a fatality. Coroners have revealed so often, that fatalities would have been avoided had warnings, codes of practice and regulations been observed.

What follows is an example based on Oakhurst Rise. To make sure it is realistic, it has been checked by our MP Alex Chalk QC, a barrister and the Solicitor General for England and Wales in the current government, and who also opposes this project. It reads as follows.

"The death of this housewife and her two children on the access from the new estate at Oakhurst Rise is a tragedy and I'm mindful of the representations made here today. In making the initial authorisation of access to the site through Oakhurst Rise, the Gloucester Transport Department made it clear at the first planning meeting that this was because the drive is a part of the road network and there have been no recorded accidents there. They explained that they had not visited the site. Access safety considerations would presumably be a local issue.

At this and subsequent planning appeals, warnings were given by local people and Councillors and it was made clear that the proposed access was considered dangerous and "not fit for purpose". A professional report outlining the space limitations and the gradients involved was presented and is part of the official record. This outlined the points made today.

That this tragedy was "an accident waiting to happen" was stressed many times. It seems remarkable that despite this, the development was recommended by the Cheltenham Borough Council Planning Department.

It has been made clear today that the Developers, The Council's Chief Executive, The Planning and the Legal Department and Government Inspectors, were all made aware of the warnings but chose to ignore them and we all now know the consequences of that. In consideration to the family of the deceased and those residents still residing on the estate, I would insist that there be a full enquiry and possibly a judicial review regarding the process and actions of those responsible for an outcome that could and should have been avoided. "

This access, if approved, could be there for the next 50 years and could prove very costly.

6 Oakhurst Rise
Cheltenham
Gloucestershire
GL52 6JU

Comments: 15th February 2022

Our key objections to this current planning application are:

- loss of green space and the huge impact on wildlife. Only this morning there were 4 deer grazing in the area where the applicant wants to build houses.
- opening Oakhurst Rise to access the new development, with the additional traffic this will cause in our quiet neighbourhood.

The developer has had schemes rejected on the grounds of impact to the green space and wildlife, but keeps coming back with revised schemes. In our view this scheme although reduced in scale would have a huge impact to the area. We strongly request that the Planning Team decline this application on the same grounds.

32 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 13th February 2022

I object to these plans.

As with previous applications for this site, there continues to be significant local objection on the same grounds:-

- The steep gradients across the site
- Mature trees and irreplaceable habitats
- Drainage in to the current antiquated system
- The scale of the development is still inappropriate and not in keeping with the area
- The effect on heritage - the previous inspection noted that harm is outweighed by public benefits. This is still the case with the current application.

Whilst this application has fewer properties, the overall footprint of the development is similar and will significantly harm the environment.

27 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 11th February 2022

We object to this proposal as in all previous applications for the following reasons:

1. environment of the meadow and the roads in the surrounding area
2. Drainage in Charlton Court Road
3. Traffic congestion in Oakhurst Rise, Charlton Court Road leading to London Rd and Six Ways
4. Visual impact of more houses
5. noise, pollution and disturbance over a long period of time
6. Problems with existing amenities, doctors, shops, schools etc...
7. Devastating impact on ancient trees and natural habitat
8. Light pollution for vital pollinators
9. Destroying the badger set(s)
10. Land untouched with pesticides since 1840
11. Save the biodiversity
12. Goes against the governments legal requirements to halt species loss by 2030

25 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 13th February 2022

Again I cannot believe we are discussing this again I believe all the objections raised previously will not be resolved by reducing numbers of houses. My objections are:-

The damage that will be caused to wildlife, there are numerous species living on the area which will be fundamentally destroyed by this development.

The pressure that additional houses will have on local amenities already fully subscribed ie schools and doctors

The roads cannot cope with the additional traffic the development will create. Although Gloucestershire Highways have passed this, it was some time ago and traffic is constantly increasing, cars are often backed up through Ewans Farm as busy times and these roads are not designed for this level of traffic. A lot of small children walk to school through Ewans Farm and up to London Road and it's only a matter of time before an accident happens with increased traffic and parked cars

Access to Oakhurst Rise is so limited that it will be extremely difficult for contractors and their equipment to get to the site.

To conclude I do believe that all the objections that have already been raised and meant that planning permission was refused will still stand with any number of houses and sincerely hope that this planning permission is refused

21 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 9th February 2022

High density or low density housing on this designated key wildlife site would only result in the same negative effect on this environment , which is one of a remaining few in Cheltenham. Let it remain a green field site with its wide array of wildlife, hedgerows and trees.

Severn Trent are currently being investigated by our MP, Alex Chalk, in line with new legislation regarding outflows into the river Chelt. The above site drawings (22/00112/OUT) show a large new pipe structure to be connected to the current system within Charlton Court Road. What further negative impact would this have on the outflows into the Chelt etc.

Comments: 18th July 2022

21 Charlton Court rd Charlton Kings Cheltenham Gloucestershire GL52 6JB (Objects)
Ref, 22/00112/OUT Revised Drainage Strategy SKO2 Insert A
Further to our submission of Wed 09 Feb 2022

We object to the continued planning applications in respect of this site. In March of this year CBC passed a motion in support of the climate and ecological bill, stating : 'We continue to protect our existing green spaces and locally designated nature sites'. Both local and national planning executive should make the positive decision to stop further planning applications applicable to this site of special interest.

The revised drainage strategy illustrates how the SWS drain will meander from the site down the incline to the mid cul-de-sac of Charlton Court Rd crossing as it does the STW mains water hydrant there after to continue to the junction with the existing SWS drain within Charlton Court Rd. The SWS drain within Charlton Court Rd continues to have problems with flooding after heavy rain with water pooling, unable to go to drain. A further inflow of water from a higher elevation would only exacerbate this situation. Surely the SWS drain should use the most direct route to the bottom of the incline within St Edwards School grounds direct to water course

23 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 14th February 2022

I strongly object to this proposed development.
Nothing in the new plans addresses the fundamental reasons that the previous applications have been turned down. This is an unsuitable site for housing for many reasons and it will have a permanent, detrimental harm to heritage assets and irreplaceable habitats no matter what the number of houses built upon it.

The steep access road through Oakhurst Rise will be an accident risk during winter conditions.

Plan Policy HD4 & the application suggests that that there is "Safe, easy and convenient pedestrian and cycle links within the site and to key centres". There is nothing easy about cycling to the site via the only proposed access routes and thus the overwhelming majority of travel into and out of the site will be by car.

The drainage plan is at best guilty of lying by omission. Where the surface water connects to Charlton Court Road the map blanks out the small cul-de-sac the pipeline will have to run under or through to run the proposed course. Any works in the road will deny access to the houses from 20-23 & will cause significant disruption to all the other houses further up the road.

The Charlton Court Road current sewerage system has suffered from blockages in the past so is likely to be more marginal with significantly more waste.

There is significant local resistance to this plan locally and this should reflect badly on the conclusions of Policy HD4.

When will CBC be able to declare this site unsuitable for development and be done with this?

19 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 15th February 2022

I would like to object to the building of 25 dwellings for the following reasons.

The land is a wildlife site and would have a disastrous effect on the flora and fauna and devastate the species that feed and live in this meadow.

The extra traffic that will be generated is both bad for the environment and a danger as there is only one route available to exit. The roads are already busy with parked cars which causes blind spots, hazards and potential problems for emergency vehicles.

The drainage system is inadequate and will have an impact on surrounding roads.

It will put extra pressure on the already overstretched doctors surgery.

22 Charlton Court Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JB

Comments: 4th February 2022

I object to this application on environmental and infrastructure grounds.
re Map SK02 drainage shows, inaccurately, the SWS going through the mid cul-de-sac of Charlton Ct Rd. Labelled TBC; but Severn Trent Water in their official comment 'have no objections to the discharge of drainage'. However, they make no mention of the effects of this on the capacity on the SWS system already in place in Charlton Ct Rd (tank), Oak Ave (tanks) and Brook Vale. To link the SWS directly down the field (as with the FWS system) would create an opportunity for any further necessary tank in the local system in the light of climate change. Additionally it would avoid damage to the mature trees (with TPOs) next to the cul-de-sac and avoid unnecessary disturbance to the road way.
Transport:

I remain amazed by the Glos CC not being concerned about access to the site via Oakhurst Rise with all its problems highlighted in other 'Comments' as posted .

There is a much restricted view of traffic from the exit of the upper part of Charlton Ct Rd. The footpath near this junction narrows to about 0.7m causing pedestrians and buggies to go out onto the carriageway. The 6 year old traffic survey seems to very much under observed in relation to my experience on the lower part of Charlton Ct Rd to and from the A40.

For these and many other previously expressed environmental reasons I request the Planning Committee to reject this application.

Comments: 2nd July 2022

Re revised drawings Surface water/Revised drainage strategy sheet 2.:

The route now appears to remain in disturbing roots of large trees and go right across the water main and hydrant at the end of the mid cul-de-sac in Charlton Ct Rd.

Nowhere can I see comments of approval, or otherwise, from Severn Trent Water Co.

Overload possible on the storm water sewer it is proposed to join ?

I repeat that I believe the route should be through the lower School field towards the London Road

Access via Oakhurst Rise: I remain amazed and unbelieving that the Highways Authority could approve this tortuous approach!

20 Churchill Drive
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JJ

Comments: 10th February 2022

I am very concerned about the new plan for the St Edwards housing development currently under consideration.

There are very few ancient sites in Cheltenham which support such a rich biodiversity. As an Outdoor Learning Officer for an environmental charity, I spend my days teaching children and young people about the importance of maintaining balanced ecosystems and preserving the few areas of natural habitats we have left. This meadow is home to ancient trees which provide ecosystems for thousands of species of fungi, insects, birds and mammals. The meadow itself is made up of a wide variety of wild flowers which are fed on by an abundance of moths, butterflies and other insects which in turn pollinate the flowers maintaining a natural balance.

I am sure you can appreciate that the proposed housing estate, which would provide homes to 22 wealthy families, is not necessary. Whereas saving the habitats of thousands of species of fauna and flora is crucial at a time when biodiversity is being threatened globally. We cannot be horrified and outraged at the deforestation of the Amazon rainforest on one hand and then allow ecosystems on our doorstep to be destroyed!

I implore you to turn down the planning permission for the project.

36 Cudnall Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8HG

Comments: 13th July 2022

I object on the grounds of poor access and the congestion that such a development would bring

25 Brook Vale
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JD

Comments: 21st February 2022

Letter attached.

Hillcrest
Birchley Road
Cheltenham
Gloucestershire
GL52 6NX

Comments: 4th July 2022

I have written before so I assume my previous comments still stand. My objections have not really changed.

I do not believe the field above St Edwards school should be turned into housing of any number. The bio-diversity of the field, the slope of the field and thus the drainage and the limited access thru Oakhurst Rise are all good reasons not to destroy the site. Now, the small number of properties do not justify losing such a prime site of beautiful out-door space.

Kerrymead
Birchley Road
Cheltenham
Gloucestershire
GL52 6NX

Comments: 3rd February 2022

Access via a quiet residential close with a steep narrow residential road is not suitable for 25 more houses/50 more cars - most people travel by car for school and work as access on foot is not an option either via St Edwards school or Battledown Estate. There are plenty of other far more suitable sites in Cheltenham - the fact that this was ever considered as an option by the local plan was a mistake. Things have changed considerably in terms of our knowledge of the diversity of nature of the meadow site - it is now designated a key wildlife site, one of only six in Cheltenham.

The practical considerations of drainage, subsidence, schooling and GP surgery availability also make it unsuitable for development. Given this went to the high court and the reasons it was thrown out that relate to the above I am shocked that it is being considered. Even one house will disrupt the eco system and cause drainage problems.

Comments: 1st July 2022

I object on the grounds of local wildlife and rare meadow. Particularly the protection of badgers is inadequate. Ancient and veteran trees are not being properly protected under HD4 specific to this site. Also as a car only site it doesn't meet cycling requirements of LTN1/20.

19 Oak Avenue
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JG

Comments: 27th January 2022

We are again objecting to this proposal as follows:

The increase in traffic from extra homes, on an already narrow and congested estate making is more dangerous for people crossing the road, especially in the vicinity of the small park between Oak Avenue and Churchill Gardens.

The access from Oakhurst Rise is still an issue as it is a steep single track road.

We are also concerned that the drainage issues we already have will be exacerbated as the drainage all appears to flow into the Oak Avenue drainage system.

There is also the concern that if this application for 25 houses goes through the developer may then in future try to add more properties.

Comments: 4th August 2022

All out previous objections to this development still stand, as there is still no alternative access to the site nor any additions to the local amenities, ie schools, doctors surgeries etc.

In addition to this there are concerns that once, even a small amount of housing, is allowed on this site, a precedent will be set and all the green areas currently on the proposal will be built on.

Coversdown Birchley
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 15th February 2022

Letter attached.

58 Shurdington Road
Cheltenham
Gloucestershire
GL53 0JE

Comments: 15th September 2022

I Wholeheartedly Support this Application - Cheltenham is in desperate need of new homes, particularly Affordable homes of which this development includes 10 of the 25 total.

The proposal retains and protects the veteran trees with additional trees being introduced, and a landscaping plan creating a net gain in biodiversity.

4 College Road
Cheltenham
Gloucestershire
GL53 7HX

Comments: 6th September 2022

This important house-building project should have been waved through months and months ago; for goodness sake, we are short of homes, locally and nationally, and this plot, with all the advantages it patently offers, is a perfect example of responsible planning and housing development. I have lived nearby for over 25 years and I can affirm that this is unquestionably the best housing project I have seen proposed in all that time. Please let it through now.

2 Coln Rise
Andoversford
CHELTENHAM
GL54 4HL

Comments: 6th September 2022

I support this application so as to address the lack of new homes being built in Cheltenham. This is impacting both the people looking to get onto the property ladder through to those wanting to downsize as they approach retirement.

I understand that Cheltenham Borough Council is drastically behind its targets for both the provision of new private homes and perhaps more critically, the provision of "Affordable" homes.

However, I believe that a few house owners whose homes border the application site, have led a campaign to stop any development in sight of their properties and amazingly have been heard. This, I do not think is fair or just.

The site has been adopted into the "Local Plan" and allocated for development by Cheltenham Borough Council's own Planning Department. This flies in the face of this objection?

St Edwards School have identified the land in question as surplus to their requirements and they would welcome the sale proceeds to boost their facilities, which are also used extensively by other Schools and the community.

34 Tommy Taylors Lane
Cheltenham
Gloucestershire
GL50 4NJ

Comments: 4th September 2022

It seems to me extraordinary that with the dearth of both open market and affordable housing in Cheltenham and the persistent and well-founded support by the Cheltenham Borough Council's Planning Department for the various submissions made on this site, acknowledging the adoption into the Local Plan and the allocation for development, that the scheme is still to receive approval. It is tempting to speculate that another agenda may be at work here, outside the stipulations of the various planning laws, against the interests of the people of Cheltenham.

Hilcot
Stanley Road
Cheltenham
Gloucestershire
GL52 6PF

Comments: 21st July 2022

I am writing to urge you to reject the revised proposal for the development for the reasons stated earlier as the landscaping changes are minimal. The green hill is visible from many parts of Cheltenham as for example Charlton Kings village and through the College area. It forms part of the garden feel to the town where parks and gardens are a major attraction for tourists and residents alike. The other side of Battledown hill is being destroyed by having cut down two woods that are marked on the map with modern houses being built that destroy the green space. As previously stated there are major issues with listed building views, pollution from increased traffic, lack of drainage by hard surfaces and shrinking habitat for wildlife.

4 Woodgate Close
Cheltenham
Gloucestershire
GL52 6UW

Comments: 14th September 2022

I have read with interest the application and the vast majority of comments on the whole I think this application offers a suitable mix of "social" and private housing in an area where there is great demand for both and very limited supply.

First Floor
3 Lansdown Crescent
Cheltenham
Gloucestershire
GL50 2JY

Comments: 7th September 2022

This application has been considered for quite some time, and with the current plans there will be a minimum impact locally. I cannot see the reasons why this application would not be granted. The scheme has been reduced quite considerably from the first application and the site has been adopted into the local plans by Cheltenham Borough Council. The Borough needs more new homes to cater for the demand and the site will also provide the correct percentage of affordable homes.

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

Comments: 5th September 2022

Living in Charlton Kings, I am aware that there is a shortage of affordable, social and family housing within the area.

I think that it is important to address this need.

This site would also appear to have little impact on the surrounding countryside.

46 Pinewood Drive
Cheltenham
Gloucestershire
GL51 0GH

Comments: 8th September 2022

The need for more housing in Cheltenham is apparent. Providing the development is sympathetically undertaken I support this application.

A lot has been made concerning the impact on services and traffic. Wherever a new development is proposed there will always be an impact, but it appears to me that nimbyism is profound in Charlton Kings. If traffic is as bad as claimed, then have the three-car and four-car families in Charlton Kings thought about the impact they are having?

Pages
Chargrove Lane
Cheltenham
GL51 4XB

Comments: 8th September 2022

I totally support this application as there is an obvious need in Cheltenham for more affordable houses to be built. The lack of affordable housing is causing untold angst for many people in the local area. There are families who need to rent that are waiting for reasonably priced accommodation and many young people who are unable to get on the property ladder due to increased prices. This development will go a long way to helping these demographics.

I also know the school will welcome the sale proceeds which will help them maintain and further develop their facilities benefitting the local community and all the other schools who also make use of their facilities. The knock on positive effect will be immense.

Southern Lawn
Ashley Road
Cheltenham
Gloucestershire
GL52 6NU

Comments: 16th February 2022

I wholeheartedly object to this amended proposed development.

Looking at the site plan for the houses proposed, it is strikingly noticeable that the 25 houses are being sold with minimal gardens. Also the proposed road layout shows the hammerhead reversing areas etc purposely positioned to allow a much larger second (and possibly third) development in the future. So this proposal must not be approved, as it will only lead to a much larger expansion of the number of houses in the future. The site plan shows that more roads can be easily laid to cover the rest of the site to service future property developments. More traffic, more tarmacing, more services....

Also the St Edwards' fields are special, as they have been allowed to go mostly wild and are home to many diverse species of wildlife, including our insect friends - moths and butterflies. This area is special in its biodiversity. This smaller proposed development will initially have a negative affect on the designated wildlife site, but with future expansion planned will totally destroy this unique area's biodiversity.

4 Tivoli Walk
Cheltenham
Gloucestershire
GL50 2UX

Comments: 13th October 2022

I am in support of this proposal because of Cheltenham's drastic need for more private and especially "affordable" homes for families and young people who can't find suitable accommodation. This proposal has also been recommended by the Cheltenham Borough Council's Planning Department constantly through previous applications.

11 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JS

Comments: 2nd February 2022

As stated so many times, access is absolutely not suitable to this site, winter times definitely a yearly problem. I live here so know these problems are a reality and not a myth. Regards subsidence in the area, there have been major cracks appearing in homes over this last summer at the bottom of Oakhurst Rise, to disturb this area is extremely risky. Amenity is already over stretched and traffic a nightmare. The site is a

major wildlife corridor, and in particular for Hedgehogs. I also would like to voice that restricting opinions and limiting our say in the proposal letter sent out regarding this building proposal is undemocratic, and stating that only noise, traffic, visual impact and amenity can be commented on, and that any other concerns will not be taken into account is not fair at all, and limits concerns to the public. It has been said it is a site of irreplaceable wildlife and the building proposal was turned down as a point last time, to ignore that and not take into account the concern around this is to throw out why it was turned down last time. Honour the people who have fought ethically to save this site and re wild, the David Attenborough project is vital, as is green space for good air

Wadleys Farm
Ham Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6NJ

Comments: 22nd July 2022

Letter attached.

Comments: 16th February 2022

Letter attached.

Valley View House
Charlton Hill
Cheltenham
Gloucestershire
GL53 9NE

Comments: 6th September 2022

I am supporting this application as I know so many young people who I work with within the NHS who are not able to afford to become home owners and they just cannot save quickly enough to get on the housing ladder whilst house prices go up in the very affluent town. The rental market is also very difficult to afford in Cheltenham and access to family accommodation is very limited leading to families living in cramped conditions leading to lots of family stress, anxiety and deterioration of mental health.

5 The Gables
Cheltenham
Gloucestershire
GL52 6TR

Comments: 6th September 2022

Affordable homes are desperately needed in Cheltenham and Gloucestershire as a county. There is a huge shortfall and there are currently some 2500 people in Cheltenham on the waiting list for affordable homes. This development will provide such housing for those that need it and support the local community in a number of ways.

84 Clyde Crescent
Cheltenham
Gloucestershire
GL52 5QL

Comments: 9th September 2022

I support this application, as there needs to be more affordable housing in this area.

Orchard Bungalow
Little Shurdington
Cheltenham
GL51 4TY

Comments: 13th September 2022

I support this application. In particular the provision of affordable homes in cheltenham is vital as there is a serious shortage of such facilities.

21 Ravensgate Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8NR

Comments: 9th February 2022

I'm emailing to register my objection to the development on the meadow off Oakhurst Rise.

My heart dropped when I saw that developers were applying once again to build on the meadow off Oakhurst rise. It seems that only a few months ago the planning committee took the wise decision of turning down their previous request.

I know that the discovery of rare species on this land was one of the main reasons for the rejection of the previous plans by developers and I'm confused how the developers 'tweaking' their plans would detract from the fact that they're still planning on tearing this meadow apart which would have the same result.

I'm also aware that there is now an environmental bill which is a legally binding target set by the government to halt the decline in species. I would argue that this particular planning application could not legally be granted for this reason alone.

However, I'm also well aware that 25 new houses would put unbearable pressure on the local roads (which are already at capacity) not to mention the local drainage - there has been a huge increase in paving over of gardens and driveways over the past few years and flooding is increasing noticeably. We need to keep as much wild ground and tree covered areas as they are as we can to prevent this getting worse.

One of the very special things about Charlton Kings is that it's got wild green spaces for us to show our children real nature and to appreciate not being in the centre of a town. Losing a valuable green space like the meadow off Oakhurst rise detracts from what makes CK a very special place to live.

The Firs
Ashley Road
Cheltenham
Gloucestershire
GL52 6QE

Comments: 4th July 2022

Why is there continuous degradation of our beautiful green zones? Why do we even contemplate planning that will destroy this beautiful meadow which is a treasure for the area, the community and wildlife? The council must stop this continuous application process where a developer wants to profit at the expense of the environment and the local community.

- The road access to the site is very poor and traffic is already heavy in the area
- This beautiful green field site is home to important flora and fauna which must be protected
- Water drainage issues plague the local area, and this would make it even worse
- The council have promised to maintain our green zones, yet continue to allow this type of development, please fulfil your commitment to protect the environment
- An additional 25 houses will require more amenities such as schools, GP services etc which are stretched to a maximum already
- Undoubtedly if this goes ahead then planning "creep" will come into effect and further applications will pour in for more houses

We strongly object to any development on this site and the site should be set aside by the council as a protected wildlife zone.

18 Beaufort Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JT

Comments: 1st February 2022

- Only one access to the area through very narrow and steep road
- traffic is already high on Beauford Rd
- already oversubscribed local surgery and schools,
- concern about impact on nature and traffic safety for residents.
- Concern about already bad drainage and flood problem

Comments: 8th October 2022

I've already sent my objections.

I want to draw your attention to the fact that vast majority (if not all) supports' comments were submitted in a very short time frame: 03/09-15/09 (12 days). That is suspicious by my opinion. Thank you.

40 Pilley Lane
Cheltenham
Gloucestershire
GL53 9ER

Comments: 14th September 2022

We need to give more people the opportunity to access affordable housing.

7 Naseby House
Cromwell Road
Cheltenham
Gloucestershire
GL52 5DT

Comments: 9th September 2022

I support this as we need more affordable housing in Cheltenham there is at least 370 people trying to find three bed houses with affordable rent!

Hillside
Undercliff Avenue
Cheltenham
Gloucestershire
GL53 9AA

Comments: 4th September 2022

This is an allocated site within the Cheltenham Local Plan for a minimum of 25 houses- Cheltenham is in desperate need for both private and affordable new build housing and given the allocation I see no reason why the Application should not be granted

Ash Tree House
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 11th February 2022

I wish to reiterate my strong objection to this 'new' planning application having reviewed the latest documentation with regards potential development on this site - 22/00112/OUT.

Furthermore, I do not see any evidence that the rationale regards the previous three planning applications on this site, which the Council recently turned down, have since been addressed. This application is merely a minor amendment to the previous application by the developers which was comprehensively rejected by CBC.

The recent Environment Act came about to protect places just like this site. Cheltenham Borough Council has also recently passed a motion supporting the Climate and Ecological Emergency Bill. The site is just one of six local wildlife sites remaining in Cheltenham Borough.

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

56 Leighton Road
Cheltenham
Gloucestershire
GL52 6BD

Comments: 7th September 2022

I appreciate that people don't want new housing built on this site if they live locally, as it is currently a green field, but if the site has been allocated for development by Cheltenham Borough Council and is in the Local Plan then I can't see why it has not been approved. What is the point of having a Local Plan if it is not actually paid attention to? Surely the Planning Committee should base their decision on the Planning Department's decision - they are professional planners as opposed to non-professionals on the Committee.

There is a shortage of new and affordable homes in the area with rental properties being hugely expensive. Young or low paid people are unable to get on the housing ladder without affordable housing. They are completely priced out of the market. If I was buying for the first time nowadays, I could not afford it.

I think that having to go to Appeal with all the work that that entails, is a huge waste of everyone's time and (tax payers) money ie the Borough Council Planning Department and the Planning Inspectorate costs, particularly when this site has been allocated for housing.

Wistley
Charlton Hill
Cheltenham
Gloucestershire
GL53 9NE

Comments: 4th September 2022

There's clearly a great shortage of affordable housing in the area and every effort should be made to ensure all sectors of our society have access to suitable affordable accommodation and equal ability to enjoy family life in a safe secure comfortable environment.

Ash Tree House
Birchley Road
Cheltenham
Gloucestershire
GL52 6NY

Comments: 11th February 2022

I wish to strongly object to this 'new' planning application - 22/00112/OUT. This application is merely a minor amendment to the previous applications, which were comprehensively rejected by CBC on three occasions! None of the reasons for refusal contained within CBCs own decision letters, have been adequately addressed by the latest application so this application should also be rejected.

In my opinion, the planned development remains completely inappropriate for this site and very much out of character with the local area. Access to the proposed site is restrictive, with a very steep aspect to the approach and narrow roads that are in no way suitable.

The recent Environment Act came about to protect places just like this site. Cheltenham Borough Council has also recently passed a motion supporting the Climate and Ecological Emergency Bill. When so much of our natural environment has been lost it seems inconceivable that an application to build houses on a wildlife refuge could be considered. Hedgehogs, badgers, bats, butterflies, moths, owls, buzzards, song thrush and all the other flora and fauna of this valuable site must be preserved.

Therefore, with regards to the above concerns and my comments submitted against the previous applications on this site, it is respectfully requested that planning permission for the above development be refused.

18 Oakhurst Rise
Cheltenham
GL52 6JU

Comments: 1st February 2022

Letter attached.

70 Little Herberts Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8LN

Comments: 4th February 2022

The field needs to have an ecological assessment made in the spring when all the wild flowers are out and the invertebrates are numerous, not to mention the reptiles. This field should be a nature reserve not a housing development. Grassland like this is becoming rare and we are fortunate to have the field. Once developed it can never be returned to its previous state. Please consider the needs of people to have wonderful wild spaces like this.

38 Alstone Croft
Cheltenham
Gloucestershire
GL51 8HA

Comments: 9th September 2022

The site is within the Cheltenham Local Plan, and allocated for housing. Cheltenham needs new housing, particularly affordable housing. There can be no positive or practical reasons why this application should not be granted.

21 Westbury Road
Cheltenham
Gloucestershire
GL53 9EN

Comments: 7th September 2022

Without hesitation, I fully support the planning application, and in particular the consideration proposed for the welcome provision and number of affordable homes for those local to the area, which are sorely needed. There can surely be no question in this respect and the thoughtful development of this land will benefit so many.

73 Ryeworth Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6LS

Comments: 11th February 2022

I would like to dispute the building of houses on the field by st edwards school. This field has important biodiversity and offers vital space and nature for Charlton Kings residents. We don't need more houses here. There simply isn't the infrastructure to cope with more traffic, people etc.

44 King George Close
Cheltenham
Gloucestershire
GL53 7RW

Comments: 15th February 2022

I object to this proposed planning for development on sat Edwards Meadow.

I hereby add my signature to the petition.

Castle Farm
Ashley Rd
Cheltenham
GL52 6NU

Comments: 8th February 2022

I strongly object to this planning proposal. The fundamental reasons for objecting have not changed, so I do not see why this application would be granted when it has been turned down 3 times already. In fact, the reasons to reject are even stronger now given the meadows recent designation as a local wildlife site, one of only 6 in the whole of Cheltenham.

Access: this has not changed at all. Oakhurst Rise is extremely steep and very narrow, totally inappropriate for access to this development. Emergency services vehicles would have a major issue, especially in winter months.

Designated wildlife site: a recent classification, which makes an even stronger case for refusing this application. CBC have declared a climate emergency, so why would they grant planning on a Greenfield site, that has wildlife protection, when there are plenty of brownfield sites available for housing expansion?

Drainage: a major issue in this area. Building on a hilltop would only makes matters worse.

Visual impact: this eastern end of Cheltenham is beautiful due to the pleasant green hills and surrounding countryside. Building on this area which is a hilltop, would remove one aspect of that pleasant view.

Comments: 12th July 2022

Development of any kind on this site should not go ahead. The single biggest issue being site access, the road is too narrow, and extremely steep. It doesn't meet the cycling requirements LTN1/20, let alone the nuisance it would cause to local residents in the access area.

Drainage is a massive issue in this area, and the plans for this seem inadequate.

It is a rare meadow, and we should be protecting such areas in our communities. As you look from the centre of Cheltenham, this is one of several hilltops that form the character of the easterly view and the town itself. It should not be destroyed with development.

It is clear this application for 25, if approved, would lead to further applications for more properties, causing endless stress for locals and cost for everyone involved. This should be stopped now.

19 Ewens Road
Charlton Kings
Cheltenham
Gloucestershire
GL52 6JW

Comments: 5th September 2022

Please could my objection to the planned development on St Edward's School Field be noted.

My belief is that a development of this kind should include an investment in the local infrastructure, including, as an absolute minimum, the requirement for access points via more than one route (I understand the current plans include access from Oakhurst Rise only, which, in my opinion, is insufficient for traffic management and road safety).

I also understand that there are significant environmental and wildlife concerns. Please also note my support for ensuring the wildlife sites are protected.

Thank you for including my objection in your decision making.

Hales House
111 Hales Road
Cheltenham
Gloucestershire
GL52 6ST

Comments: 9th September 2022

As a Father of 3, I am dismayed by the lack of affordable housing in Cheltenham available for young adults trying to progress with their lives.
I fully support any development that achieves more affordable housing for our town

18 Oakhurst Rise, Charlton Kings, Cheltenham, GL52 6JU

31 January 2022

Dear Head of Planning,

We wish to object to the outline application on the land adjacent to Oakhurst Rise. We have studied the revised application. Our primary concerns continue to relate to infrastructure issues and disturbance to the environment.

The approach to the site along Oakhurst Rise has two steep gradients, two bends and is narrower than roads built today. Of particular concern is the second gradient which has proved dangerous to us on the last four relatively mild winters. On two occasions we have been unable to leave our home by car for a couple of days due to icy road conditions. On one of those it needed the kindness of a neighbour, whose car was fitted with snow chains, to drive us down the hill. On a separate occasion we had to meet a taxi at the bottom of the rise because he was unable to drive to the top. An increase in traffic from the development would therefore in our view increase the risk of accidents thus endangering life in poorer weather conditions.

Much more frequently there is already considerable traffic congestion throughout Ewans Farm in the morning and evening weekday peak periods which would be worsened by additional inflow \ outflow from the proposed development.

The impact on amenities in the locality would also be worsened by this proposal. Our understanding, from waiting lists, is that there is already pressure on the GP surgery, the dentists and local schools to meet the needs of local residents.

Finally, the proposed development would cause considerable loss of habitat for the small gain in housing. Over the last two years we have naturally spend a great deal more time in our garden and have seen many different animals entering from the safe haven of the fields adjacent to our property. These personal sighting of fauna have included badger (there is a large sett in the field), roe deer, muntjac, foxes, squirrels, as well as numerous birds including woodpecker, magpie, jay, thrush, blackbird, dunnock, sparrows, nuthatch, chaffinch, pigeon, great-tit, longtail-tit, blue tits, robins, and wrens. When we have walked into the field we have also seen varied flora including oxeye daisies, bluebells, cowslips, campions, oxslips, field buttercups, bugle and alkanet to name just a few of the meadow flowers in this undisturbed haven for wildlife.

Yours sincerely

PLANNING APPLICATION 22/00112/OUT

Ref 22/00112/OUT

23 Beaufort Road,
CHELTENHAM
GL52 6JS
4th February 2022


Dear Mrs Pickernell,

With regards to the above application, I would like to continue my opposition to the proposals in line with my previously submitted observations.

There have been no changes to the roads on the Ewers Farm Estate and if anything speed has increased. Supposedly a 20mph estate, there is need for an enforcement policy to reduce the dangers from speeding cars.

I commented previously about the lack of infrastructure to cater for increased housing and this has been ignored. Useage of Oakhurst Rise as an access road is a joke. Icy weather maroons occupants of this proposed access road. Serious injuries / even possible fatalities could arise because of increased traffic. Granting of this application would be a catalyst for increased housing thereafter.

best wishes



Field House
Ashley Road
Battledown
Cheltenham
GL52 6PH

10th February, 2022

Dear Mrs Pickernell

Ref: 22/00112/OUT

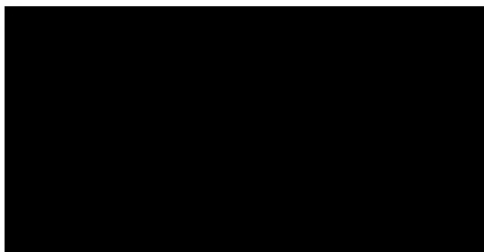
With reference to the above outline planning application, I refer you to the previous letters of objection that I have written when the other three planning applications were applied for housing on this land which were refused. Please refer to my letter dated 18th November 2018 re. 18/02171/OUT, and the previous letters which were then enclosed which I would like the Planning Committee to have access to.

The objections which I raised on the three previous occasions still apply regardless that the number of houses has been reduced to 25.

I feel that the applicant is hoping for "objection fatigue" in this case, and suggest again that the number of applications allowed should be limited. The cost to the Borough to go through these applications must be considerable.

My husband joins me in objecting to the Outline Application.

Yours sincerely.



"Coversdown"
Birchley Road,
Cheltenham,
GL52 6NY



Sent Via Email

14th Feb 2022

Mrs Pickernell
Department of Planning
Cheltenham Borough Council
Municipal Offices
GL50 1PP

Dear Mrs Pickernell

Ref 22/00112/OUT

As a resident of Battledown my house, Coversdown, joins the northern boundary of the proposed development. **As such we strongly object to the application 22/00112/OUT**

I also objected to the previous applications by the same developer 17/00710/OUT, 18/02171/OUT & 20/00683/OUT in 2017, 2018, 2020. No houses should be built on this green meadow. I feel strongly that there should be a limit in the number of times an application be allowed to be put forward to the Council regarding this site. If the planning committee turns it down three times, that should be the limit. I wish that my letters of objection sent to the previous applications be lodged in addition to this letter.

Proposed housing density

The report states that the density of the houses was reduced on the boundaries that border Battledown. This is certainly not the case with the northern border of the proposed development. The plan shows "affordable houses" right on our boundary. In the previous applications, details were provided of the details of these type of houses. In this application, there is no detail of any of the affordable houses. Given that we have no details, despite asking the planning department for such, we must refer to previous applications, where the 2½ storey houses/flats were to be on a higher elevation than our house and will therefore look directly down into 4 of our bedrooms, let alone our drawing room and conservatory. This is a gross infringement on rights to privacy.

According to the Battledown Estate site <http://www.battledown.co.uk/covenant.asp>, in the Deed of Covenants and Regulations, number 5 states "No person is to build on the Original Lots of Estate land more houses than in proportion of one house to each half acre of land". This proposed development is adjacent to Battledown and in particular to my property. Why are we only comparing the density of this site to the density of Ewen's farm and not to that on Battledown, especially as Battledown borders to the North Boundary of the proposed site? In addition, the North Boundary is where the developers are proposing all the affordable houses to be located.

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

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

The application is contrary to the Cheltenham Plan. (see below)

The Cheltenham Plan POLICY HD4: LAND OFF OAKHURST RISE describes the site and then goes on to state some of the issues with this site

Heritage assets Site specific requirements

- Safe, easy and convenient pedestrian and cycle links within the site and to key centres
- A layout and form that respects the existing urban characteristics of the vicinity
- A layout and form of development that respects the character, significance and setting of heritage assets that may be affected by the development
- Measures necessary to mitigate the traffic impact of the site and to encourage the use of more sustainable transport modes
- Protection to key biodiversity assets"

It is quite clear that the developers have totally ignored the Heritage assets Site specific requirements mentioned above.

Furthermore, I do not see any evidence that the reason the previous Outline plan **17/00710/OUT, 18/02171/OUT & 20/00683/OUT** which the Council and Inspectors have turned down in 2017, 2018 and 2020, have been addressed.

How can CBC and the surrounding residents rely on any of the supporting documentation as many have been resubmitted by the applicant from the previous applications – many of which were found to be totally inaccurate? The application should be rejected out of hand simply on the numerous inaccuracies.

Additional objection points to the current Plan are as below:

1. Charlton Kings Parish Plan published April 2017

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

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

2. TPO Trees and Hedgerows

On our boundary with the proposed development, there is a magnificent specimen of an oak tree, which I have been led to believe is over 350 years old. There are also a number of other mature trees. Up until 5 years ago the St Edwards school ensured that T3030 was well maintained and dead branches were removed by their tree surgeon thereby reducing the risk to damaging our house. As the tree is south west of our house and the prevailing winds are from the south west the failure to dead branch this tree would otherwise place our house at direct risk during storms. We would therefore require an undertaking by the developer to ensure this tree is maintained and also to insure against any possible damage at any time in the future to property and potential loss of life. The Developer should be required to establish an ESCROW account or an Insurance policy specifically to cover any damage that may occur to our property from this tree.

The developers have already shown scant regard for us neighbours in that they accessed the current site illegally over our properties. They also showed no regard to the TPO tree and hedgerow they removed. To date we are not aware whether this breach of the law has led to prosecution.

Secondly, I believe that the proposed houses would be built far too close to the root system of this magnificent tree. In addition, any houses built within its vicinity would also be subject to these issues as well as being in the direct path of the tree should it fall – see more information below

I believe that developer acted against the guidelines of the 1997 legislation on hedgerows when a large section close to my house was destroyed without the correct permission in the spring. In addition, they are proposing removing a large section of hedge row and Ash Trees in order to put in a road.

I feel that the developers survey into the biodiversity of the site is highly inaccurate and should be discarded and not relied upon. As our house overlooks part of the field we witness all the various wildlife that many other residents have already listed. Our CCTV cameras also regularly record the presence of all this wonderful wild life.

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

This new plan STILL does not address any on my previous objections and hence all my previous objections still stand. In particular as pertains to the houses on the North boundary that are in proximity of T3030.

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



This has a significant impact on the developments in the proximity of T3030 to mention one.

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O33 to safeguard the potential for the future provision of transport infrastructure

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It would therefore appear that this application fails in so many of the prescribed principles as laid out in the Local Plan.

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Yours sincerely



End: Poster

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LIGHT POLLUTION FOR VITAL POLLINATORS

WRITE TO YOUR COUNCILLORS TO REGISTER YOUR CONCERNS.

next review end of Feb

Email: planning@cheltenham.gov.uk In Writing: Planning, Municipal Offices, Promenade, Cheltenham

"Coversdown"
Birchley Road,
Cheltenham,
GL52 6NY



Sent Via Email

14th Feb 2022

Mrs Pickernell
Department of Planning
Cheltenham Borough Council
Municipal Offices
GL50 1PP

Dear Mrs Pickernell

Ref 22/00112/OUT

As a resident of Battledown my house, Coversdown, joins the northern boundary of the proposed development. **As such we strongly object to the application 22/00112/OUT**

I also objected to the previous applications by the same developer 17/00710/OUT, 18/02171/OUT & 20/00683/OUT in 2017, 2018, 2020. No houses should be built on this green meadow. I feel strongly that there should be a limit in the number of times an application be allowed to be put forward to the Council regarding this site. If the planning committee turns it down three times, that should be the limit. I wish that my letters of objection sent to the previous applications be lodged in addition to this letter.

Proposed housing density

The report states that the density of the houses was reduced on the boundaries that border Battledown. This is certainly not the case with the northern border of the proposed development. The plan shows "affordable houses" right on our boundary. In the previous applications, details were provided of the details of these type of houses. In this application, there is no detail of any of the affordable houses. Given that we have no details, despite asking the planning department for such, we must refer to previous applications, where the 2½ storey houses/flats were to be on a higher elevation than our house and will therefore look directly down into 4 of our bedrooms, let alone our drawing room and conservatory. This is a gross infringement on rights to privacy.

According to the Battledown Estate site <http://www.battledown.co.uk/covenant.asp>, in the Deed of Covenants and Regulations, number 5 states "No person is to build on the Original Lots of Estate land more houses than in proportion of one house to each half acre of land". This proposed development is adjacent to Battledown and in particular to my property. Why are we only comparing the density of this site to the density of Ewen's farm and not to that on Battledown, especially as Battledown borders to the North Boundary of the proposed site? In addition, the North Boundary is where the developers are proposing all the affordable houses to be located.

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

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

The application is contrary to the Cheltenham Plan. (see below)

The Cheltenham Plan POLICY HD4: LAND OFF OAKHURST RISE describes the site and then goes on to state some of the issues with this site

Heritage assets Site specific requirements

- Safe, easy and convenient pedestrian and cycle links within the site and to key centres
- A layout and form that respects the existing urban characteristics of the vicinity
- A layout and form of development that respects the character, significance and setting of heritage assets that may be affected by the development
- Measures necessary to mitigate the traffic impact of the site and to encourage the use of more sustainable transport modes
- Protection to key biodiversity assets"

It is quite clear that the developers have totally ignored the Heritage assets Site specific requirements mentioned above.

Furthermore, I do not see any evidence that the reason the previous Outline plan **17/00710/OUT, 18/02171/OUT & 20/00683/OUT** which the Council and Inspectors have turned down in 2017, 2018 and 2020, have been addressed.

How can CBC and the surrounding residents rely on any of the supporting documentation as many have been resubmitted by the applicant from the previous applications – many of which were found to be totally inaccurate? The application should be rejected out of hand simply on the numerous inaccuracies.

Additional objection points to the current Plan are as below:

1. Charlton Kings Parish Plan published April 2017

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

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

2. TPO Trees and Hedgerows

On our boundary with the proposed development, there is a magnificent specimen of an oak tree, which I have been led to believe is over 350 years old. There are also a number of other mature trees. Up until 5 years ago the St Edwards school ensured that T3030 was well maintained and dead branches were removed by their tree surgeon thereby reducing the risk to damaging our house. As the tree is south west of our house and the prevailing winds are from the south west the failure to dead branch this tree would otherwise place our house at direct risk during storms. We would therefore require an undertaking by the developer to ensure this tree is maintained and also to insure against any possible damage at any time in the future to property and potential loss of life. The Developer should be required to establish and ESCROW account or an Insurance policy specifically to cover any damage that may occur to our property from this tree.

The developers have already shown scant regard for us neighbours in that they accessed the current site illegally over our properties. They also showed no regard to the TPO tree and hedgerow they removed. To date we are not aware whether this breach of the law has led to prosecution.

Secondly, I believe that the proposed houses would be built far too close to the root system of this magnificent tree. In addition, any houses built within its vicinity would also be subject to these issues as well as being in the direct path of the tree should it fall – see more information below

I believe that developer acted against the guidelines of the 1997 legislation on hedgerows when a large section close to my house was destroyed without the correct permission in the spring. In addition, they are proposing removing a large section of hedge row and Ash Trees in order to put in a road.

I feel that the developers survey into the biodiversity of the site is highly inaccurate and should be discarded and not relied upon. As our house overlooks part of the field we witness all the various wildlife that many other residents have already listed. Our CCTV cameras also regularly record the presence of all this wonderful wild life.

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

This new plan STILL does not address any on my previous objections and hence all my previous objections still stand. In particular as pertains to the houses on the North boundary that are in proximity of T3030.

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Encl: Poster

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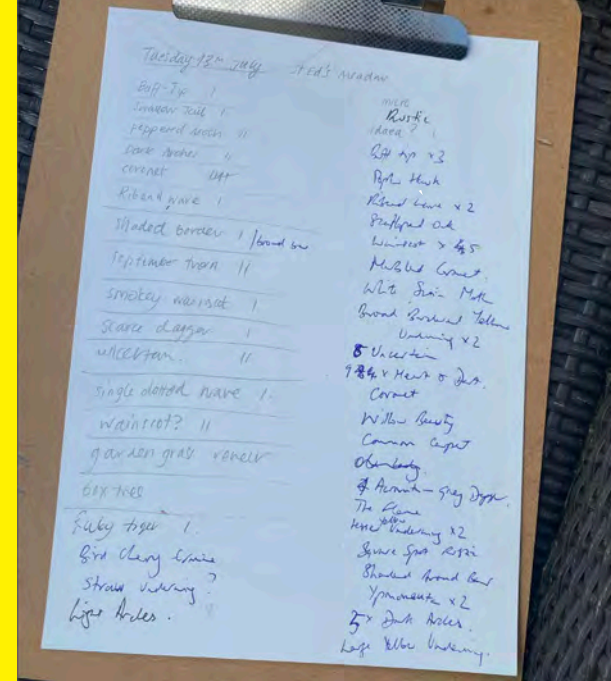
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next review end of Feb

Email: planning@cheltenham.gov.uk In Writing: Planning, Municipal Offices, Promenade, Cheltenham

Cheltenham - St Eds Meadow

13th July 2021 - by the old hives



Species list x35

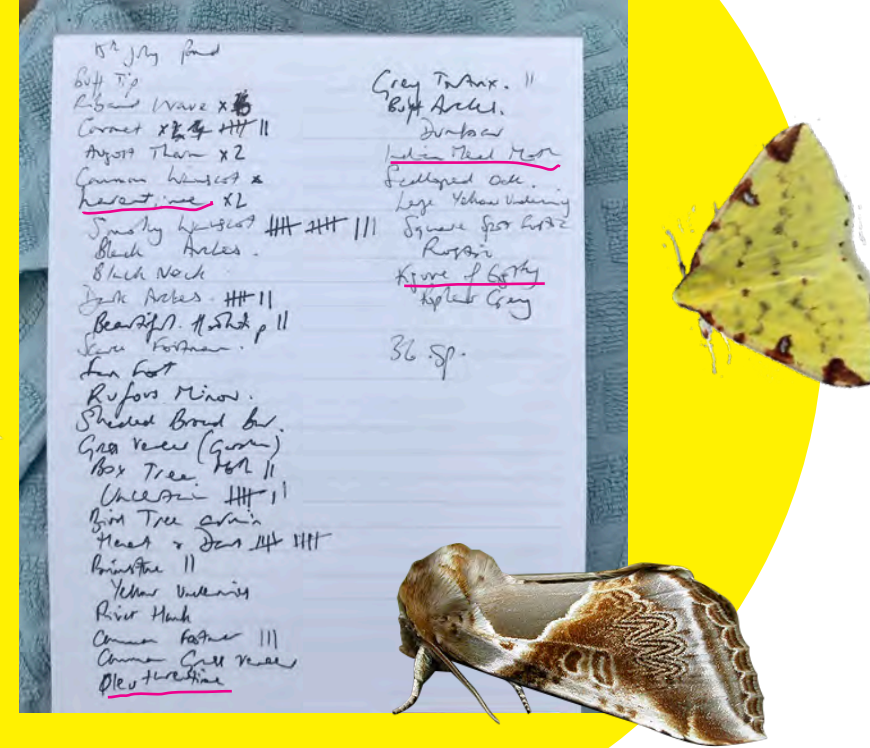
Broad Bordered YU	Marbled Coronet
Bird cherry Ermine	Peppered Moth
Box Tree	Poplar Hawk
Buff Tip	Riband Wave
Coronet	Ruby Tiger
Common Carpet	Rustic
Common Wainscot	September Thorn
Dark Arches	Scalloped Oak
Flame Shoulder	Single dotted wave
Garden Grass Veneer	Shaded Broad Bar
Grey Dagger	Straw Underwing
Lesser YU	Swallow Tail
Lg Broad Bordered YU	Square Spot Rustic
Lg YU	Uncertain
Light Arches	White Satin
Heart and Dart	Willow Beauty
Heart and Club	NFY Mico x2

Overview - Species Number 34



Cheltenham - St Eds Meadow

14th July 2021 - by the pond



Species list x36

- August Thorn x2
- Beautiful Hooktip x2
- Bird cherry Ermine
- Box Tree x2
- Buff Tip x1
- Buff Arches x1
- Black Arches x1
- Black Neck x1
- Brimstone x2
- Common Wainscot x1
- Common Footman x3
- Coronet x7
- Dark Arches x7
- Dunbar x1
- Fan Foot
- Garden Grass Veneer
- Grey Tortrix x2
- Heart and Dart x10
- Large YU
- Poplar Grey
- Rufous Minor
- Rustic
- Scalloped Oak
- Scarce footman
- Shaded Broad Bar
- Smoky Wainscot x13
- Square Spot Rustic
- The Spectacle
- Wainscot
- Willow Beauty
- Uncertain x7
- Yellow Underwing

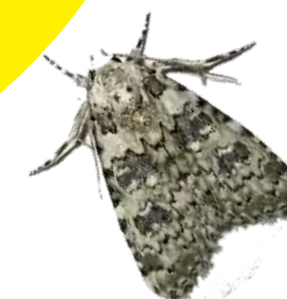
NFY x4

Overview - Species Number 36



Cheltenham - St Eds Meadow

11th August 2021 - by the house



Overview - Species Number 24



Species list x25

Black Arches
 Brimstone
 Canary shouldered thorn
 Chequered fruit tree tortrix
 Cloaked minor
 Copper underwing
 Dingy footman
 Double sqare spot rtustic
 Garden Pebble
 Iron Prominant
 Jersey Tiger
 Knot Grass
 Lesser Broad Bordered Yell Underwing
 Marbled green
 September Thorn
 Straw Dot
 Straw Underwing
 Swallow Prominant
 Yellow Shell
 Pale Prominant
 Shaded Brpad Bar

Micro NFY x4

The night we stayed up until 3am!





St Eds Meadow - wildlife

Moth Species list

1. August Thorn
2. Angle Shades
3. Beautiful Hooktip
4. Broad Bordered YU
5. Bird Cherry Ermine
6. Box Tree
7. Buff Tip
8. Buff Arches
9. Blood Vein
10. Black Arches
11. Black Rustic
12. Black Neck
13. Brimstone
14. Brindled green
15. Bordered Pug
16. Canary shouldered thorn
17. Centre barred swallow
18. Chequered fruit tree tortrix
19. Clay
20. Cloaked Minor
21. Copper Underwing
22. Common Wainscot
23. Common Emerald
24. Common Footman
25. Common Plume
26. Coronet
27. Common Carpet
28. Dark Arches
29. Dunbar
30. Dingy footman
31. Double square spot rustic
32. Dusky Thorn
33. Ear Moth
34. Elephant Hawk Moth
35. Figure of 80
36. Fan Foot
37. Flame Shoulder
38. Garden Carpet
39. Garden Pebble
40. Garden Grass Veneer
41. Grey Dagger
42. Grey Tortrix
43. Heart and Dart
44. Heart and Club
45. Iron Prominent
46. Jersey Tiger
47. Knot Grass
48. Large Yellow Underwing
49. Lesser Yellow Underwing
50. Lesser Broad Bordered YU
51. Large BB Yell Underwing
52. Light Emerald
53. Light Arches
54. Lime speckled Pug
55. Maidens Blush
56. Marbled green

57. Marbled Coronet
58. Mother of Pearl
59. Pebble prominent
60. Pale Prominent
61. Peppered Moth
62. Popplar Hawk
63. Poplar Grey
64. Privet Hawk
65. Rufous Minor
66. Riband Wave
67. Ruby Tiger
68. Rustic
69. Scalloped Oak
70. Scarce footman
71. September Thorn
72. Sallow Kitten
73. Shaded Broad Bar
74. Shuttle shaped dart
75. Silver Y
76. Single dotted wave
77. Smoky Wainscot
78. Straw Underwing
79. Straw Dot
80. Swallow Tail
81. Swallow Prominent
82. Square Spot Rustic
83. Six Striped Rustic
84. Six Small Heath
85. The Spectacle

86. Uncertain
87. Vines Rustic
88. Water veneer
89. White Satin
90. Willow Beauty
91. Yellow Barred Brindle
92. Yellow Shell
93. Yellow Underwing
94. NFY Mico
95. NFY Mico
96. NFY Mico
97. Day flying Moth
98. Five Spot Burnet
99. Six Spot Burnet
100. Chimney Sweeper
101. Green Veined white
102. Holly Blue
103. Marbled White
104. Small Tortoiseshell
105. Small Skipper
106. Ringlet
107. Brown Argus
108. Small Heath
109. Speckled wood

110. Large Skipper
111. Small Heath
112. Minor Bee
113. Buff Tail Bumble
114. Meadow spider
115. Roesel's Bush-Cricket
116. Long green beetle
117. Marsh Snipe Fly
118. Longhorn Beetle
119. Soldier Beetle
120. Hedgehog bug NFY
121. Common carder Bee
122. Black Cock Beetle
123. Sextons Beetle
124. Meadow Plant Bug
125. 24 spot ladybird
126. 7 spot ladybird
127. 16 spot ladybird
128. 6 spot ladybird
129. Sunfly
130. Earthworm
131. Grass Snake
132. Slow Worm

133. Toad
134. Smooth Newt
135. Pedunculate oak
136. Sycamore
137. Field maple
138. Hawthorn
139. Ash
140. Badger
141. Mouse
142. Roe deer (breeding popn)
143. Muntjac
144. Field vole
145. Fox
146. Squirrel
147. Brown long-eared bat
148. Noctule
149. Soprano
150. Pipistrelle
151. Lesser horseshoe
152. Mole
153. Hedgehog

154. Buzzard (breeding pairs)
155. Tawny owl (breeding pairs)
156. Red kite
157. Pigeon
158. Magpie
159. Common crow
160. Blackbird
161. Green woodpecker
162. Song thrush (red list)
163. Lesser spotted woodpecker.
164. Blue Tit
165. Robin
166. Glaucous sedge
167. Spiked sedge
168. Lesser knapweed
169. Pignut
170. Lady's bedstraw
171. Bluebell
172. Cat's-ear
173. Meadow vetchling
174. Rough hawkbit
175. Salsify
176. Common birds foot trefoil
177. Greater birds foot trefoil
178. Field wood-rush
179. Barren strawberry

180. Cowslip
181. Primrose
182. Bulbous buttercup
183. Yellow rattle
184. Goat's beard
185. Yellow oat-grass
186. Common dog violet
187. Vetch
188. Buttercup
189. Corn Marigold
190. Hellibore
191. Pyramidal orchids
192. Hawkweed
193. Hogweed
194. Crow garlic
195. Hairy sedge
196. Bedstraw
197. Corncockle
198. Bee Orchid
199. Fungus
200. Grisetite
201. The Meadow Waxcap

199. Mica Inkcap
200. Grisetite
201. The Meadow Waxcap
- Key
- Green = pictured
- Black = not pictured

Please note: Moth records are for 3 different traps in July and August 2021 only. Still lots to record here at different times of year

Ref: 22/00112/00T

Wadley's Farm,
Ham Lane,
Charlton Kings.
GL52 6NT.
14th Feb. 22.

Dear Madam,

Once again I must oppose any development on the site next to St. Edward's Preparatory School, using Oakhurst Rise as the access, even though outline permission is sought for 25 dwellings, fewer than previously requested.

This is a "Private Green Space" subject to conditions in the Town Plan. Development of any sort would not in any way "retain and enhance existing" landscapes.

The site supports a wide variety of wild life and remaining as it is, is without doubt the preferred option for the environment, St. Edward's Prep. School and the residents of Oakhurst Rise.

If permission is given, the impact

it would have on the locality would be appalling, with noise and disturbance, & much increased traffic (heavy duty builders' lorries, refuse lorries, deliveries & private traffic) to the detriment of St. Edwards School and the residents of Oakhurst Rise.

Planning Permission has been refused a number of times in the past and I hope Cheltenham Borough Council will be consistent in refusing this application again, thus preserving a green open space instead of tarmac & dwellings.

Yours faithfully,



your ref.
22/09/12/OUT.

WINDLEY FARM,
HAM LANE,
CHARLTON KINGS,
GL52 0 NT
13-2-22

Dear Mrs. Pickett,

I have lost count of the number of applications which have been made for land off Oakhurst Avenue on the premises of St. Edwards School.

There is only one culture application to establish a principle, if it is permitted, anything could be applied for. The access to the proposed site is totally unsuitable.

Please do not allow permission for this application, it should be REJECTED.

Yours faithfully,



11.2.2022

Land adjacent to Oakhurst Rise
Ref 22/00112/OUT

With regard to the above I would refer to my objections in my last letter.

Since then the problems with the volume of traffic has increased along Charlton Court Road together with cars parked along it down to Brook Vale and parking now continues to the junction with Beaufort Road & Oak Avenue creating a hazard on the bend there.

Might I suggest that an automatic traffic censor be put on the road because it is used as a "rat run".

I would also add that a further loss of green space will impact further on wildlife.

I recently took part in the annual RSPB survey & was saddened that I could only record a wood pigeon and a crow despite the fact that my property backs onto a small area of woodland.

Yours faithfully

Field House
Ashley Road
Cheltenham
GL52 6PH

15th July 2022

Dear Mrs Pickernell

RE Outline application for residential development of 25 dwellings – access, layout and scale not reserved for subsequent approval at Land Adjacent to Oakhurst Rise Cheltenham.

Ref: 22/00112/OUT

With reference to the above, I refer you to the previous letters of objection we have written about this proposed development.

Regardless of where the houses are positioned, it is the development of the site and **NO HOUSES** should be allowed to be built. The fact is that this area should be allowed to be enjoyed by the school children, and the wild life, and that a diversity of fauna should continue to grow. We all need to have green open spaces for our mental well being and enjoyment.

We would like to add that the intention of the developer to build an artificial badger sett, does not take into the account that badgers are wild animals. I gather there are 40 living on this site. They go where they like and their homes being destroyed does not mean that they will move into an artificial one. In fact badgers are well known to dig and destroy property with their digging. I know of a case where some one's garage was completely undermined by badgers.

I also wish to draw attention to the fact that traffic on the Battledown Trading Estate has considerably increased since the Bakery has been opened. I noticed a queue of about 15 people the other day. This needs to be taken into account as it has increased the amount of traffic and it is already a dangerous short cut through the Estate and Ewens Farm to avoid the Hales Road/ London Road traffic lights, and it is getting much busier. Saying people will walk, take the bus or cycle is nonsense. They get in their cars. Especially as Oakhurst Rise is at the top of a considerable hill.

P.T.O

My husband joins me in objecting to this application.

Yours sincerely,

[REDACTED]

Ref: 22/00112/OUT

Wadleys Farm,
Ham Lane,
Chilton Kings.
GL52 6NJ.
20th July, 22.

Dear Madam,

Once again I write to object to the development of dwellings at land adjacent to Oakhurst Rise, Cheltenham, for exactly the same reasons as I have stated before, even though there are fewer houses proposed for the site.

1. As a "private green space" this proposed development would not in any way "retain & enhance existing landscapes".

2. The building of 2⁵ houses would be detrimental to the wide variety of wild life found on this green field site.

3. Should permission be granted the impact it would have on the locality -
i.e. The environment, St. Edward's School

and the residents of Oakhurst Rise would be appalling with noise, disturbance and much increased traffic in this quiet residential area. Potentially there could be up to 50 cars daily using the access via Oakhurst Rise which in my view is unsustainable.

Applications to build on this site have been refused several times before, and I hope the Planning Committee will be consistent and refuse this latest application too.

Thanks for the opportunity to comment on this proposed development.

Yours faithfully,

A solid black rectangular box used to redact the signature of the person writing the letter.



Emma Pickernell
Case officer
CBC
GL50 9SA

ask for: Alison Salter
phone: 0778 5315912
email: Alison.Salter@cbh.org
date: 6th October 2022

Dear Emma

Site: Oakhurst Rise, Cheltenham

In consideration of the proposed development at Oakhurst Rise, we understand that 10 affordable homes are proposed on the site, from a total of 25 dwellings. I write in support of the application which includes a range of 1, 2, 3 and 4 bed affordable homes on the site, as there is clear need and demand for such provision in this locality. The development is in an attractive and popular residential area and one where we would not have any concerns about letting the 7 rented properties.

As a bit of background, CBH is the Arm's Length Management Organisation (ALMO) for CBC and are the main Affordable Housing provider in Cheltenham. Embedded in the local community, we aspire to provide the highest standards of customer service and satisfaction for all our residents, across all tenure types. With over 180 employees we cover the full range of services including an in-house repairs team and dedicated housing management and ASB team. We provide our customers with a supportive housing management and community investment function which includes providing assistance to secure employment.

we would be very interested in acquiring the affordable dwellings on this site and I would welcome the opportunity to discuss this opportunity with the applicant in due course.

Please feel free to contact me with any queries.

Yours sincerely



Alison Salter
Head of Development



St Edward's
PREPARATORY SCHOOL

RE: 22/00112/OUT

Statement in support of development of St Edward's Preparatory School's 'top field'

As tenants of the land owned by the Carmelite Order, we outline our position that we are in support of the application to secure planning permission on this piece of land.

The sale of the land for development would provide the opportunity for significant capital investment into St Edward's Preparatory School, which will ultimately benefit the pupils of the school and the local community, who have access the school's facilities for sports and recreational activities.

We ask that the Committee therefore approve this application.

St Edward's Preparatory School
October 2022

Comments for Planning Application 22/00112/OUT

Application Summary

Application Number: 22/00112/OUT

Address: Land Adjacent To Oakhurst Rise Cheltenham Gloucestershire

Proposal: Outline application for residential development of 25 dwellings - access, layout and scale not reserved for subsequent approval

Case Officer: Mrs Emma Pickernell

Customer Details

Name: Not Available

Address: Charlton Manor, Ashley Road, Cheltenham, Gloucestershire GL52 6NS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: the browser times out before any detailed comment can be submitted so in brief:

1. Letters to all interested parties were sent out nearly 9 months ago. The timeline for this application is flooded with supporting comments in the closing days. None of these addresses have been present at local discussion (with our MP and councillors); and few if any have submitted commentary on other local planning applications including those with extensive affordable housing. This is a blatant abuse of the process and should be called out.
2. The ecological baseline for this application is either out of date (bat surveys), done badly (reptile surveys on the hottest day of the year) or done at the wrong time of year (as noted by the inspector in evidence at the last appeal when she asked why a grassland survey had been done at the last minute in late July - the optimal time identified by Aspect Ecology was "May / June". They had no answer when asked why they hadn't done the work then. Since the identification of the site as a Local Wildlife Site there has been no new grassland survey despite a note in the allocation (by the Gloucestershire Wildlife Trust) that this was a future requirement. The absence of a credible survey baseline completely undermines the credibility of any BNG claims.
3. Standing advice on badgers has been ignored despite the badger being noted in the Cheltenham local plan as important to the area.
4. The outline approval for 250 homes on Oakley Farm Pastures has material impact on claims for school places, traffic and local service provision - not least because that site is not part of the local plan, and therefore no strategic infrastructure has been prepared for an extra 500 - 1000 residents on this side of Cheltenham.

5. St Edwards School was sold to the Alpha Group last year, yet new documents (unsigned) are being submitted claiming that the school accepts liability for Section 106 payments and that 'the school' is supportive. 'The school' is now a separate, commercial, entity. These documents are at best inaccurate and at worst wilfully misleading.

Comments for Planning Application 22/00112/OUT

Application Summary

Application Number: 22/00112/OUT

Address: Land Adjacent To Oakhurst Rise Cheltenham Gloucestershire

Proposal: Outline application for residential development of 25 dwellings - access, layout and scale not reserved for subsequent approval

Case Officer: Mrs Emma Pickernell

Customer Details

Name: Not Available

Address: 2 Brook Vale, Charlton Kings, Cheltenham, Gloucestershire GL52 6JD

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This development will be detrimental to the local nature and environment and add additional pressure onto the already strained local services, especially the local road network which already over used. I regularly see Deer roaming the grounds of the school, no doubt these will be forced out of the natural habitat if the development goes ahead.

Comments for Planning Application 22/00112/OUT

Application Summary

Application Number: 22/00112/OUT

Address: Land Adjacent To Oakhurst Rise Cheltenham Gloucestershire

Proposal: Outline application for residential development of 25 dwellings - access, layout and scale not reserved for subsequent approval

Case Officer: Mrs Emma Pickernell

Customer Details

Name: Not Available

Address: 24 Castlefields Avenue, Charlton Kings, Cheltenham, Gloucestershire GL52 6YR

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed access route is inappropriate given that it is unsuitable for the volume of cars involved and very steep. The site is well used by the local community for both an annual bonfire celebration and regular cross country competitions by local and county schools, as well as being part of the regular lessons for St Edwards' pupils. Losing this amenity would therefore be a great loss. There will be an unacceptable detrimental impact on the local environment, including habitat loss for wild animals such as badgers, bats, foxes and an increased flood risk. Local infrastructure (schools, doctors surgeries, roads) will be put under unreasonable strain. I strongly object to these proposals.

Comments for Planning Application 22/00112/OUT

Application Summary

Application Number: 22/00112/OUT

Address: Land Adjacent To Oakhurst Rise Cheltenham Gloucestershire

Proposal: Outline application for residential development of 25 dwellings - access, layout and scale not reserved for subsequent approval

Case Officer: Mrs Emma Pickernell

Customer Details

Name: Not Available

Address: Willow Lawn, 9 Charlton Close, Cheltenham, Gloucestershire GL53 8DH

Comment Details

Commenter Type: Other

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Charlton Kings I object to this application.

The Parish Council comments sum up many of the disadvantages of this proposal.

Wading through the various documents is very difficult but it seems that the proposal is for 62 car parking and 47 cycle spaces. Adding in commercial traffic (deliveries etc.) as well would surely put a great strain on the access route and also the local road network?

Due to the gradient, access by foot or cycle would also seem to be somewhat of a challenge.

There is no doubt that housing, whether private or social, is needed but is this really the right place for it?

Apologies if I have missed it, but what is the plan for increased amenities e.g. school places, especially in conjunction with the approved development at Harp Hill?

Ignoring the flats, this proposal is surely aimed at families - 2 x 2 bed houses, 7 x 3 bed & 8 x 4 bed - so that could easily add 50 children looking for school places.

"... The sale of the land for development would provide the opportunity for significant capital investment into St Edward's Preparatory School, which will ultimately benefit the pupils of the school and the local community, who have access the school's facilities for sports and recreational activities...

I feel that the disruption to local residents (many of whom do not have children attending this private school) and wildlife is more important than improvements to the school or anyone using the leisure facilities.