

APPLICATION NO: 23/01545/CONDIT	OFFICER: Mr Ben Warren
DATE REGISTERED: 15th September 2023	DATE OF EXPIRY : 15th December 2023
WARD: St Marks	PARISH:
APPLICANT:	New Dawn Homes Ltd
LOCATION:	Playing Field Adj 10 Stone Crescent Cheltenham
PROPOSAL:	Variation of condition 2 (approved plans) - site layout changes, addition of solar panels to all house types, 3.no A house types replaced with 3no C house types, increase in ground floor plan of F house types and removal of affordable housing provision of planning permission 18/02215/FUL.

REPRESENTATIONS

Number of contributors	1
Number of objections	1
Number of representations	0
Number of supporting	0

15 Wharfdale Square
Cheltenham
Gloucestershire
GL51 8DL

Comments: 3rd October 2023

Please record that I Object to this proposal. My concerns are as follows:

Footpath

- The last-minute rushed introduction of a new pathway directly to the playing fields which if implemented without proper consultation with local residents has the potential to increase criminality within the area. Note - the area has previously been subject to a Policing SARA due to anti-social behaviour
- It will create additional footfall through the local area (via Wharfdale Square, through to Stone Crescent and beyond) from individuals who will just use it as a shortcut and who don't actually live in the local area.
- It has the potential to increase crime in the local area, as individuals who would not know about the houses in this currently secluded cul-de-sac will now become aware of it. Individuals escaping the police can also use it as an escape route if being chased. Although, the likelihood of this happening is low, due to the general lack of police presence!
- Individuals who currently attend Parkrun on Saturday mornings and are required to go access KG5 playing field via certain access points, will now be able to use this new public footpath as a shortcut (i.e., increased footfall).
- Individuals are known to use dirt bikes on KG5 playing field. These individuals will now be able to use the new public footpath as a shortcut to / from the playing fields.

Affordable Housing

- I am not sure why NDH feel that they should not be providing affordable housing. It is a fact that there is a housing shortage in the UK, so NDH should be doing their bit to address this, as should every other socially responsible developer.

Scope Creep

- NDH are suggesting changes to their existing Planning Application which was approved circa 2018. Some of these are far reaching and I would say this calls into question their existing approval to proceed. I do not feel that CBC or our local Councillors are proactively making residents in our area about the ongoings with various Planning Applications impacting residents in our area. All Planning Applications related to the houses off Stone Crescent should be resubmitted and considered in their entirety. Currently a piecemeal approach is being adopted and as such approvals are being granted without understanding the big picture and bigger impact.

Planning Committee Objection - 17/08/2023.

Note, that I have represented the views of local residents twice in Planning Committee meetings. Below is my most recent Objection.

Planning Committee Meeting - Objection to Planning Application

Good evening, I am representing the views of residents who OBJECT to the development going ahead. We do not feel that the Developer or Planning Office have fully engaged with or provided us with any assurance that our daily lives will not be negatively impacted. Only around 20% of those dwellings in the impacted area have been targeted; about 12 houses out of a possible 60.

Our main Objection points centre on:

- Health and safety issues including traffic related incidents due an increase in traffic flow
- Negative impact on already constrained parking in the area
- Access issues and roads being unsuitable for constant construction traffic
- An increase in HMOs and total lack of affordable housing
- The last-minute rushed introduction of a new pathway directly to the playing fields which if implemented without proper consultation with local residents has the potential to increase criminality within the area. Note - the area has previously been subject to a Policing SARA due to anti-social behaviour

To provide greater clarity:

The development will only be accessible via a single entry / exit point for motor vehicles. The already congested area will be heavily impacted by a significant increase in traffic.

There will be a reduction in the amount of parking available to residents. This is already an issue due to a significant number of HMOs. These additional houses will exacerbate this issue causing overspill into the existing estate. Note - none of the new houses have been earmarked as affordable housing.

Due to the narrow roads, no real turning areas and overgrown hedges around Wharfdale Square which are renowned for blocking and impairing the vision of drivers, all manner of vehicles currently have a hard time getting around. Construction vehicles will experience the same issues thereby causing major obstructions, inconvenience and potential health and safety issues.

Inconsiderate parking by school run parents is also a current health and safety issue forcing residents to regularly drive on the wrong side of the road or perform evasive manoeuvres to avoid collisions.

Due to there being no pavements in Wharfdale Square, pedestrians including young children can regularly be seen walking and playing on the brick paved roads. This poses a health and safety issue, as traffic flow will increase significantly. 'Near misses' are already a common occurrence. Cyclists in the area can also attest to this situation.

In closing, the future of the area and its community is very important to residents. This development will be a massive change that will impact our daily lives and yet not all impacted residents have been properly consulted, let alone been given an opportunity to have meaningful conversation with the Developers and the Planning Office to discuss our concerns. As such, if this Planning Application is given the go-ahead, we strongly recommend that the Developers and Planning Office initiate a public consultation. Residents would like assurance that strict measures are imposed on the Developers to ensure that their ways of working do not negatively impact on the daily lives of existing residents. Thank you for listening.

Comments: 3rd October 2023

This Objection has been uploaded on behalf of ***** (.....), as he is unable to use his laptop at the moment:

Footpath.

I don't have strong feelings either way.

It will generate pedestrian through traffic, which will exacerbate the general issue of traffic on existing site roads to some extent. I understand there may be periodic pedestrian surges due to a park run, which may be a further consideration. The claimed health and green transport benefits seem both marginal and aspirational.

Solar panels

Welcomed.

Type A/Type C/Type F

I don't know what these are, can't find them quickly, and don't have time to investigate today. If the replacement types house more people, that will increase resident density on the NDH site to a level higher than that currently approved. That appears to be an attempt by NDH to reimpose the density they first proposed (in 2018?) and which was rejected.

The council should assess the effect of the proposed replacements. Increased resident density on the NDH site would automatically increase traffic on the existing site roads, which is already an issue.

Removal of affordable housing

I object on grounds of national affordable housing shortage.

On the general traffic issue, note that the hedge at the blind corners is heavily overgrown again despite recent promises to get it trimmed. On road safety grounds it should be no more than 1m high, so that approaching vehicles and pedestrians can see each other.