

APPLICATION NO: 21/02832/OUT	OFFICER: Mrs Lucy White
DATE REGISTERED: 15th January 2022	DATE OF EXPIRY : 16th April 2022
WARD: St Marks	PARISH:
APPLICANT:	Chester West & Chester Borough Council
LOCATION:	Lansdown Industrial Estate Gloucester Road Cheltenham
PROPOSAL:	Outline application for the redevelopment of the northern part of Lansdown industrial estate for up to 215 dwellings with associated access roads, parking and public open space following the demolition of the existing buildings. All matters reserved except for access.

REPRESENTATIONS

Number of contributors	54
Number of objections	49
Number of representations	3
Number of supporting	2

23 Brookway Drive
Charlton Kings
Cheltenham
Gloucestershire
GL53 8AJ

Comments: 9th February 2022

To whom it may concern;

I have family in Cheltenham and have been visiting since I was 16, now 41. I'm related to by marriage and I have visited her art studio many times. I was there just this past September and was very happy to see her and fellow artists still creating beautiful objects - I was also surprised to still see the little local business nearby had also survived covid. Now come to find out - the entire building is going to be scrapped for housing...bordering train tracks?

I live in the heart of Washington DC and I have seen my fair share clashes between private landlord developers vs community members. I understand developers put fourth their most lucrative proposal first for initial review knowing there may be concessions. So it's my hope that the development either incorporates the existing building into the design or at least provides an alternative space on the premises or offers a generous buyout to each tenant.

Tearing down a community arts space for profit... sounds American quite frankly. And what does that mean for the broader arts community? I would have thought you refined Cheltenham cats would put more value on protecting what makes your beautiful city so special in the first place. So please shift gears and try to make this work for everyone. Do the right thing.

Just my two cents - good luck to the developers but more luck the community.

Hardwick Campus
St Pauls Road
Cheltenham
Gloucestershire
GL50 4BS

Comments: 13th February 2022

The redevelopment of Lansdown Industrial Estate will be catastrophic for visual artists in Cheltenham, already and underserved and precarious community. Lansdown Art Studios provide studio space to 21 artists and has a waiting list of 30 more. There is a desperate shortage of studio space in Cheltenham and the developers are making no offer of replacement space. Affordable studio space with natural light, 24 hour access, a community of artists and good pedestrian and cycle access should be valued and retained. The loss of the Lansdown Art Studios will lead to young people moving out of Cheltenham and closer to employment opportunities. If art graduates are going to stay in the area and continue their creative practice and support the development of a thriving and diverse cultural ecology in Cheltenham, they need space to work.

36 Cirencester Road
Charlton Kings
Cheltenham
Gloucestershire
GL53 8DA

Comments: 8th February 2022

I moved to Cheltenham from London when the town had a vibrant practising arts culture. It drew many of my friends from home to settle here and we enjoyed the classes and workshops at the Axiom and the work in progress and stunning student exhibitions at the Pittville Art School, taught by renowned artists of the day. The Lansdown Art Space gives working artists a communal space that Stroud seems to be able to manage so well but that Cheltenham has lost all too easily. The place is loved and well cared for by the artists. Don't sell out on working artists again please.

Zed House
Malvern Road
Cheltenham
Gloucestershire
GL50 2JH

Comments: 9th February 2022

In support of our OBJECTION to this application and as Chair of the Lansdown Art Studios Association, I wish to stress the importance of the Art Studios and the benefits it brings to Cheltenham's residents, its local businesses and cultural life.

LANSDOWN ART STUDIOS

Building

Lansdown Art Studios occupies what was formerly a drawing office on the first floor of Unit 1A on the Lansdown Industrial Estate. It provides 4,000 sq ft of affordable space divided into 21 mainly open-plan studios. The many benefits of the building include:-

- high ceiling and ample rooflights providing ideal natural light conditions for art
- a variety of studios ranging in size from 50 sq ft to 200 sq ft
- robust wall and floor finishes
- 24 hour access
- central location allowing access on foot or bicycle using the Honeybourne foot/cycle-path
- parking for visitors and space for delivery and collection of art and materials

Association

The art studios are run as a 'not for profit' self-funded unincorporated association, Lansdown Art Studios Association (LASA). All artists are members of the association, which is managed under a constitution and a set of studio rules. As a community association the studios provide:-

- a safe, inclusive and supportive environment for all artist members
- the opportunity to collaborate and share creatively
- space to hold group exhibitions and events
- group membership of Cheltenham Open Studios
- studios for University of Gloucestershire arts graduates

Art Community

As the largest arts group in Cheltenham, Lansdown Art Studios makes a considerable contribution to the local art community. Its artists work with and support many galleries and exhibitions, including:-

- Cheltenham Open Studios
- Fresh Art Fair
- Broadway Arts Festival
- Montpellier Gardens Gallery
- Hadfield Fine Art, Sevenhampton
- Little Buckland Gallery, Broadway
- 16 Gallery, Montpellier
- Spring Gallery, Montpellier
- Paragon Gallery, Montpellier
- Chapel Arts
- Dove Gallery, Winchcombe
- Burford Garden Centre Gallery

- Royal West Academy, Bristol

Business

The majority of the artists are self-employed with professional art qualifications. Many have worked in arts-based organisations such as architecture, graphic design, art teaching, etc and some have gained their art degrees at the Cheltenham campus of the University of Gloucestershire. Much artwork is sold by the artists through local galleries and online, to buyers locally, nationally and internationally. The studios generate much support for local businesses, including: -

- Cotswold Framing Co
- Jacksons Art
- Hobbycraft
- The Range
- Pegasus Art Supplies
- local commissions for cafés, bars and restaurants
- private commissions
- providing art training courses

Comments: 27th January 2022

These comments are made as Chair of Lansdown Art Studios Association, who occupy Unit 1A on the Lansdown Industrial Estate.

We OBJECT to the application for the following reasons:-

1. The proposed change of use from the existing employment uses to 100% residential use does not comply with the adopted Cheltenham Local Plan 2020.

2. In Policy MD1 Lansdown Industrial Estate is designated for Mixed-Use Development described as "Employment led regeneration which may include an element of residential development." Redeveloping more than 50% of the industrial estate for residential use goes against the principle of this policy. A limited amount of residential development could be sited along the Rowanfield Road frontage.

3. The application fails to satisfy the requirements of Policy EM2, in particular:

1(b) i The proposed use is (not) job-generating and the loss of employment will (not) be offset by a net gain in the quality and/or number of jobs provided on the site;

The southern part of the site is fully occupied, so no other space will be available for new jobs.

1(b) ii Development of the site will (not) ensure the relocation of an existing firm to a more suitable location within the Borough;

No proposals have been made to relocate the Art Studios or other businesses on the site.

1(b)iii There has (not) been a sustained and long-term absence of economic activity on the land with no reasonable prospect of the land being used for employment.

There are many small and medium sized active businesses on the application site, some of which are longstanding tenants. With approximately 65 number of employees in total, the current occupants are:-

Unit 1 Vacant

Unit 1A Lansdown Art Studios
Bella Interiors
GM Harper
PC & Mac Repairs
Company Vehicle Buyer

Unit 2 Rhoda Precision Tools

Unit 2A Vacant
Unit 3 Quorum Print Services
Phase 5 Design
Frontier Print & Design
Unit 4 Quorum Print Services
Frontier Print & Design
Unit 5 PDR Car Repairs
NW Body Repairs
Unit 6 Juliana Group
Unit 7 Squid Soup
Unit 8 EPC
Unit 11G MS Motor Services
Unit 15 C & G Omnibus Co
Unit 16 Spa Vapes
Unit 16A Spa Vapes
Unit 17 Vacant
Unit 17A Noble Furnishing

4. Many of the buildings on the southern part of the site have recently been refurbished. Although some of the buildings on the application site are in poor condition, most are of sound construction and equally capable of upgrading or repurposing for a variety of mixed uses. This would be a more sustainable approach to redevelopment than wholesale demolition.

5. The art studios have been in occupation for 25 years and provide studio accommodation for 21 artists. No alternative premises have been offered and the demolition of the studios will be a great loss to the artists and to the wider Cheltenham arts community.

6. Policy HE1 seeks to protect historic buildings. The art studios occupy what was once the drawing office of H H Martyn, the historic Cheltenham company famous for manufacturing the Titanic staircase and Spitfire propellers during WWII. This building should be retained for its importance to the industrial archaeology of Cheltenham.

Comments: 25th May 2023

As Chair of the Lansdown Art Studios Association, on behalf of all our current artist members, previous members and artist colleagues, we are pleased that as a result of beneficial negotiations with the applicant, planning application no. 23/00728/FUL is submitted for replacement art studios in another location on the Lansdown Industrial Estate. This will provide sustainable art studios that will benefit the arts culture of Cheltenham and provide a long-term home for our large group of artists.

If application no. 23/00728/FUL is approved, then all our previously recorded objections to this application are unreservedly withdrawn.

61 Bath Road
Cheltenham
Gloucestershire
GL53 7LH

Comments: 28th January 2022

I object to this application for planning permission for a number of reasons:

I moved to Cheltenham from London in autumn 2021 as my job became permanent in Cheltenham and my hours increased so I could not continue to commute. Since graduating from the Royal College of Art in 2019 I have worked as a lecturer in Fine Art at the University of Gloucestershire. I am also embarking on a practice-based PhD at the University of Gloucestershire. This part-time PhD will be 6 years and I fully intended to remain at the studios in Landsdown for the duration and beyond.

I struggled to find studio spaces locally- it seems the provision of spaces is very minimal in Cheltenham. This as a result means that graduates often move away instead of bringing their skills, knowledge and monetary value to the town. I was fortunate to eventually find a space at Landsdown with a great community of artists. The space is a significant part of the creative scene in Cheltenham and offers studio spaces to a significant number of artists. The artists have a public facing approach to their work and hold events to engage the public a number of times a year. This brings in a large crowd of people and has value financially. The studio spaces are critical to the wellbeing of and financial security of a number of professional practitioners and has a significant impact on the public through engagement.

Having moved from London where sadly artists who come in and make areas more interesting are continually pushed out often to make way for new "affordable" developments that are unaffordable to the vast majority of hardworking people, it saddens me to see that this is also happening here.

Often the development stays empty for a long time after creatives are evicted which causes security issues and antisocial behaviour increases. This gentrification at the cost of established industries must be avoided. The housing required often doesn't reach those who are from the area and who actually need somewhere to live, with houses being sold as second home pied a terre's or to rent on the air b and b market.

Finally as a person who is new to Cheltenham and who has also been struggling to find somewhere to live in this town. Although the housing market and rental market is limited right now and it is difficult to find secure housing I would not live on this industrial estate for the following reasons; It would not feel safe returning here at night, the roads around are unlit and it is often empty in the estate after working hours. Further to this, living next to industry is unhealthy and it would not be a peaceful place to live with lorries arriving throughout the day and night to unload and load goods.

I urge the developers and all those involved to reconsider the impact that evicting such a number of working artists will have on the fabric of the town and to reconsider this plan

unless there is a firm plan in place to rehouse all the artists currently renting Lansdown Art Studios.

St Raphaels
Douro Road
Cheltenham
Gloucestershire
GL50 2PF

Comments: 7th February 2022

I object to this planning proposal. I am an artist resident in Lansdown Art Studios and am devastated to find that the proposal intends to demolish our studios. This comment comes very much from the heart:

There are 21 artists working in our thriving self-managed community. Over the last five years we have worked so hard to promote the studios, 'opening up' several times each year to allow the public to visit and purchase works direct from the artist. There is little profit for individuals but it does contribute to our rental costs, allowing for a viable artist life. We simply wouldn't be what we've become today without this space in which to come together and work.

We have consistently worried about something like this happening to the building. We have tried to source a permanent home for ourselves over the last few years. There has never been an affordable alternative on the market for us to collectively buy or rent. Large buildings are consistently sold off to developers for demolition for housing or flats. Cheltenham real estate continues to rise and we are simply priced out of the market. We are aware of the need for affordable housing but surely that should be balanced with affordable workspaces for artists and small business. Working individually from home is not a viable option for most of us and it's certainly not how a creative community thrives.

We don't ask for much. The roof leaks when it rains heavily, there is no hot water, toilets are often without basic supplies and we can no longer afford WIFI. But we don't complain. The light that streams through those leaky roof lights is wonderful and we are all so very grateful.

Please consider this proposal with the care it deserves as demolishing this building will crush 21 creative spirits (and the other small businesses on the ground floor of the building)

28 Brymore Close
Prestbury
Cheltenham
Gloucestershire
GL52 3DY

Comments: 2nd February 2022

Art is fundamental to our society and Cheltenham has vast support for its festivals, but the visual arts needs the same level of support. With the possible demolition of Lansdown Art Studios this would be a massive blow to the arts, artists and the general public.

Unit 27
Lansdown Industrial Estate
Gloucester Road Cheltenham
Gloucestershire
GL51 8PL

Comments: 3rd February 2022

DEYA Brewing Co supports the application but would like to point out some concerns:

1) Parking: DEYA are concerned that there is insufficient parking designated per household in the development which could/will result in a spill over into the industrial units.

2) Goods Vehicles Access: DEYA are concerned that the access into our warehouse U26 is limited in respect to the boundary of the development

3) Flooding is a real issue with the existing site -provision in the application to solve the problem needs to be more detailed.

128 Brooklyn Gardens
Cheltenham
Gloucestershire
GL51 8LW

Comments: 8th February 2022

I object to the demolition and development of unit1A Lansdown Art Studios as it appears to be inconsistent with the council's policies and viewpoints. I am not an artist but my visits to the gallery showings at these studios has demonstrated the creativity and ability of local artists and has illustrated what a hub this centre forms within the artistic community in Cheltenham.

This thriving art community is run as a non-profit association and can only be viewed as a creative enrichment of our community yet you serve to remove this in favour of affordable housing. This is something which I find surprising for a council which prides itself on its art and cultural support and festivals.

The loss of this vibrant art community is not only a tragedy for the promotion of arts in Cheltenham but affects the livelihoods of many of the artists and this plan will also impact many other small business and their employees in the local vicinity. Please reconsider.

Little Buckland House
Little Buckland
Broadway
WR12 7JH

Comments: 31st January 2022

Lansdown Studios has provided a wonderful community for Cheltenham based artists for many years. Particularly vital as creating art on your own is very challenging.

As a previous chairperson of Cheltenham Open Studios it has always surprised me how little Cheltenham Borough Council does to support local artists in comparison with other forms of the arts via the festivals.

It would be disastrous if so many talented artists lost their studios.

8 St Georges Terrace
St James Square
Cheltenham
Gloucestershire
GL50 3PT

Comments: 2nd February 2022

I would like to express my objection to this application.

I am a TENANT within the Lansdown Art Studios, located on the area of the site planned to be demolished.

Points worth considering:

There are very few studio spaces available in Cheltenham for artists. There is far more demand than provision; there are many artists who would like to rent a studio and cannot for lack of availability. ...And this in a town such as Cheltenham where culture and leisure and quality of life play such an important part.

No alternative studio accommodation has been offered by the developers.

The presence of artist studios is of great benefit to Cheltenham but for many may go unnoticed. Artists are, in a sense, the start of a 'commercial food chain'. The artist makes work and galleries and exhibition spaces display it and sell it. Galleries and visitor attractions play a key role in the way Cheltenham presents itself among other potential destinations for visitors both domestic and overseas. It builds the cultural backdrop to the town, and as visitors come to enjoy Cheltenham's ambience of quality and variety and

sophistication (if I may put it like that) all elements in the visitor-leisure industry benefit from hotels to restaurants to cafes and other commercial outlets in town.

I wouldn't seek to present artists and artist studios as THE starting point in this chain but it is an important component and without studio spaces the town is diminished. Cheltenham is nationally known as a cultural hub; the preservation of work spaces for those working in the arts is so very important.

Chosen View
Southam
GL523PB

Comments: 6th February 2022

The Lansdown Estate has become a thriving area for the community, supporting many small businesses and bringing a great range of food and drink businesses to this area. The art studios are so important, they offer affordable spaces to the artists and the opportunity for the public to visit this wonderful space. I think it would be a real loss to the community if any of these spaces were lost.

30 Willowherb Close
Cheltenham
Gloucestershire
GL52 5LP

Comments: 9th February 2022

Lansdown Art Studios currently have a petition running on <https://www.change.org/p/cheltenham-borough-council-save-our-studios-lansdown-studios-cheltenham/c>

At the time of writing after only 2 weeks we have 405 supporters with the numbers growing daily.

Detailed below is a small representative sample of 6 comments

I'm signing this petition because there is a lack of studio space as it is. There are hardly no community buildings left for people to have a recreation time out. So find somewhere else and keep your hands off studio spaces.

It is such a shame to see a creative space that provides benefit to so many under threat. These places are very scarce as it is and so important for people of all ages to be able to get together today learn, share knowledge and develop their talents.

Art is fundamental to our society and Cheltenham has vast support for its festivals, but the visual arts needs the same level of support. With the possible demolition of Lansdown Art Studios this is a massive blow to the arts, artists and the general public.

Art is really important to everyone it's enjoyable relaxing and creativity is good for mental health. Studios must be preserved to help maintain the practice and growth of artists.

I feel it would be a great loss to the artistic community in Cheltenham. We don't need more houses we need more space for small business to create jobs and diversify in the town.

The Arts are always under threat, yet Art contributes so much to our wellbeing and to our economy. What problems will society face in future years when there is housing everywhere and no facilities or creative outlets for people? These studios are more than just a hard-earned workspace for 21 people. Cultural values are also at stake.

It is a rare venue where artists can create and inspire each other . Not only that but public also get to view their work at social open gallery exhibitions. This is a real pleasure to see art in situ enjoyed by many I know . We have nothing like this in Cheltenham. Please keep these studios going!

Comments: 28th January 2022

Cheltenham's -2019 -2023 Corporate Plan

"The starting point for our new plan is Cheltenham's place vision. This is the collective commitment to ensure that Cheltenham is a place where everyone thrives supported by a thriving economy, a thriving cultural offering and thriving communities. We have made sure that the commitments in this plan support this vision".

I object to this planning application as I do not feel that it complies with the 2019 -2023 Corporate Plan.

The opening statement is above. As is clear from the above, the demolition of Cheltenham's largest art studios does not support 'a thriving cultural offering and 'thriving communities'.

Lansdown Art Studios is a "thriving" artistic community and run as a non-profit association. It plays a significant part in the art culture of Cheltenham and supports many of the galleries in Cheltenham.

On a personal basis the art studios have given me an artistic community to thrive in and has allowed me to develop as an artist.

Five years ago, I was made redundant and decided to move into the creative community. It took me over six months to find a studio as there is such a dire shortage of studio space in Cheltenham at an affordable price. Lansdown Industrial Estate is the only place in Cheltenham that still offers creative space at a sensible price and should be valued as part of Cheltenham's vision statement where everybody thrives.

If the building is demolished, not only, will Cheltenham's largest artistic community be dismantled, it will mean that I and many others will have to search for a studio in either Stroud or Gloucester with the environmental consequences of having to travel. I appreciate the need for housing but not if it means that Cheltenham exports jobs to our neighbouring towns. If the building is demolished, the landlord should make provision for the artistic community elsewhere within the site. The pension fund (Cheshire West & Chester Council) which owns the site has no loyalty to Cheltenham and is purely driven

by the profit motive without any real regard for the artistic community. Cheltenham has, for a long time, recognised the importance of arts within the town and, if this planning application is to go forward, it would be a major step backwards. I would ask that the planning committee really think about the unintended consequences of this application. Thank you for taking the time to read my comments

The Dairy
The Leigh
Gloucester
GL19 4AG

Comments: 2nd February 2022

I object to the demolition and development of unit1A Lansdown Art Studios
I am an artist who has rented the studios for a number of years.
Art studio space is very limited in Cheltenham as can be seen from the long waiting list for a space in the studios.
My work has benefited from having a dedicated space to work in and also from belonging to a creative hub of like minded people.
We are 21 artists, a thriving artistic community. We contribute to the cultural life of the town through workshops, open days in the studios and exhibitions in different art galleries in the town and around Gloucestershire.
Thank you for considering my objection

79 Marsh Lane
Cheltenham
Gloucestershire
GL51 9JE

Comments: 4th February 2022

Cheltenham has a terrible lack of affordable premises for small businesses and this excellent space for the artists studios is hugely valued by the community. To lose it would be a disaster for many self employed artists

9 Clarence Square
Cheltenham
GL50 4jn

Comments: 13th October 2022

The proposal is wrong on so many levels. Once buildings like this are gone they are gone forever - cheltenham has little of its important industrial heritage left so please do not approve this awful proposal.

Don't also forget the environmental damage which will be caused by knocking down and building new - it is far a better to reuse/repurpose what is there.

The Brambles
The Reddings
Cheltenham
Gloucestershire
GL51 6RY

Comments: 6th February 2022

The proposed development appears not to comply with the local plan. It does seem strange that other developments in the greenbelt are allowed because there is a shortage of employment land, yet there is a risk here that employment land is developed for housing, despite the huge housing developments being planned for West and North West Cheltenham.

2 Northwick Close
Cheltenham
Gloucestershire
GL50 2RJ

Comments: 9th February 2022

I think it would be detrimental to the area to lose this wonderful amenity, Cheltenham would be worse off if the studio's were lost.

1 Coronation Road
Prestbury
Cheltenham
Gloucestershire
GL52 3DA

Comments: 8th February 2022

I am writing this complaint as chair of Cheltenham Open Studios (COS), representing well over a hundred amateur and professional artists. This representation include the artists based at Lansdown Art Studios who are active and enthusiastic members of COS.

COS members whole heartedly support 'Save our Studios' document which outlines our shared concerns.

There is a desperate shortage of studio space in Cheltenham (as demonstrated by Lansdown Art Studios' long waiting list). Affordable studio space with natural light, 24 hour access, a community of artists and good pedestrian and cycle access should be valued and retained.

It appears that the plans make no reference to replacing the studio accommodation, and COS members and the wider community are concerned that many local artists will be unable to practise their skilled and much valued profession.

If artists are going to stay in the area and continue their creative practice, they need a thriving artist community, and space to work and share ideas.

Unit 16
Griffin Mill, Thrupp
Stroud
GL5 2AZ

Comments: 6th February 2022

I was lucky enough to have one of the studios a few years ago. Studios like these are becoming increasingly rare these days and artists find themselves continually marginalised by the ongoing redevelopment plans of towns and cities such as Cheltenham. Far from being 'hobby' artists, the artists in these studios work tirelessly and often in less than ideal conditions. They cannot afford "commercial" rents and are often just 'getting by' financially. Places like this deserve the council's protection from over-enthusiastic developers who are only interested in making money. After all there is much more to life than money as the work artists produce continually reminds us.

204 Leckhampton Road
Cheltenham
Gloucestershire
GL53 0AQ

Comments: 13th February 2022

What a sad loss this would be when we in fact need more artistic spaces like this interwoven in our streets, not less.

Rissington House
Croft Street
Cheltenham
Gloucestershire
GL53 0ED

Comments: 7th February 2022

I object to the proposed demolition of Lansdown art studios. I have been a fairly regular visitor and know one of the artists well. The studios have been a life saver for artists who need space for their work and breathing space to be productive. The demolition will mean the loss of 21 studios. Where will these artists go? Cheltenham needs more artist space not less to retain a vibrant hub which is essential for the cultural life of the town.

45 Surrey Avenue
Cheltenham
Gloucestershire
GL51 8DF

Comments: 29th January 2022

As a local resident, I am totally against this. Cheltenham doesn't need more houses.

It needs more hospitals, schools, better roads, culture, better roads.

The Lansdown industrial estate provides vital services and acts as employer for multiple businesses. It provides diverse job opportunities for a local community, from art, to mechanical, to food and drink. It's draws tourism to Cheltenham.

Building houses on this site will take this away.

I fully object to the proposed plans. I would like to be part of any discussion to develop housing in this area.

5 New Street
Charlton Kings
Cheltenham
Gloucestershire
GL53 8JJ

Comments: 6th February 2022

I am objecting to this application. The entire application appears to hinge on the assumption that the north part of the estate has no intrinsic value apart from its land value. Financial valuations are only being considered based on the quality of the existing buildings (I also note that there is no mention of the existing owners making a concerted contribution to the upkeep of the north but there is comment that they are committed to the south - thus making the decline of the north section almost a foregone conclusion] no account has been taken of the quality of the inhabitants and their contribution to the community. Surely financial measures are not the only ones that should be taken into account especially when the buildings house a vibrant artist community which in turn facilitates material contributions to the local cultural landscape.

The value of the cultural community is across the board when it comes to audiences. This is not an offering limited to only one class of cheltenham citizen. It appears to me that the housing Proposal will only benefit a few members of society. Acknowledging the contribution of the artist Studios to the creative landscape of Cheltenham must in some way redress the imbalance in the current proposal and should be considered. As indeed should the impacts on all of those artists livelihoods if the proposal goes ahead. They appear to have been ignored completely. finally, how does this fit with the current cheltenham public art strategy And our image as a festival town?

13 Wakes Meadow
Bunbury
CHESHIRE
CW6 9SH

Comments: 9th February 2022

The Lansdown estate is in need of renovation to bring it up to the standard that will attract the flourishing businesses and other facilities that Cheltenham needs to thrive both economically and as a vibrant community. To demolish rather than restore business premises for the sake of housing seems extremely short sighted and goes against the vision of the 2020 Cheltenham plan. I am particularly concerned about the art studios which have been a self run hub of creativity for 25 years with 21 artist forming a strong supportive community through thick and thin. It is a tremendous asset to Cheltenham, including being a major contributor to the biennial Open Studios event . It is also a lifeline for members of this productive group. I have recently moved just outside Cheshire West and, as a strong supporter of the council, I understand the need to maximize income in these straightened times, but not at the expense of the interests of another local council and its community.

63 Westward Road
Stroud
GL5 4JA

Comments: 9th February 2022

Affordable artist studios are essential for work of the local artists as well the work they complete in and with the local community. Artists add value to Cheltenham.

31 Princes Road
Cheltenham
Gloucestershire
GL50 2TX

Comments: 8th February 2022

I am sorry to see that, yet again, it seems to be all or nothing in terms of housing and employment opportunities on the outskirts of town, while areas such as St Paul's and Tivoli and places such as Gloucester appear to be able to blend the two. The artists' studios (which received enhancement grants not long ago) support employment in a town known for its festivals and other culture, while businesses near them - are within walking distance of residential areas of town. Mixed use in the area would also be better for traffic considerations with counter-cyclical coming and going, rather than up to 215 cars (or more) heading out/back from to school/work. I also wonder whether the landowners, linked with a city council, would make a comparable application in Chester and destroy employment opportunities? Thank you for considering my comment.

42 King Arthur Close
Cheltenham
Gloucestershire
GL53 7EX

Comments: 31st January 2022

I object to the demolition and development of unit 1A Lansdown art studios.

1. the studios offer affordable spaces for a diverse group of artists of all ages from young graduates who wish to develop their practice and as a stepping stone to future careers, to older artists often retirees from a variety of other professions eager to develop artistically and creatively and share their valuable expertise.

2 I am a retired teacher and have been a tenant at the studios since 2006. During this time it has been a valuable space for me initially as a peripatetic tutor to adults in rural communities . My studio was invaluable for me to prepare my classes and keep materials I needed for my students as sessions took place in community venues like village halls. Sadly I had to give up teaching to become a carer for my late mother. The studios offered me respite and support from the artistic community where I could develop my work and take part in Open studios and other exhibitions.

3. The closure of the studios will have a detrimental effect on other businesses in the area i.e picture framers, local galleries and art suppliers where we are all customers.

4. Closure will mean a devastating loss both to the individual artists and the cultural life of Cheltenham. Our last Cheltenham Open Studios was enjoyable both for the artists and the public who visited, a much needed optimistic event after the isolation of the past two years.

Thank you for taking the time to read this.

Belmont, New Road
Woodmancote
Cheltenham
GL52 9PX

Comments: 29th January 2022

I object to the planning permission 21/02832/OUT for the following reasons:

1. The building of 215 homes would mean uprooting several long-established businesses who have made a significant contribution to the local economy, provided a quality professional service, and contributed to the area through employment opportunities. Some of these businesses have been on these premises for over twenty years and the tax revenues they have contributed along with helping to provide service and value to the local economy has been significant.

2. The Lansdown art studios provides high quality studio space for 21 professional artists. Those who pay for the studio's services are making a significant contribution to the creative economy. The UK economy contributed £115.9billion to the economy in 2019. This accounts for 5.9% of the UK economy as a whole.

3. The Lansdown art studios provide not only premises from which professional artists produce work which generates tax revenue but also provides a centre for the community in Cheltenham. Workshops, live events and Cheltenham Open Studios all help build relationships within the community, provide opportunities for businesses to collaborate and network.

4. Businesses, through no fault of their own be forced to find new premises. There are no guarantees that these locations will be favourable to target a buying market and may see many of those businesses see a downturn in revenue.

Likewise, all twenty-one artists working at Lansdown Art Studios will be forced to find new studio space of which there is very little in Cheltenham. This will mean many having to give up their livelihoods altogether or drastically change their artistic practice. This would have a detrimental impact on galleries in Cheltenham such as Sixteen and Spring which have been helping to build a vibrant art scene in the town.

5. Long term commitment to operation of businesses on these premises should be rewarded. If these tenants are evicted then the landlords surely have a duty of care to offer suggestions of replacement premises which are not detrimental to their business.

Flat 6, Match Court
5 Blondin Street
London
E3 2UU

Comments: 3rd February 2022

My mother is a member of the studios at Lansdown. Having visited many of the open studios and shows associated with this space, I have witnessed what a thriving vibrant community it is at the studios -serving as a precious, and crucial hub for Cheltenham's artistic community - a community whose contributions to the rich creative flavour of Cheltenham Spa should be protected and nourished, not swept aside.

6 Chadbournes
Churchdown
GLOUCESTER
GL3 2AE

Comments: 9th February 2022

I wish to object to the demolition of Unit 1A, which is home to Lansdown Art Studios Association.

My objections are based on the need for Cheltenham to balance the provision of new homes with the availability of smaller commercial premises. It is vital that if the town is to remain a vibrant place to live, work and play that spaces such as Unit 1A are not lost to the community.

Unit 1A, with its glazed skylights, is a facility that Cheltenham can ill afford to lose. There is very little smaller commercial property suitable for the creative arts, and demolishing this building would drive this activity out of Cheltenham.

The removal of this facility would be detrimental to the arts in Cheltenham and to the artists who use the building.

- It is essential that new and emerging artists are able to rent a space to develop their craft so they can contribute to the arts in Cheltenham.

- The well-being of local artists is best served by having a space for collaboration and friendship.

- It is important to understand that for many artists, this is a place of work. More and more people wish to have a portfolio career that includes creating art. Like many older artists, I wish to remain economically active past retirement age, which these facilities make possible.

- The work created in this building contributes to the arts in Cheltenham through exhibitions around the town and beyond.

In summary, the demolition of Unit 1A without a requirement to provide alternative affordable accommodation would result in artists not working, creating, or socialising in the town. This would significantly reduce local artists' contributions to ensuring Cheltenham is a lively centre for the creative arts.

53 Cecil Road
Gloucester
GL1 5HG

Comments: 3rd February 2022

I object to the demolition and development of unit 1A Lansdown art studios.

I have always enjoyed the Open studio events and amazed at the variety of Art produced by the artists.

The loss of the studios will be disastrous not only for the 21 individual artists but for Cheltenham's cultural life.

17 Bush Court
Priors Road
Cheltenham
Gloucestershire
GL52 5JL

Comments: 1st February 2022

Lansdown art studios are a core of the artistic community in Cheltenham. They provide affordable artists studios, supporting the livelihoods of the artists that work there.

Cheltenham borough council has sold off so many of our community assets, we cannot afford to lose this one too.

Art inspires us all to be creative in our lives, it gives us hope, it stimulates and connects us to our felt senses and emotions. We as a Cheltenham borough community should be doing ALL we can to support artists. Not only for the creative enrichment of our community, but for the financial benefit that art brings. The Cheltenham open studios event for example brings visitors to our borough to spend money here.

I want my council to support life in FULL COLOUR, not shades of grey. We should offer our respect and gratitude to the artists of Cheltenham for supporting creativity, uplifting the lives of people in our community, for being brave enough to walk a road less travelled. Artists work from their heart and souls as well as their logical minds. This is what the spirit of life can offer.. Colour, beauty, interest, the sharing of creative ideas, collaboration and community. This is what new earth is calling for.

Thankyou for listening to the stirring in your creative soul.. Let us celebrate our creative nature instead of demolishing it.

16 Hopwood Grove
Cheltenham
Gloucestershire
GL52 6BX

Comments: 9th February 2022

This area is full of incredible spaces that many individuals are culturally & artistically thriving in. Businesses are growing and skills are being taught in many creative forms.

If we lose this growing hub of an industrial estate, we risk becoming a mass of dull repetitive housing. Instead we need to invest, grow and encourage the use of the industrial estate for all forms from music, art, hospitality and trade skills.

Some of our neighbouring cities have these very hubs that thrive and bring tourism, with the train station & popular bus route right on this industrial estate it would be such a shame and a waste to demolish this area and build more boring houses.

Unit 42
Lansdown Industrial Estate
Gloucester Road
Cheltenham
Gloucestershire
GL51 8PL

Comments: 7th February 2022

Letter attached.

Comments: 7th February 2022

Firstly, I would like to reiterate the general disappointment that we expressed as part of the consultation process with the Landlords representatives in August 2021 (copy attached), that the plans are under consideration for a scheme that will result in the reduction of industrial space in favour of residential on this site. Commercial space in Cheltenham is already at a premium with high demand, and this will be detrimental to the protection of employment in the local area.

Having now studied in detail the various documents submitted in relation to the application, please find set out below, a number of specific points of concern we would ask to be addressed as part of the planning process.

Access and Public Safety

- Have the Public Protection Team been consulted on this scheme ?
- Specifically has a health and safety assessment been undertaken of the risks presented by an increased volume in pedestrians and cyclists ? The proposed pedestrian and cyclist access route is through an area of high industrial traffic, including heavy goods vehicles and fork lift trucks as well as busses in the main entrance area from the Gloucester Road. This is particularly concerning bearing in mind a high number of these pedestrians and cyclists are likely to be children who will be tempted to use the area as an extended playground and bike park ?
- What improvements to the Gloucester Road access and additional provision for HGV turning points are being considered, if vehicular access to the remaining industrial units is reduced through the removal of access from Rowanfield Road ? We raise this particularly as it is our understanding that this entrance is owned by ABC Motors with a legal easement / automatic statutory declaration attached to it.
- Please find attached a number of photographs demonstrating the already congested nature of heavy goods vehicles, fork lift trucks and general site traffic in this area. This will be further exacerbated if space is lost for vehicular access in the provision of additional pedestrian walkways and cycle paths.

Noise & Odours

- Has a noise impact assessment been undertaken ?
- The V3 unit has a compressor sited 1 metre from proposed garden boundaries. This compressor can operate 24/7 during peak production periods. Due to the intermittent nature of demand it will be also be more noticeable than something with a constant background noise.
- What provisions is it proposed will be put in place around screening and noise insulation to ensure that industrial tenants do not face a continual barrage of residents' complaints on noise, odours and impact on their outlook that there will practically be very little they can do to improve, and actually shouldn't have to do, when occupying an industrial unit that permits B1, B2 and B8 use ?
- We have created more than 25 new jobs on our site over the last year, and demand for our products from this site is high. We need to be able to continue for the purpose we entered into a lease on, and without risk of restrictions on our operating hours and processes being imposed in the future.

Parking

- Have the Council Highways Team been consulted on the proposals ?
- The Travel Plan included in the application documents implies that there is a proposal to reduce from the standard CBC recommendations, the ratio of parking for each size of dwelling. If this is accepted, how is it proposed to manage and police the excess cars in the vicinity and ensure that they do not overspill onto the remaining industrial area of the estate further exacerbating the already challenging parking, access, safety and security issues referenced above ?

Site Security

- How is it proposed that security will be maintained in the remaining industrial area which is currently managed through gates at the main access points that are locked to the general public between 21/2200 hrs and 0600 hrs daily ?

Flood Risk

- The planning documents include a report on the flood risks for the new development area that has identified a risk of ground and surface water flooding for which there appear to be plans to mitigate and manage. Please advise what mitigation measures will be undertaken to manage ground and surface water in the remaining industrial units area due to the reduction of impermeable surfaces from the new development, and the risk of excess water seeping into the neighbouring area ?

Images demonstrating Congestion forwarded to Planning Officer and Ward Councillors

22 Rowanfield Road
Cheltenham
Gloucestershire
GL51 8AG

Comments: 8th February 2022

- 1) The traffic survey was obviously manipulated to give the results required by the developers. With far less traffic going onto the existing estate and there will be considerably more going onto the new development.
- 2) Not only is the parking data 10 years out of date, it has been manipulated down to suit the small space available , it doesn't meet the needs of the area.
Also there is no mention of the removal of existing parking spaces due to the new houses with drop kerbs on Rowanfield Road.
- 3) There has been no implication of the impact the dwellings will have on local resources e.g. schools, Dr's & dentists (the NHS dentist shortage reported in a recent local councillor's publication)

34 Rowanfield Road
Cheltenham
Gloucestershire
GL51 8AG

Comments: 8th February 2022

I am writing to object to the above Application. This is not an objection to the entire development; we are asking for consideration for part of the proposal, in particular the five-storey apartment block that would potentially be built at the bottom of our garden; ours being 34 Rowanfield Road but would also affect, to the same extent, the gardens of 36 and 38 Rowanfield Road.

There were five possible scenarios for the above development, two of which we support, two which would mean a five-storey building at the bottom of our garden, to which we object, and one that we would consider acceptable.

We submitted questions surrounding this to the public consultation held online on 28th July concerning the height of the proposed building and the fact that this would be overlooking our garden. This was met with a disappointing and concerning response from Simon Furkins of SF Planning -

"..mindful while exploring various options. Might be a bit of transition but they are roughly the same as the existing buildings that sit there at the moment".

After calculating the height of the existing building and looking at the proposal, the height difference is almost double. This is a misleading statement to the residents and also to the Council. The interest of existing residents has not been taken into consideration and it is a concern that if this element of the development has been fabricated, it questions the integrity of the rest of the development. This is a significant change to the current views of our garden. To have such a huge building at the end will drastically alter the garden which has been in its current condition and surroundings for 110 years.

There are currently buildings of the proposed height in situ on the Lansdown Industrial site. If they require apartment blocks of significant height, it makes more sense to put them where there are already tall buildings in place. The site is vast, and it seems impractical to try and place a huge apartment block into such a small area which could create many issues when there are sensible alternatives.

Lastly and perhaps the most important feature is the fact that there is no doubt that the current layout proposal would severely affect the Protected View of St Mark's Church which is visible from our garden and every window facing the church from our home and is incredibly important to us. This will also apply to numbers 36-40 to a similar extent.

The height would not only alter the natural light into our garden which enjoys a wide variety of plants and a vegetable patch which would be affected by the five storey flats, but it would also take away the privacy that we value. We have a young child and there are families with young children all along Rowanfield Road that enjoy the privacy and safety of the gardens. The fact that these would now be overlooked is a huge concern. This will take away our privacy, sunlight and views.

Regarding the angled windows, although they mention that the windows will be of this design, in effect you could still look into the garden if you wanted to and we do not deem this a suitable mitigation.

They also mention that they have complied with Separation Distances. This may be the case, but they have stretched this to the absolute limit, meaning there will hardly be any space between the end of the garden and the proposed flats. This also poses a security risk.

To conclude, we strongly object to the current Application: Layout Proposals 1 and 3 as shown in the Pre-Application. Layout 2 does not present as many issues and Layout options 2 and 4 have our full support.

Comments: 8th February 2022

Amendment to previous comment - The Church view that would be obstructed from 34 Rowanfield Road would be the view of Christ Church and not St Mark's.

28 Rowanfield Road
Cheltenham
Gloucestershire
GL51 8AG

Comments: 8th February 2022

We strongly object to this development on many grounds.

1 Loss of privacy from the 4 storey flats to be built next to our garden and increased light pollution .

2 Concern over people climbing over the wall onto our property and down our lane as a short cut to Rowanfield Road. Antisocial behaviour from the carpark at the end of our garden.

3 Insufficient thought has been given to surface water flooding. As we are lower than the site after rainfall water run off from the estate flows through the top of our garden.

4 We feel there is not enough parking for the amount of vehicles expected, so will increase the amount of traffic and parking on Rowanfield Road, making the road even more dangerous .

5 There are bats in the area and we think they may be roosting in the historic buildings on the estate .

6 The existing sewers on the estate are old and will not cope with the increase in volume of people.

7 After the development this area will go from highly populated to over populated.

38 Rowanfield Road
Cheltenham
Gloucestershire
GL51 8AG

Comments: 9th February 2022

I support the use of brownfield sites but only with the necessary infrastructure being in place.

I live on Rowanfield Road which is already unable to cope with the amount of traffic which uses it. The condition of the road is dangerous, particularly for bicycle riders. People drive much too fast because it is one of the few roads in the area without speedbumps and it also acts as a rat-run when the level crossing is closed. With an extra 215 dwellings using the road - and they will -there needs to be serious consideration of its condition and renovation. The terrible condition of the road will be exacerbated by the demolishing and building process, as well as it already being used for HGV lorries for which it is completely unsuitable.

My garden backs on to Lansdown Estate at the narrow end. At the moment there is a large warehouse close to my fence. The proposed block of flats needs not to be so close it overlooks the gardens or blocks the light and view of Christ Church - the plans make much of the importance of the view of the church, as they do of the view to St. Marks from another direction. I have no assurance that the view from my house across to Christ Church will not be blocked. I hope this is the case and would like assurance that the row of houses at this end will not be closely overlooked and our light and view not blocked.

4 Queensholme
Pittville Circus Road
Cheltenham
Gloucestershire
GL52 2QE

Comments: 7th February 2022

The art studios are a unique facility for art in Cheltenham. They offer a relatively low cost space for practicing artists who enrich this town through open days and exhibitions. It seems dreadful that the council would support the demolition of the site without stipulating that a developer provides what is essentially a small area for art to flourish. Is it not possible to incorporate at little expense an art space within this development which would benefit the immediate area and the town as a whole?

5 Millway
Wellington
Hereford
HR4 8AS

Comments: 1st February 2022

I have a studio in a similar complex in Hereford and know first hand how vital these studio complexes are to enable artists to keep going. It is almost impossible to find affordable places to rent as studios on the open market, but there is also huge benefit to individual artists at different stages in their career and development to be part of a mutually supportive community.

Lansdown Art Studios also bring much to the wider community through Open Studio events and similar. People love to visit studios and engage with artists this way, it deepens their appreciation of art and contributes significantly to the cultural life of Cheltenham.

23 Keynshambury Road
Cheltenham
Gloucestershire
GL52 6HB

Comments: 27th January 2022

I wish to object to the plans with particular attention to the following point
1(b) ii Development of the site will ensure the relocation of an existing firm to a more suitable location within the Borough;

I waited several years before being offered a studio at The Lansdown art community nearly a year ago. There is a huge demand for such spaces and is particularly important, not just for Cheltenham Artistic community as a whole, but for those who like to visit and appreciate our work. Community Studios are affordable, encourage creative collaborative work and increase the wellbeing of artists in a profession that is relatively low paid and could otherwise be solitary.

It appears that no proposals have been made to relocate the Art Studios or other businesses on the site. It can only be detrimental to Cheltenham if these spaces disappear.

31A Upper Park Street
Cheltenham
Gloucestershire
GL52 6SB

Comments: 2nd February 2022

We need the arts more than ever, for our mental and emotional health. This studio must not be destroyed.

Beech House, Parkend Road
Coalway
Coleford
GL16 7HX

Comments: 2nd February 2022

We are writing to express our dismay at the plans to demolish the Lansdown Art Studios to make way for a housing development. These studios have been established for many years and support 21 artists who frequently conduct open studios, which we regularly enjoyed visiting, and have often bought paintings there. It is always an interesting experience and greatly adds to Cheltenham's cultural life. It is very common for artists studios to bring vibrancy and life to an area, which also encourages other businesses, to find they have then to move out to make way for developers. It would be wonderful to think that Cheltenham is ready to buck that depressing trend, and support the talented and professional artists that create their artworks in Lansdown Art Studios, by rejecting planning permission for the housing development. We and friends in our area are happy

to travel into Cheltenham to see the exhibitions that the artists put on there, and other venues in Cheltenham, and then go for a meal afterwards in town - these are trips we will not be making if the studios no longer exist.

42 Rivelands Road
Cheltenham
Gloucestershire
GL51 9RF

Comments: 31st January 2022

I have been renting a studio space at Lansdown Art Studios (LAS) on the Lansdown Industrial Estate since 2007 and I was distressed to discover that our wonderful studios and the other historic buildings which house many small businesses are being threatened with demolition to make way for over 200 so called 'affordable' houses.

I feel that the lives of all 21 of the artists at LAS are greatly enhanced by being in our artistic community. Given the dearth of other suitable premises in and around Cheltenham, this would seem like a very shortsighted act that is based solely on financial gain.

Whilst I appreciate there may be a need for affordable housing in the area I think this would be a disastrous choice of site located as it is directly adjacent to the main Cheltenham Spa railway tracks and with a very limited road access. There are surely more accessible brownfield sites in and around Cheltenham. Living as I do in Swindon Village, I have been watching the growth of the vast warehouse complex on the old Vibixa site and will be interested to see if this proves to be necessary or could this not have been considered as a suitable area for new housing.

14 Great Western Road
Cheltenham
Gloucestershire
GL50 3QN

Comments: 27th January 2022

I object to the plans as they do not conform with current planning policy for the Lansdown Industrial Estate as set out in the adopted 2020 Cheltenham Plan.

Policy MDI: Lansdown Industrial Estate states that the site is suitable for "Employment led regeneration which may include an element of residential development"

215 dwellings will cover more than half the site, and lose the art studios with 21 artists and numerous other small and medium sized businesses and their employees.

I am one of those artists and have been at the studios for over 3 years now. There is little if not any other affordable, suitable premises for our community to relocate to. We have not been offered any alternative premises on site.

We feel that the building is solid and fit for purpose, while it does need reparative work on the roof to stop leaking when it rains. It is still serviceable and ideal for our needs. It would be more economical to make it good rather than demolished.

The building also has historical importance as it was H H Martyns who made historical furniture and metal works for the Titanic, the Houses of Parliament, the Marble Arch gates, and Spitfire parts as a precursor to Dowty's / GE Aviation.

Other buildings in use are also perfectly serviceable even if they may need some renovation works, this is preferable to demolition.

With good design and foresight there could be a mix of residential dwellings and small businesses, such as those in Gloucester Docks, a historically industrial site which combines both to create a mixed community of apartments and businesses in the same buildings. The balance of business and dwellings should conform to the 2020 plan, with employment led regeneration at the heart. .

We feel that to retain an art community on the site is essential to the culture and well being of our town. We are the biggest art community in the area. Cheltenham does not have a thriving arts centre, for a festival town of culture this is shocking and short-sighted.

We hope that the planning committee will insist on inclusion of affordable premises suitable for us to continue our work. As well as the 21 artists currently working at the studios, we also have over 30 artists on the waiting list. It is imperative that we continue to support the artistic community in our town.

Our Open Studios exhibitions and Christmas exhibitions draw the public in to the site which in turn supports other businesses on site. Many of our visitors had no idea that we and other businesses were there, and have since returned.

In the words of Carl Jung -

"The artist lives on the border between chaos and order. The artist chooses to live farther into chaos than the good citizen, and tames that chaos, by dreaming, so that the good citizen can start to feel comfortable there, in the bright daylight hours.

This process occurs in a microcosmic manner when the artists and the galleries and the coffee shops move into chaotic urban areas, and transform them, and render them habitable, through their creative and ill-paid work. What the artist does in decades in the city, art does over the millennia for civilization."

South Paddock
Sevenhampton, Cheltenham
GL54 5SW

Comments: 31st January 2022

I am writing to object to the plans to demolish Lansdown Studios.

As a gallery owner I have been visiting the thriving art studios for nearly 15 years. Work from these studios is sold locally, throughout the UK and internationally. It is sold at exhibitions and art fairs and by post. According to www.payingartists.org.uk, the visual arts contribute 1.9 billion pounds/year to the UK economy.

The building, despite its age, provides much needed affordable space and is an engine room of creativity. As a testament to how studio space is such short supply, occupancy is nearly always 100%.

Artist's cannot simply work from home, they need a dedicated space to paint and print. They benefit from working alongside other creatives and bouncing ideas off each other.

Cheltenham, as a town, is well known for its festivals in science, music and literature but its visual art scene has, in the past, lagged behind and has enormous potential to grow. Lansdown Studios is now very well established as a hub of creativity and destination for visual arts and has developed a culture of sharing, networking and employment for the 21 artists who work there. It would be a disaster and a tragedy to break up this valuable community which has collectively made so many creative, economic and social contributions to the town, through 'Cheltenham Open Studios' event for example.

It is proven that artist studio's in other cities in the UK are highly valued by their local authorities who recognise the need to be proactive in working in partnership with them. They are known to enrich their environment and attract other businesses such as cafe's and breweries and this is indeed the case in Lansdown. Would these other businesses be de-valued if Lansdown was demolished and have to re-locate as well?

I think the applicant is missing a huge opportunity for brand value by demolishing what is not simply an old building but a thriving community. Leave the building where it is and keep a valuable cultural resource. There are so many opportunities for growth and partnership which could be missed if you allow this application to go through.

7 Jacobs Close
Tetbury
GL8 8RE

Comments: 24th April 2022

It is clear to me that the designation of the Estate, as a whole is for industrial led redevelopment, with some housing. That to me implies that there, is not so much as any industrial part of the site to which the application refer, so there is conflict with the designation.

Also there is no suggestion of any S106 being put forward that could link, the development of the remaining part of the site in an agreed timescale, and quality for new/refurbished industrial, that could make it to be regarded, as an industrial led proposal, that would also see some industrial being retained on the part of of the Estate, now being proposed for development.

I do have my doubts regarding the indicative plans submitted, and am not convinced that number of units, could be satisfactorily fitted onto the site.

Finally, I cannot recall seeing reference to Affordable Housing, but may have missed it. I do however note, that with the normal 'discount', and potential contamination land, the number of Affordable Housing, will be limited.

Comments: 4th April 2022

I view large applications. On a few occasions, I do make comments, if I feel there is something I want to be considered.

I have read the Planning Statement, and have viewed the key plans, that I realise are indicative only.

I acknowledge the allocation for employment led redevelopment/refurbishment reference, with some residential.

I note what is said about the vacancy level, on the northern part of the site. Overall, I do not consider that this development can be said to be employment led, with some residential. To me that would mean the northern part of the site, would also include some a significant level of employment. Therefore, I do see a conflict with policy.

If you disagree with me, and conclude on balance that the overall need for more housing supply, including affordable, does warrant approval of the split. Then I would suggest that you do the following:

1. Enter a S106 agreement committing the owners, of the remaining part of the site to commit to refurbishment, plus any redevelopment over an agreed period. If you feel the best option, is also specify a set monetary minimum amount, that would make sense..
2. Any sum set aside, is not included in the viability appraisal for the Market and Affordable Housing..
3. You look again at the number of units, and open space provision. To me the number of units does look high, and shared open space low.
4. I note what is said about parking provision, please check notional provision, that I realise will be a reserved matter.
5. The Section 106 agreement, should also include, Affordable Housing provision, Education and Library contributions, and any traffic related matters, external to the site.

97 Naunton Crescent
Cheltenham
Gloucestershire
GL53 7BE

Comments: 31st January 2022

Re planning submission 21/02832/OUT.

I do not have a studio at the Lansdown Art Centre so from that point of view I am a neutral observer.

However, as chair of the Gardens Gallery, a community based art gallery where local artists can exhibit their work, I do object to the whole proposal.

The arts scene in Cheltenham is hanging by its fingertips. The facilities for artists are extremely limited, and to lose the largest facility for locals would be a very detrimental step.

Cheltenham is rightly known for its festivals, Literature, music, food etc. but these are short term intense (and in tents) events. They bring in outside contributors and outside audiences but those people are not here 52 weeks a year.

This community of artists are here the whole time in the cold and the heat, producing work for themselves and to be exhibited to the wider community. To lose this facility will make Cheltenham a poorer place. A town without a full-time cultural heart becomes a wasteland. You might as well demolish the beautiful Georgian houses that grace this town and replace them with multi-storey concrete boxes.

Thank you for considering my objection

1 Compton Farm Cottages
Compton Abdale
Cheltenham
GL54 4DL

Comments: 28th January 2022

I moved to the area in early 2021. The main reason I chose to live here was the thriving creative and art culture. To me it showed a council and community who saw the need for investment and support in all the arts.

The independent businesses in Cheltenham; the shops, the galleries and the artistic community show a town diverse and proud of its festivals and cultural events.

So after moving here I was not surprised to discover Lansdown Art Studios in the Lansdown Industrial Estate.

My small studio in Lansdown is invaluable to me as I can't work from home.

I'm extremely disappointed to hear this Cheltenham asset could be lost. There is nothing like it nearby and it should be championed not removed.

10 The Lanes
Cheltenham
Gloucestershire
GL53 0PU

Comments: 31st January 2022

I object to planning application 21/02832/OUT for a number of reasons.

The proposed change of use from existing employment on part of the Lansdown Industrial site to 100% residential does not comply with the Cheltenham Local Plan 2020 and, in particular, fails to satisfy the requirements of Policy EM2, notably:

1. the proposed use of 215 dwellings is not job generating and the loss of employment will not be offset by a net gain in the quality and/ or number of jobs provided on the site as the southern end of the Lansdown site is already fully populated with active businesses.
2. There is no evidence of a sustained and long-term absence of economic activity. There are at least 15+ small and medium-sized business which will be affected by loss of premises and potential loss of employment if this application goes ahead.
3. There is also a thriving Lansdown Art Studios complex in which 21 artists work and for many their livelihood will be impacted if they are unable to carry on with their creative endeavours.
4. The proposed development of the site does not make provision for relocation of an existing business to another suitable location within the Borough. No proposals have been made to relocate the Art Studios or other businesses which will potentially be affected.

I am one of the artists working at the Lansdown Art Studios. This is the largest artistic community in Cheltenham. I value greatly this community, one which is inspiring and supportive, and also the space itself as I do not have room at home in which to work. There is a shortage of suitable art spaces in Cheltenham, not just affordable spaces but any spaces at all. The long waiting list for vacancies at the Lansdown Art Studios is testament to this.

Lansdown Art Studios add to the rich variety of creativity and culture within Cheltenham and should be protected and not destroyed. The Studios were recently awarded a Borough Council Community Pride grant of £1,250, supported by Councillor Flo Clucas and the Mayor of Cheltenham, towards the creation of a mural on the outside of the building, a sign of confidence in the Studios' active contribution to the community.

The Studios also hold exhibitions, offering visitors an insight into working art studios as well as generating revenue for the community, and additionally support the revenue of other galleries in the area by exhibiting the work of the artists at those venues.

There may be some scope for some limited residential development on the edge of the site; however, redeveloping half of the existing commercial site for residential use only does not meet the conditions set out in the 2020 Local Plan and serves only to satisfy the profit objectives of the current landlord, Cheshire West & Chester Council, with no allegiance to Cheltenham, its' communities or Cheltenham's support of its' Arts.

I trust that this application is considered with care given to the interests of the occupants of both the Lansdown Art Studios as well as all the businesses potentially affected in remaining on this site, and that any future redevelopment plan makes provision for affordable alternative premises.

3 The Wharf
Coombe hill
Gloucester
GL19 4BB

Comments: 3rd February 2022

The Art studio is where I spend many hours, creating my art work and making stock for my small business. Without it I have no work-space. It is the perfect place to work and be a part of something larger than myself. It is a hub of communication and a part of a very exciting and productive group of small businesses, working together and providing various services for this area of Cheltenham.

The Art studios are a one-off in Cheltenham and to lose this would be sad for me personally and our close group of supportive artists, but also for the wider community of which I feel we are an important part.

Association for Industrial
Archaeology
The Ironbridge Institute,
Ironbridge Gorge Museum
Coalbrookdale, Telford
TF8 7DX

Comments: 30th September 2022

The Association for Industrial Archaeology notes that this outline application is for the demolition of the existing buildings and the redevelopment of the northern part of the Lansdown Industrial Estate. The redevelopment proposal is for up to 215 dwellings with associated access roads, parking and public open space. Further to the Association's initial comments, it is has been brought to their attention that Building 11 (also referred to as block C) appears to have a very early block and beam/beam and pot concrete floor. In the Heritage Appraisal Building 11 is dealt with on pages 49 to 51, and although there is reference to a steel frame and internally very deep steel beams, there appears to have been no further investigation of the construction. If it is of this construction, then it would appear to be an early example if the building was constructed at the earlier end of the suggested date range (1907-1921). Perhaps this could be clarified.

Planning Casework Officer,
Association for Industrial Archaeology

Laburnum Cottage, Parkend
Walk,
Coalway
Coleford
GL16 7JR

Comments: 31st January 2022

Although not a resident of Cheltenham, I frequently visit the town to enjoy the cultural activities and events on offer. I was dismayed, therefore, to hear that the proposed redevelopment of the Lansdown industrial estate would involve the demolition of the Lansdown Art Studios, and with it the destruction of a thriving community of 21 artists who contribute enormously to the cultural richness of the town.

I also understand that the redevelopment will mean not only the loss of the art studios but also many other small and medium sized businesses on the site.

I wish to strongly object to the proposal.

7th February 2022



For the attention of Ms Lucy White
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Gloucester
GL50 1PP

Unit 42a
Lansdown Industrial Estate
Gloucester Road
Cheltenham
Gloucestershire
GL51 8PL

T: 01242 225720

enquiries@v3manufacturing.com

Dear Sirs

Reference: 21/02832/OUT - Outline application for the redevelopment of the northern part of Lansdown Industrial Estate

I write in connection with the above as set out in your letter of 19th January 2022.

Firstly, I would like to reiterate the general disappointment that we expressed as part of the consultation process with the Landlords representatives in August 2021 (copy attached), that the plans are under consideration for a scheme that will result in the reduction of industrial space in favour of residential on this site. Commercial space in Cheltenham is already at a premium with high demand, and this will be detrimental to the protection of employment in the local area.

Having now studied in detail the various documents submitted in relation to the application, please find set out below, a number of specific points of concern we would ask to be addressed as part of the planning process.

Access and Public Safety

Have the Public Protection Team been consulted on this scheme ?

Specifically has a health and safety assessment been undertaken of the risks presented by an increased volume in pedestrians and cyclists ? The proposed pedestrian and cyclist access route is through an area of high industrial traffic, including heavy goods vehicles and fork lift trucks as well as busses in the main entrance area from the Gloucester Road. This is particularly concerning bearing in mind a high number of these pedestrians and cyclists are likely to be children who will be tempted to use the area as an extended playground and bike park ? What improvements to the Gloucester Road access and additional provision for HGV turning points are being considered, if vehicular access to the remaining industrial units is reduced through the removal of access from Rowanfield Road ? We raise this particularly as it is our understanding that this entrance is owned by ABC Motors with a legal easement / automatic statutory declaration attached to it.

Please find attached a number of photographs demonstrating the already congested nature of heavy goods vehicles, fork lift trucks and general site traffic in this area. This will be further exacerbated if space is lost for vehicular access in the provision of additional pedestrian walkways and cycle paths.

Noise & Odors

Has a noise impact assessment been undertaken ?

The V3 unit has a compressor sited 1 metre from proposed garden boundaries. This compressor can operate 24/7 during peak production periods. Due to the intermittent nature of demand it will be also be more noticeable than something with a constant background noise.



- What provisions is it proposed will be put in place around screening and noise insulation to ensure that industrial tenants do not face a continual barrage of residents' complaints on noise, odours and impact on their outlook that there will practically be very little they can do to improve, and actually shouldn't have to do, when occupying an industrial unit that permits B1, B2 and B8 use ?
- We have created more than 25 new jobs on our site over the last year, and demand for our products from this site is high. We need to be able to continue for the purpose we entered into a lease on, and without risk of restrictions on our operating hours and processes being imposed in the future.

Unit 42a
Lansdown Industrial Estate
Gloucester Road
Cheltenham
Gloucestershire
GL51 8PL

T: 01242 225720
enquiries@v3manufacturing.com

Parking

- Have the Council Highways Team been consulted on the proposals ?
- The Travel Plan included in the application documents implies that there is a proposal to reduce from the standard CBC recommendations, the ratio of parking for each size of dwelling. If this is accepted, how is it proposed to manage and police the excess cars in the vicinity and ensure that they do not overspill onto the remaining industrial area of the estate further exacerbating the already challenging parking, access, safety and security issues referenced above ?

Site Security

- How is it proposed that security will be maintained in the remaining industrial area which is currently managed through gates at the main access points that are locked to the general public between 21/2200 hrs and 0600 hrs daily ?

Flood Risk

- The planning documents include a report on the flood risks for the new development area that has identified a risk of ground and surface water flooding for which there appear to be plans to mitigate and manage. Please advise what mitigation measures will be undertaken to manage ground and surface water in the remaining industrial units area due to the reduction of impermeable surfaces from the new development, and the risk of excess water seeping into the neighbouring area ?

If you would like to discuss or require further information on any of the points raised above, we are very much available to speak or to meet in person on site.

Yours faithfully



Director

CC: ccl.sandra.holiday@cheltenham.gov.uk & cll.richard.pineger@cheltenham.gov.uk

Attachments:

- Schedule 1: Copy of Letter submitted to L/L Consultation Process
Schedule 2: Photographs Demonstrated Parking and HGV Congestion

19/08/2021



Lansdown North Consultation Team
Camargue
Eagle Tower
Cheltenham
GL50 1TA

Unit 42a
Lansdown Industrial Estate
Gloucester Road
Cheltenham
Gloucestershire
GL51 8PL

T: 01242 225720

enquiries@v3manufacturing.com

Dear Sirs

Ref : Lansdown Industrial Estate Northern Development Proposal

I write on behalf of a group of commercial and industrial tenants on the Lansdown Industrial Estate, who have recently been made aware of the proposals for the redevelopment to residential housing of the northern part of the estate.

Firstly, I would like to express our general disappointment that the plans are under consideration for a scheme that will result in the reduction of industrial space in favour of residential on this site, and how this may impact on the protection of employment in the local area.

Having now had an opportunity to study in detail the outline plans, I set out below a number of specific points and concerns that we would like be taken into account as part of the consultation process, which is due to conclude on 23rd August:

Access to and from the estate is already severely limited and the proposals to reduce further will have a severe impact on businesses operating, and access for emergency services

Parking on the estate is already at a premium with the cars of staff already employed by existing tenants having to park on areas outside of allocated and communal parking zones during the normal working week. With 218 new homes added to the site, even with resident parking bays included within the plans, this will almost certainly result in a significant increase in the number of additional cars in the area and will become untenable for industrial tenants.

Industrial units on the estate currently have permission for various uses, but are predominantly B1, B2 and B8 use which include light and general industrial and warehousing. Our understanding is that nothing in the outline plans can dilute the permissions that ourselves and neighbouring tenants have already been granted to continue to run our operations which may on occasions result in 24 hour and 7 day working.

Industrial and such close residential occupants are never going to make particularly harmonious neighbours due to noise, odours, less than aesthetically pleasing views and unsociable operating hours. In respect of V3's own leased area, the current plans show our compressor house and smoking area 1 metre from proposed garden boundaries. All of this can cause friction between individuals, and we do not want to be faced with the prospect of responding to a continual barrage of residents' complaints that there will practically be very little we can do to improve, and actually shouldn't have to do, having entered into a lease that permits us B1, B2 and B8 use.

- Increased pedestrian activity, much of which is likely to be children, will create major health and safety issues for traffic visiting the industrial units, much of which is heavy goods vehicles and who on occasions operate 24/7. There is no space available to increase pedestrian/cycling thoroughfares
- Increased on street parking and in unauthorised areas in the vicinity of the industrial units will present an additional access risk for emergency vehicles.
- A significant increase in pedestrian activity is also likely to result in increased crime levels and present a much higher security risk for individual industrial tenants.



Unit 42a
Lansdown Industrial Estate
Gloucester Road
Cheltenham
Gloucestershire
GL51 8PL

T: 01242 225720
enquiries@v3manufacturing.com

We are more than happy to meet to learn how these significant concerns will be addressed and look forward to hearing from you shortly.

Yours sincerely

[Redacted signature]

[Redacted name]
Director
V3 Manufacturing Limited

Cc D [Redacted]

Schedule 2: Photographs Demonstration Access, Congestion & Potential Health and Safety Issues on the Remaining Industrial Unit (taken over 24 hour period Thursday 3rd/Friday 4th February 2022)















Name	City	State	Postal Code	Country	Date	Comment
	Woodman	England	GL52 9qw	UK	#####	"It is a rare venue where artists can create and inspire each other . Not only that but public also get to view their work at social open gallery exhibitions. This is a real pleasure"
	Cheltenham	England	GL503QN	UK	#####	"As an artist in Cheltenham, the Lansdown Art Studios offers a serviceable, affordable and suitable space for a community of 21 artists.Affordable rent for working artists is 1
	Cheltenham	England	GL503QN	UK	#####	"As an artist in Cheltenham, the Lansdown Art Studios offers a serviceable, affordable and suitable space for a community of 21 artists.Affordable rent for working artists is 1
	Cardiff	Wales; Cyn	Cf14 1hl	UK	#####	"It provides a rare opportunity for artists to work together"
	CHELTEHNH	England	GL52 5AA	UK	#####	"There are so few studios of this caliber and space to develop creativity."
	Bristol	England	Bs16 9ey	UK	#####	"Working towards a community of artists will support a diverse and inclusive community forevermore."
	Wells	England	BA4 4RH	UK	#####	"Art is at the heart of a healthy future"
	Cheltenham	England	GL51 9JB	UK	#####	"We need more space where artists of all genres can display their work. Cheltenham is a hot spot for art and artists, we should be encouraging more. Making more space"
	Birmingham	England	b356pb	UK	#####	"It is important"
	Devizes	England	SN10	UK	#####	"These studios are housing businesses and employing people who need work premises"
	Beckton		E6	UK	#####	"Please help me. Please sign and share my petition.https://www.change.org/InvestmentScams"
	Bushley Gr	England	GL20 6JB	UK	#####	"A friend who is a professional arts has recommended that they be saved"
	Cheltenham	England	GL51	UK	#####	"Katie Radcliffe"
	Cheltenham	England	GL537be	UK	#####	"Although I dont have a studio at Lansdown I recognise the vital importance that Art and Creativity has in todays society"
	Charlton Ki	England	GL53 8BS	UK	#####	"Artists have been renting the space for years and offering much to Cheltenham's artistic community...to find an equivalent building will be very difficult"
	Stonehouse	England	GL10 3QH	UK	#####	"It's vital that artists have a collective space to work and share ideas.Cheltenham Art Studios enrich the cultural life of Cheltenham."
	Withington	England	GL54	UK	#####	"This is a thriving community of high quality and emerging artists who would otherwise struggle to afford suitable spaces. Leave the studios alone!"
	Cheltenham	England	gl51 6ue	UK	#####	"These studios are a vital space for artists and the arts are vital for a fully-formed, functional society."
	Gloucester	England	GL4 8HR	UK	#####	"The Arts are always under threat, yet Art contributes so much to our wellbeing and to our economy. What problems will society face in future years when there is housing i
	Liskeard	England	PL14	UK	#####	"I feel it would be a great loss to the artistic community in Cheltenham. We don't need more houses we need more space for small business to create jobs and diversify in t
	Penarth	Wales; Cyn	CF64	UK	#####	"The studios are an artistic heartbeat."
	Penarth	Wales; Cyn	CF642TG	UK	#####	"Art is really important to everyone it's enjoyable relaxing and creativity is good for mental health. Studios must be preserved to help maintain the practice and growth of ar
	Cheltenham	England	GL51 8ND	UK	#####	"I love art. Simple."
	Stockport	England	Sk3 8hs	UK	#####	"Community projects are essential. Why take that away?"
	Cheltenham	England	gl53 7ex	UK	#####	"I've attended classes there, and it's a diverse and thriving artists community."
	Haslemere	England	GU27	UK	#####	"Art is fundamental to our society and Cheltenham has vast support for its festivals, but the visual arts needs the same level of support. With the possible demolition of Lanc
	Haslemere	England	GU27	UK	#####	"Art is fundamental to our society and Cheltenham has vast support for its festivals, but the visual arts needs the same level of support. With the possible demolition of Lanc
	Bristol	England	Bs4 4rn	UK	#####	"We should be enabling artists to be part of a community not excluding them"
	Bourton-or	England	GL542LB	UK	#####	"Art spaces are the mark of civilisation."
	Cheltenham	England	GL51	UK	#####	"Economic studio space is needed in Cheltenham if it is to be seen as an artistic , cultured town."
	Cheltenham	England	GL52 6TQ	UK	#####	"The arts are important to our town."
	Cheltenham	England	GI50 2LT	UK	#####	"It is such a shame to see a creative space that provides benefit to so many under threat. These places are very scarce as it is and so important for people of all ages to be at
	Hartpury	England	GL19	UK	#####	"I am an art lover and our local artists deserve our support."
	ak			UK	#####	"Optional"
	gloucesters	England	gl503bl	UK	#####	"Everywhere needs artists to survive and flourish regardless of their finances."
	Gloucester	England	GL4 6UB	UK	#####	"Our community needs this"
	CHELTEHNH	England	GL52 3LW	UK	#####	"Art is vital to any community - now, more than ever, we need to support our artists."
	Cheltenham	England	GL504JN	UK	#####	"We need to keep this studio in oir community."
	Wrocław			Poland	#####	"I'm signing because it's important"
	Oxford	England	ox4 1nl	UK	#####	"Many talented artists use the studio and would find it difficult to work and promote their art elsewhere."
	Amersham		HP6	UK	#####	"I'm signing this petition because there is a lack of studio space as it is. There are hardly no community buildings left for people to have a recreation time out. So find some
	Bath	England	BA1 3RR	UK	#####	"Any art working space is so valuable and contribute so much to mental health."
	Cheltenham	England	GL53	UK	#####	"A wonderful inspirational place that should definitely continue to thrive right here in Cheltenham"
	Gloucester	England	GL2 4UD	UK	#####	"The Arts need all the help they can muster, Glad to help in any way."
	Norwich	England	NR95RT	UK	#####	"It sounds like a wonderful place to be creativew with like minded people which is so important especially right now"

the success of the redeveloped south side of the estate is testimonial to what could be achieved on the north side. However in paragraph 2.3 the proposal dismisses this as unachievable for the North side which is not true. With mixed sized and
success of the redeveloped south side of the estate is testimonial to what could be achieved on the north side. However in paragraph 2.3 the proposal dismisses this as unachievable for the North side which is not true. With mixed sized and st

suitably considered designs and redevelopment, the North side of the estate can achieve as much success as the already d
suitably considered designs and redevelopment, the North side of the estate can achieve as much success as the already deve

Name	City	State	Postal Code	Country	Signed On
				UK	#####
	Cheltenham	England	GL52	UK	#####
	Gloucester		GL3	UK	#####
	Woodmanco	England	GL52 9qw	UK	#####
	Birmingham	England	B24	UK	#####
	Stroud		GL6	UK	#####
	Cheltenham	England	GL503QN	UK	#####
	Cheltenham	England	GL51	UK	#####
	g Finchley	England	N209AR	UK	#####
	Exeter		EX2	UK	#####
	Cheltenham	England	GL50	UK	#####
	r Bristol	England	BS36	UK	#####
	Gloucester		GL1	UK	#####
	Cheltenham	England	GL503ED	UK	#####
	Cheltenham	England	GL52 6YR	UK	#####
	Leeds	England	LS11	UK	#####
	STROUD	England	GL5 4EJ	UK	#####
	Cheltenham	England	GL50 3HW	UK	#####
	r Gloucester		GL4	UK	#####
	Cheltenham	England	GL52	UK	#####
	Cheltenham	England	GL50	UK	#####
	e Bristol	England	BS15	UK	#####
	s Cardiff	Wales; Cym	Cf14 1hl	UK	#####
	er Cheltenham	England	GL50	UK	#####
	Cheltenham	England	GL51 6LG	UK	#####
	Cheltenham	England	GL52 5NE	UK	#####
	CHELTENHAM	England	GL52 5AA	UK	#####
	o Cheltenham		GI54 eqq	UK	#####
	er St Albans	England	AI23sr	UK	#####
	Cheltenham	England	GL51	UK	#####
	Cheltenham	England	GL50	UK	#####
	Gloucester		GL4	UK	#####
	Cheltenham	England	GL50	UK	#####
	Gloucester		GI4	UK	#####
	Cheltenham	England	GL53	UK	#####
	Cheltenham	England	GL52	UK	#####
	Saffron Walc	England	Cb101by	UK	#####
	Cambridge		CB3	UK	#####
	Tiverton	England	EX16	UK	#####
	Bristol	England	Bs16 9ey	UK	#####
	a Christchurch	England	BH23	UK	#####
	Haverfordwe	Wales; Cym	SA62 5SS	UK	#####
	Wareham	England	BH20 7NH	UK	#####
	Cheltenham	England	GL50 4SA	UK	#####
	n London	England	SE1 7RB	UK	#####
	Cheltenham	England	GL53 9JN	UK	#####
	Wells	England	BA4 4RH	UK	#####
	Cheltenham	England	GL51 9JB	UK	#####
	Birmingham	England	b356pb	UK	#####

Chippenham	England	SN15	UK	#####
Balham	England	SW12	UK	#####
Cheltenham	England	GL52 8HP	UK	#####
Cannock	England	WS12	UK	#####
London	England	Se5 7ls	UK	#####
Neyland	Wales; Cym	SA73	UK	#####
Cheltenham	England	GL51	UK	#####
Bristol		BS6	UK	#####
Tewkesbury	England	GL20	UK	#####
Cheltenham	England	GL53 0PU	UK	#####
Devizes	England	SN10	UK	#####
Cheltenham	England	GL53	UK	#####
Cheltenham	England	GL53	UK	#####
Cheltenham	England	GL53	UK	#####
Beckton		E6	UK	#####
Saint Neots	England	PE19	UK	#####
Cheltenham	England	GL52 6YJ	UK	#####
Kettering	England	NN15	UK	#####
London	England	e2 6jl	UK	#####
Cheltenham	England	GL53 8NQ	UK	#####
Hackney		E2	UK	#####
Hornsey		N8	UK	#####
Leicester		LE8	UK	#####
Cheltenham	England	GI53 7BE	UK	#####
Stroud		GL5	UK	#####
Cheltenham	England	GL51	UK	#####
CHELTENHAM	England	GL50 2NG	UK	#####
Bodenham		HR1	UK	#####
Gloucester		GL4	UK	#####
London		EC4N	UK	#####
Cheltenham	England	GL53	UK	#####
Bushley Green	England	GL20 6JB	UK	#####
Alderton	England	GL20	UK	#####
Cheltenham	England	GL51 9LL	UK	#####
Cheltenham	England	GL51	UK	#####
Cheltenham	England	GL537be	UK	#####
Trowbridge	England	BA14	UK	#####
Worcester	England	WR6 5PP	UK	#####
Cheltenham	England	GL53 7LS	UK	#####
Cheltenham	England	GL53	UK	#####
Barnsley	England	S70	UK	#####
Charlton Kings	England	GL53 8BS	UK	#####
Cheltenham	England	GL54	UK	#####
Worcester		WR5	UK	#####
Bordon	England	GU35	UK	#####
Worcester		WR3	UK	#####
London	England	Sw12 9ls	UK	#####
Stonehouse	England	GL10 3QH	UK	#####
Cheltenham	England	GL53	UK	#####
Cheltenham	England	GL53	UK	#####

us Hayle	England	TR27 4PX	UK	#####
Worcester	England	WR1 1UA	UK	#####
Cheltenham	England	GL52	UK	#####
GLOUCESTER	England	GL4 6QL	UK	#####
Withington	England	GL54	UK	#####
Cheltenham	England	gl51 6ue	UK	#####
Gloucester		GL4	UK	#####
London	England	SE17	UK	#####
		pr44gr	UK	#####
Cheltenham	England	GL52	UK	#####
Cheltenham	England	GL53	UK	#####
Glis	England	GI569AD	UK	#####
k Bredon	England	GL207NJ	UK	#####
Bourton On	England	GL54	UK	#####
Tewkesbury	England	GL20	UK	#####
Gloucester	England	GL4 8HR	UK	#####
Edinburgh		Eh11 2rz	UK	#####
Gloucester		GL4	UK	#####
Gloucester	England	GL2 0SA	UK	#####
Brighton		BN3	UK	#####
Cheltenham	England	GL53	UK	#####
Cheltenham	England	GL51	UK	#####
Cheltenham		GL50 4RJ	St. Lucia	#####
Cheltenham	England	GL51	UK	#####
t Gloucester	England	GL4 8HB	UK	#####
Cheltenham	England	GL52	UK	#####
Stroud		GL5	UK	#####
CHELTENHAM	England	GL51 6LN	UK	#####
Gloucester		GL4	UK	#####
Stanmore		HA7	UK	#####
Evesham	England	WR11 8RX	UK	#####
te Cheltenham	England	GL52	UK	#####
g Cheltenham	England	GL52	UK	#####
Cheltenham	England	GL53	UK	#####
g Gloucester	England	GL1 5EB	UK	#####
Liskeard	England	PL14	UK	#####
Bristol		BS6	UK	#####
Cheltenham	England	GL50	UK	#####
Bristol	England	BS35	UK	#####
Stanmore		HA7	UK	#####
Yate	England	BS37	UK	#####
Gloucester	England	GL4 3AN	UK	#####
Cheltenham	England	GI503lu	UK	#####
gloucester		gl4	UK	#####
a Cheltenham	England	GL53	UK	#####
Cheltenham	England	gl52 6px	UK	#####
Cheltenham	England	GL50	UK	#####
r Cheltenham	England	GL52 2px	UK	#####
Winchmore	England	N21	UK	#####
ll Malvern	England	WR14 4BB	UK	#####

on			UK	#####
Cheltenham	England	GL51 7JR	UK	#####
Gateshead		NE9	UK	#####
Addlestone	England	KT15	UK	#####
Cheltenham	England	GL53	UK	#####
Cheltenham	England	GL50	UK	#####
Penarth	Wales; Cym	CF64	UK	#####
Milhac de Nontron		24470	France	#####
Penarth	Wales; Cym	CF642TG	UK	#####
Cheltenham	England	GL50	UK	#####
Cardiff	Wales; Cym	CF14	UK	#####
West Bromw	England	B70	UK	#####
Evesham	England	WR11	UK	#####
Devizes	England	SN10 1QA	UK	#####
Dundry	England	BS41 8LP	UK	#####
Edgware		HA8	UK	#####
Cheltenham	England	GL50	UK	#####
Cheltenham	England	GL53	UK	#####
Cheltenham	England	GL51	UK	#####
Bristol		BS9	UK	#####
Gloucester		GL4	UK	#####
Lewes	England	BN7 1BD	UK	#####
Gloucesters	England	gl50 4gg	UK	#####
Coleford	England	GL16	UK	#####
Wisbech	England	PE13	UK	#####
Cheltenham	England	GL51 8ND	UK	#####
Aberdare	Wales; Cym	CF44 0NH	UK	#####
Colchester		CO2	UK	#####
Cheltenham	England	GL54	UK	#####
Dyffryn Ardu	Wales; Cym	LL44	UK	#####
Cheltenham	England	GL51	UK	#####
n Cheltenham	England	GL51	UK	#####
s Cheltenham	England	GL53	UK	#####
Wells	England	BA5 2QF	UK	#####
Clavering	England	CB11	UK	#####
Cheltenham	England	GL52	UK	#####
a Cheltenham	England	GL51	UK	#####
Oxford		OX3	UK	#####
Maghera	Northern Ire	BT46 5BP	UK	#####
Stockport	England	Sk3 8hs	UK	#####
gloucestersh	England	gl545qt	UK	#####
Salisbury		SP1	UK	#####
Cheltenham	England	GL52	UK	#####
c Bristol	England	BS15	UK	#####
Cheltenham	England	GL51	UK	#####
NA		GL5	UK	#####
Gloucester		GL4	UK	#####
Cheltenham	England	GL50	UK	#####
Cheltenham	England	GL52	UK	#####
cheltenham	England	gl53 7ex	UK	#####

Saffron Walc	England	CB10	UK	#####
Cirencester	England	gl7 2hn	UK	#####
Cheltenham	England	GL52 9PX	UK	#####
Tewkesbury	England	GL20	UK	#####
Fairford		GL7	UK	#####
Bishops Clee	England	GL528BS	UK	#####
Bristol		BS5	UK	#####
Cheltenham	England	GL53	UK	#####
Gloucester		GL3	UK	#####
Gloucester		GL4	UK	#####
Tewkesbury	England	GL20	UK	#####
Weston-sup	England	BS22	UK	#####
Malvern	England	Wr144al	UK	#####
Glouc	England	GI53	UK	#####
Cheltenham	England	GL50 2UG	UK	#####
Bridport	England	DT6 3JH	UK	#####
y Haslemere	England	GU27	UK	#####
m Cheltenham	England	GL53	UK	#####
Cheltenham	England	GL52	UK	#####
Cheltenham	England	SN15	UK	#####
Cheltenham	England	GL53	UK	#####
Cheltenham	England	GL50 2QH	UK	#####
Cheltenham	England	GL52	UK	#####
n Stockport		SK1	UK	#####
Cheltenham	England	GL51	UK	#####
Perth		6000	Australia	#####
London	England	E14	UK	#####
Bristol	England	Bs4 4rn	UK	#####
Cheltenham	England	gl53 7hj	UK	#####
Cheltenham	England	GL52	UK	#####
Cheltenham	England	GL53	UK	#####
Cheltenham	England	GL52 8EW	UK	#####
Cheltenham	England	gl50 4hg	UK	#####
Gloucester		GL4	UK	#####
Cheltenham	England	GL52	UK	#####
Bourton on t	England	GL54	UK	#####
Cheltenham	England	GL50	UK	#####
Bourton-on-i	England	GL542LB	UK	#####
Cricklade		SN6	UK	#####
Cheltenham	England	GL53	UK	#####
Cheltenham	England	GL50 2JT	UK	#####
Swindon		SN2	UK	#####
Croydon	England	Cr81an	UK	#####
Ackworth	England	WF7 7AF	UK	#####
n Tewkesbury	England	GL20	UK	#####
Victoria		V9A	Canada	#####
Stroud		GL5	UK	#####
Gloucester		GL2	UK	#####
Gloucester		GL4	UK	#####
Tewkesbury	England	GL20	UK	#####

Cheltenham	England	GI526TS	UK	#####
Cheltenham	England	GL50	UK	#####
Cheltenham	England	GL52	UK	#####
Gloucester		GL4	UK	#####
Cricklade		SN6	UK	#####
ir Glos	England	GL6 6DA	UK	#####
Swindon		SN2	UK	#####
Worcester		WR4	UK	#####
Clapham		SW4	UK	#####
Cheltenham	England	GL50	UK	#####
Norton		GL2	UK	#####
Cheltenham	England	GL545TH	UK	#####
Cheltenham	England	GL50 4JN	UK	#####
Cheltenham	England	GL502SD	UK	#####
Cheltenham	England	GL51	UK	#####
Cheltenham	England	GL53	UK	#####
Edinburgh		EH1	Iran	#####
Cheltenham	England	GL53	UK	#####
		5107	Australia	#####
Monmouth	Wales; Cym	NP25	UK	#####
Cheltenham	England	GL52 6TQ	UK	#####
c Johannesburg		5070	South Afric	#####
Cheltenham	England	GL50 4JP	UK	#####
Gloucester		GL2	UK	#####
Faringdon	England	SN7 7FZ	UK	#####
Cheltenham	England	GL50	UK	#####
Cheltenham	England	GI50 2LT	UK	#####
Cheltenham	England	GL50 4 JP	UK	#####
r Cheltenham	England	GL51	UK	#####
Stroud		GL5	UK	#####
Gloucester		GL3	UK	#####
Cirencester	England	SN16	UK	#####
Cheltenham	England	GL50	UK	#####
Chelt	England	GI526qe	UK	#####
y Bourton on t	England	GL54	UK	#####
West Ilsley	England	RG20 7AJ	UK	#####
Alnwick	England	NE66	UK	#####
s Gloucester		GL2	UK	#####
Cheltenham	England	GL50	UK	#####
Cheltenham	England	GL52	UK	#####
g: Cheltenham	England	GL53	UK	#####
Gloucester		GL1	UK	#####
Tewkesbury	England	GL20	UK	#####
Stratford-up	England	CV37	UK	#####
t Putney		2112	Australia	#####
Manchester	England	M27	UK	#####
c London	England	W14	UK	#####
London		NW1 9YA	UK	#####
			UK	#####
gloucestersh	England	gl503bl	UK	#####

Chiswick	W4	UK	#####
Cheltenham England	GL50	UK	#####
London SE	SE	UK	#####
Gloucester England	GL4 6UB	UK	#####
Colombo	100	Sri Lanka	#####
Cheltenham England	GL50	UK	#####
Hurst Green nr Oxted Sur	RH9AJ	UK	#####
Cheltenham England	GL51	UK	#####
Cheltenham England	gl50 2nt	UK	#####
Royal Leamir England	CV31	UK	#####
Cheltenham England	GL52	UK	#####
Sutton	SM1	UK	#####
gloucester	GL2	UK	#####
CHELTENHAM England	GL502NU	UK	#####
Birmingham	B43	UK	#####
Cheltenham England	GL50 4DD	UK	#####
CHELTENHAM England	GL52 3LW	UK	#####
Scarborough England	YO14	UK	#####
Gloucester	GL3	UK	#####
Cheltenham England	GL50	UK	#####
Cheltenham England	GL53	UK	#####
Gloucester	GL2	UK	#####
Woking England	GU22	UK	#####
Wincanton	BA9	UK	#####
Cheltenham England	GL504JN	UK	#####
Cheltenham England	GL50	UK	#####
Cheltenham England	GL50	UK	#####
Wrocław		Poland	#####
Birmingham England	B15	UK	#####
Oxford England	ox4 1nl	UK	#####
		New Zealand	#####
Hull	HU5	UK	#####
Stoke-on-trent	ST7	UK	#####
Paisley	PA2	UK	#####
Cheltenham England	GL52	UK	#####
Liverpool	L15	UK	#####
Amersham	HP6	UK	#####
Castle Cary	BA7	UK	#####
Cheltenham England	GL51	UK	#####
Newport	NP19	UK	#####
BELFAST	BT6 9BJ	UK	#####
Christchurch		New Zealand	#####
Gloucester	GL4	UK	#####
Cheltenham England	GL54 5EY	UK	#####
Stroud	GL5	UK	#####
london	e5	UK	#####
Cleveleys	FY5	UK	#####
Cheltenham England	GL53	UK	#####
Kensington	SW7	UK	#####
Swindon	SN2	UK	#####

	Cheltenham England	GL50	UK	#####
	Gloucester	GL4	UK	#####
	Islington	EC1P	UK	#####
	Cheltenham England	GL50	UK	#####
ki	Cheltenham England	GL54	UK	#####
	Cheltenham England	GL52	UK	#####
	Cheltenham England	GL50	UK	#####
	Tewkesbury England	GL20	UK	#####
	Cheltenham England	GL52	UK	#####
lle	Birmingham England	B25	UK	#####
	Twickenham	TW2	UK	#####
	Taipei		UK	#####
	Cheltenham England	GL51	UK	#####
a	Oxford	OX4	UK	#####
	Bicester England	OX7 7Bs	UK	#####
	Cheltenham England	GL53	UK	#####
	London	N4	UK	#####
	Coventry	CV1	UK	#####
	Cheltenham England	GL50 2LT	UK	#####
ns	Biggin Hill	Tn16 3xt	UK	#####
	Norwood	SE19	UK	#####
elc	Wigan	WN1	UK	#####
	London	EC4N	UK	#####
	Brooklyn New York		US	#####
	Hornsey	N8	UK	#####
	Cheltenham England	GL51 7DJ	UK	#####
	Lincoln		UK	#####
	Droitwich Sp England	WR9 7BW	UK	#####
	Bristol	BS6	UK	#####
	Birmingham England	B12	UK	#####
	Cheltenham England	GL53	UK	#####
n		2995VH	Netherland	#####
	Rhoon	3162 TC	Netherland	#####
	Brighton	BN3	UK	#####
	Hornsey England	N15	UK	#####
s	Stoke-on-trent	ST4	UK	#####
	Gloucester	GL2	UK	#####
e	Gloucester	GL4	UK	#####
or	Stroud	GL5	UK	#####
	Ilkeston	DE7	UK	#####
so	Bridgend	CF31	UK	#####
	Cheltenham England	GL53	UK	#####
	Lincoln	LN4	UK	#####
	London England	W14	UK	#####
y	Peterborough	PE7	UK	#####
	Coventry	CV6	UK	#####
	Liverpool	L22	UK	#####
e	Dagenham	rm10 7tl	UK	#####
k	Pontypridd Wales; Cym	CF38	UK	#####
y	Birmingham	B23	UK	#####

Edinburgh	EH1	UK	#####
n London	OL11	UK	#####
Stroud	GL5	UK	#####
Islington	EC1P	UK	#####
Kent	TN29 ODA	UK	#####
Cheltenham England	GL54 2ND	UK	#####
s Morganstown	Cf158lp	UK	#####
telford shropshire	TF7 5na	UK	#####
Accrington	BB5	UK	#####
Bristol	BS40	UK	#####
n Southport	PR9	UK	#####
Bristol England	BS13	UK	#####
Acton	W3	UK	#####
Chippenham	Sn15 1QS	UK	#####
e Winchcombe England	GL54	UK	#####
Kenley	CR8	UK	#####
hednesford	ws12 1ap	UK	#####
Grays	RM17	UK	#####
		UK	#####
Newmarket	CB8 8RX	UK	#####
Gloucester	GL2	UK	#####
Cheltenham England	GL53	UK	#####
Maidenhead England	SL2 3BR	UK	#####
Manchester	M15 5GL	UK	#####
Cardiff Wales; Cym	CF23	UK	#####
Kidderminster England	DY14 8LT	UK	#####
Cardiff	CF15 8EZ	UK	#####
to Liverpool	L240TE	UK	#####
Glasgow	G11	UK	#####
Middlesbrough	TS3	UK	#####
di Falmouth England	TR11	UK	#####
Gloucester	GL4	UK	#####
Gloucester	GL4	UK	#####
Cardiff	CF5	UK	#####
e Cheltenham England	GI503py	UK	#####
Gloucester	GL4	UK	#####
an Maidstone England	ME15	UK	#####
w Cheltenham England	GL53	UK	#####
Cheltenham England	GL51	UK	#####
Bristol England	BS16	UK	#####
Cheltenham England	GL50	UK	#####
Walthamsto England	E17	UK	#####
Skelmersdale	WN8	UK	#####
Cirencester	GL7	UK	#####
Stroud	GL5	UK	#####
er Ramsgate England	CT11	UK	#####
Gloucester	GL4	UK	#####
Stroud	GL5	UK	#####
t Cheltenham England	GL52	UK	#####
Hythe England	CT21	UK	#####

Cheltenham	England	GL50	UK	#####
Abingdon	England	OX14	UK	#####
Gloucester		GL4	UK	#####
bedfordshire	England	lu7 4sg	UK	#####
Cheltenham	England	GL51	UK	#####
Maidstone	England	ME15	UK	#####
Cheltenham	England	GL50	UK	#####
Cheltenham	England	GL52	UK	#####
Alcester	England	B50	UK	#####
Cannock		WS12	UK	#####
Birmingham	England	B19	UK	#####
Cornwall	England	pl33 9dl	UK	#####
Gloucester	England	GL5 1Lw	UK	#####
Gloucester		GL4	UK	#####
Belsize Park		NW3	UK	#####
Coalway	England	GL16 7JZ	UK	#####
Cinderford	England	GL14	UK	#####
Cheltenham	England	GL50	UK	#####
Twickenham		TW2	UK	#####
Cheltenham	England	GL52	UK	#####
Cheltenham	England	GL50	UK	#####
Cheltenham	England	GL53	UK	#####
Barnstaple	England	EX31	UK	#####
Stroud	England	GL5 5Es	UK	#####
Stroud		GL5	UK	#####
Cheltenham	England	GL50 4PS	UK	#####
Gloucester		GL4	UK	#####
Bath	England	BA1 3RR	UK	#####
Cheltenham	England	GL50	UK	#####
Gloucester		GL4	UK	#####
Gloucester		GL1	UK	#####
Cheltenham	England	GL53	UK	#####
Gloucester		GL4	UK	#####
London		E1	UK	#####
Gloucester		GL4	UK	#####
Toronto		2283	Australia	#####
Ross		HR9	UK	#####
Swindon	England	SN25	UK	#####
Stroud		GL5	UK	#####
London			UK	#####
Cheltenham	England	GL53	UK	#####
Gloucester		GL3	UK	#####
Castle Cary		BA7	UK	#####
Stroud		GL5	UK	#####
Catanzaro		88100	Italy	#####
High Wycom	England	Hp157he	UK	#####
Forfar		DD8	UK	#####
Edinburgh	Scotland	EH166eg	UK	#####
Aberdeen		AB22	UK	#####
Rugby		CV23 8DX	UK	#####

	Gloucester	England	GL3 1AD	UK	#####
	Wisbech		PE13	UK	#####
s	Newport		NP19	UK	#####
	Gloucester	England	GL2 4UD	UK	#####
	Gloucester	England	WF12	UK	#####
r	Gloucester	England	GL54 5NQ	UK	#####
	Ramsgate	England	ct11 8dd	UK	#####
				UK	#####
	Cheltenham	England	GL51 9LF	UK	#####
	Gloucester	England	GI50	UK	#####
	Milton Keynes	England	MK10	UK	#####
	Nailsworth		GL6	UK	#####
	Lydney	England	GL15 5GB	UK	#####
	Cheltenham	England	GL51 7TB	UK	#####
r	Barnsley		S70	UK	#####
	Gloucester		GL4	UK	#####
	Cheltenham	England	GL52	UK	#####
	Gloucester	England	GL1 3HZ	UK	#####
	Coventry		CV1	UK	#####
	Cheltenham	England	GL52	UK	#####
la	Wallingford	England	OX10 9EY	UK	#####
	Cheltenham	England	GL52 5GD	UK	#####
	Torquay		TQ2	UK	#####
	Bethnal Green		E2	UK	#####
nt	London		SW16	UK	#####
	Cheltenham	England	GL52	UK	#####
	Newbridge		NP11	UK	#####
	Rotherham	England	S63	UK	#####
	Caerphilly	Wales; Cym	CF83	UK	#####
	Bangor		BT20	UK	#####
	Swindon		SN1	UK	#####
	Birmingham	England	B34	UK	#####
	Abergavenny		NP7	Sri Lanka	#####
	Bishops Clee	England	GL52 8XS	UK	#####
s:	Gloucester		GL2	UK	#####
	Cheltenham	England	GL52	UK	#####
	Cheltenham	England	GL52	UK	#####
lla	Milton Keynes		MK2	UK	#####
	Cheltenham	England	GL51	UK	#####
n	Bristol		BS9	UK	#####
-N	Stroud		GL5	UK	#####
I	Cheltenham	England	GL50 4JP	UK	#####
ll-	Bath		BA2	UK	#####
	Cheltenham	England	GL526XY	UK	#####
	Wembley		HA9	UK	#####
	London		EC4N	UK	#####
so	East Kilbride		G74 2AZ	UK	#####
	London		Se5 9dj	UK	#####
	London		HA0	UK	#####
	Gloucester		GL3	UK	#####



Cheltenham England	GL52	UK	#####
Norwich England	NR95RT	UK	#####
Cheltenham England	GL51	UK	#####
Cheltenham England	GL51	UK	#####