

APPLICATION NO: 24/00725/OUT	OFFICER: Mrs Lucy White
DATE REGISTERED: 1st May 2024	DATE OF EXPIRY : 31st July 2024
WARD: Benhall/The Reddings/Fiddlers Green	PARISH:
APPLICANT:	Revival Developers
LOCATION:	Land At North Road West And Grovefield Way Cheltenham
PROPOSAL:	Outline application for the erection of up to 60 dwellings (including 40% affordable housing), up to 550 sq. metres of flexible commercial use (Use Class E), provision of new vehicular and pedestrian access with associated landscaping, drainage and other works. Approval sought for means of access. Appearance, landscaping, layout and scale are matters reserved for future consideration.

REPRESENTATIONS

Number of contributors	8
Number of objections	6
Number of representations	2
Number of supporting	0

Field View
North Road East
The Reddings Cheltenham
Gloucestershire
GL51 6RD

Comments: 27th November 2024

[This is the text of a response from The Reddings & District Community Association of which I am a committee member. A copy of the response will also be emailed to the planning officer].

The Reddings & District Community Association is a not-for-profit organisation and registered charity run by volunteers providing a community venue for local activities, private children's parties and organised events. Sole funding for the Community Centre comes from hiring out the hall for community activities and it is used by at least 30 local regular user groups, including the NHS and the County Council for local and general elections.

The committee of trustees for the Centre has examined the planning application and has the following comments. Whilst we welcome additional housing and the prospect of a growing community in The Reddings, we believe the proposed development also presents risks to the long-term viability of the Community Centre.

Our key concerns are:

Flooding

Since the Aldi was built on the site adjacent to the proposed development, we have suffered a number of flooding events in the car park and on the road by the entrance. The most serious of these events was on September 20th 2024 when heavy rain run-off from the site opposite the Centre flooded the car park. This event was compounded by water pressure in the drain forcing a manhole cover up, depositing raw sewage into the already flooded car park.

The flood waters disrupted the Community Centre at the time and, as has happened with the Aldi development, we fear the extra run-off from additional building together with changes in the water table will exacerbate the situation increasing the risk of more serious flooding events that may cause damage to the building and result in the Centre having to close, perhaps permanently.

Any further development of the site shouldn't be agreed until the effect of ground water disturbance and surface water flows have been fully assessed and any risks mitigated. This assessment must take into account the increased incidence of flooding down the length of North Road West since the development of the wider site.

Proximity of large buildings and the removal of the boundary hedge at key points

We note that the current layout details three blocks (labelled A, B and C) that are directly opposite the entrance to the Community Centre. Although not stated explicitly in the revised layout details, we assume these are apartment blocks which may be three story in height. This is a problem for us since the Community Centre viability is wholly dependent on user groups and private parties providing revenue through hall hires. Feedback we have received from our user base is that the semi-rural setting of the Community Centre is a key reason we are selected for hires.

We fear that the current layout will result in these apartment blocks looming over the Community Centre, spoiling the rural views and privacy which will impact our ability to attract future hires, especially where private events are concerned. Additionally, the development requires removal of sections of the site boundary hedge which will compound the problem. The original Aldi application promoted a condition whereby the hedge was to receive additional planting to reinforce the barrier between Shakespeare Cottages, the Community Centre and the commercial site. We do not believe this was carried out.

We request a revised layout whereby any apartment blocks are located away from the Community Centre and the hedge is reinforced in proximity to the Centre to maintain and strengthen the barrier.

We hope that you will give due consideration to these concerns when assessing the planning application.

Yours sincerely,

On behalf of the Trustees of the Reddings & District Community Association

10 North Road West
The Reddings
Cheltenham
Gloucestershire
GL51 6RF

Comments: 13th May 2024

I am writing with regards the residential development 24/00725/OUT.

The comments from me would be:

- o Pedestrian crossing opposite my house - I am not against this as such so long as it does not contain electronic components (e.g. flashing beacons, beeping traffic lights, etc.) that would disrupt the enjoyment of my home. Indeed, if the crossing were raised it would benefit in slowing traffic - as traffic tends to be at 50mph (or accelerating to / decelerating from) as it reaches the end of, but is still within, the 30mph portion.
- o I have a preference for the high-density accommodation blocks to be located away from my house, due to the overlook/privacy aspects. However, if re-locating is not possible is it possible to ensure the trees grown between the buildings and my property are sufficient to block viewing into my bedroom windows.
- o I have a preference to keep the tree/hedge line between the development and North Road West - to maintain the character of the area.
- o I would prefer if the estate did not exit onto North Road West. However if it does - would it be a good idea to reduce the speed down from 50mph? In addition, given the increase in traffic expected, the North Road West / Grovefield Way junction should be improved for visibility. When crossing from the Aldi side onto the residences side there is no way to look down the road, nor for cars to see the pedestrians until there are only a few meters between them.
- o I am concerned that given the amount of flooding the road is under and repairs that removing the natural field and replacing it with a build-up development would increase the flooding. This would primarily affect those at the bottom of North Road West, less so my house, but mentioning for your considerations.

Hope these make sense, let me know if I can provide any clarifications.

Thanks in advance for your consideration,

(#10 North Road West)

7 Chalford Avenue
The Reddings
Cheltenham
Gloucestershire
GL51 6UF

Comments: 22nd May 2024

I object to this because the original planning application was for offices when this land was taken out of the green belt and at that time houses would not have been allowed. I feel that this is a speculative application by a business who wants to get some return for their money without any regard for the local community. Can the land be returned to green belt?

I feel that the application is incorrect about flooding: the meadow has always flooded since I have lived here (from 1996). The flooding has been worse at the western end. During building of the BMW garage and ALDI it was especially worse at those times. So I feel the application needs further review and survey regarding flooding before any application might be approved.

In the event that this application is approved then I strongly believe the developer should upgrade North Road West so that it is wider and has a pavement on both sides of the road along its full length including street lighting. A part of this work should also be the upgrading of the drainage of the road itself. This will offer protection to all pedestrians as the amount of footfall and car traffic will invariably increase if 60 houses are built. I would also like to suggest that double yellow no parking lines are considered for North Road West as I am not convinced that there is adequate parking provision allowed for within the plans.

If this application goes ahead I would also like to see that the hedge will be reinstated along the full length of North Road West except for the road junction: when BMW and ALDI were built it is shame that this was not a requirement because there has been a significant net loss of habitat in the local area.

If the comments above are challenging to consider then perhaps an alternative plane with fewer dwellings, ie larger dwellings, is an alternative to mitigate footfall and vehicle movements including parking.

4 Shakespeare Cottages
North Road West
The Reddings
Cheltenham
Gloucestershire
GL51 6RF

Comments: 24th May 2024

This land was taken out of green belt as it was supposedly desperately needed for 'employment' use. This was then diluted into a retail/mixed use with relatively low levels of employment and high levels of generated traffic. This latest application just seems to be way of using the lack of 5 year housing supply numbers to get a new access into the site approved so that the land can be used for whatever purpose the developer's interpretation of the current market supports their actual proposals.

As usual there is no attempt to properly connect into or improve the existing active travel network - proposed pedestrian routes are only considered in one direction. Cycle route connections are vague at best given that Corinthian Park is already not properly connected into the local network. No attempt is made to improve North Road West which is part of the National Cycle Network Route 41. North Road West is in a poor state and not able to sustain this level of development. Pedestrian routes at both ends are already particularly difficult with limited visibility and high vehicle speeds.

The new site access would surely require a speed reduction on the whole of North Road West.

There are ongoing issues along North Road West with permanently flowing water and localised flooding issues which will only be exacerbated by this development.

5 Shakespeare Cottages
North Road West
The Reddings
Cheltenham
Gloucestershire
GL51 6RF

Comments: 24th May 2024

We are writing regarding the development 24/00725/OUT.

Our concerns are as follows:

Although the new development will be obscured behind hedging/trees, and therefore will not be an eyesore for us personally, we are very concerned about the amount of additional traffic the development will create along this country road, and the further deterioration of the road surface. North Road West is in a constant state of disrepair, with leaking underground pipework which runs from the top of the road all the way down; and an additional 120+ cars going up and down the road will not help. We are also concerned that developing the field will increase the risk of further localised flooding. With regards the access road into/out of the estate, could Corinthian Way not be further developed to continue into the estate, rather than using NRW for this? We would also like you to consider the affect on local wildlife if NRW is used for access. We hope you will take our concerns into consideration.

Carabela
8A Shakespeare Cottages
North Road West
The Reddings
Cheltenham
Gloucestershire
GL51 6RF

Comments: 11th December 2024

Whilst we agree with the number of concerns have been raised by other people around flood risk, traffic / safety on North Road West, road surface deterioration our 2 extra concerns are as follows:

1 = Location of pedestrian crossing on North Road West.

However, the revised location further down the road to the western side of the community centre alleviates our main concerns about safety and access into existing driveways, so as long any crossing is in the revised position we would have less concern.

2 = The location of the "Apartment Blocks". Whilst we know the piece of land was removed from the greenbelt a few years ago to cater for industrial use, we must still protect the area of the countryside whilst looking for areas for houses to be built. We must stick to the rules for development to be "In Keeping" with the local area. 3 apartment blocks in the suggested location would stick out like a sore thumb whilst driving

down (or up) North Road West even with the existing hedgerow. Does this development NEED apartment blocks? And if so, please could it be considered to move them to the other side of the site towards the A40. The apartment blocks would not only be an eye sore, they would take away potential business from the community centre as they have mentioned in their comments as it would lose the countryside feel which is a large factor as to why people use their facility.

Please take our concerns into consideration - thank you in advance.

9 Shakespeare Cottages
North Road West
The Reddings
Cheltenham
Gloucestershire
GL51 6RF

Comments: 10th November 2024

We remain very concerned with the potential pedestrian crossing directly opposite our property and adjacent to our driveway. We believe this will cause difficulty entering and exiting our property, especially with our larger vehicles, ie our caravan and work van. This will potentially be unsafe for pedestrians and cause traffic problems, especially with the increased flow of traffic which this development will bring.

We therefore support the latest 24 October 2024 Revised North Road West Pedestrian Crossing Details which locate the pedestrian crossing adjacent to the entrance to the Reddings Community Centre. This new proposed situation will enable pedestrians to more easily see all potential traffic hazards from both directions on North Road West as they cross the road. Visibility will be better for vehicles entering and leaving the Reddings Community Centre, making this a much safer crossing point.

Comments: 18th September 2024

We have just seen white markings on the road outside our house where the proposed North Road West pedestrian crossing is planned. We strongly object to this on the basis that leaving our driveway in either our car, van or towing our caravan (which we keep on our driveway) and turning left will be either impossible or very difficult and therefore potentially dangerous. We would therefore suggest that a pedestrian crossing be placed further down the road nearer the proposed vehicle access point to the new development. Alternatively a new pavement could be created on the development side of North Road West with railings to help protect pedestrians and prevent children from having to cross the road.

Comments: 30th May 2024

Our concerns to this proposed development include the following:

A substantial increase in traffic on a road not designed for this, increasing safety for local residents and vehicle drivers. The road will need upgrading with more signage or an alternative access point would need consideration.

We are concerned about the noise from a possible electronic pedestrian beeping sound opposite our home and would prefer this crossing point to be in an area where there are no immediate houses. We would propose a pedestrian access directly into the existing business area rather than along North Road West.

We would like a new evergreen tree line boarder for the new estate especially where there are existing homes., for privacy reasons, noise and visual impact.

Kind regards.

Elm Farm, North Road West
The Reddings
Cheltenham
GL51 6RG

Comments: 23rd May 2024

We are writing regarding the outline application for the building of up to 60 dwellings and a 550sq.m of class E flexible commercial building with associated building of new roads, additional access and drainage (24/00725/OUT)

** Appearance, landscaping, layout and scale to be reserved for future consideration.**

We object to the proposed planning application for a number of reasons including concern that this proposal will negatively impact on an already struggling infrastructure. We are also very concerned that the developer may greatly change the plans ** at a future date.

- Draining & Flooding

The original Greenbelt fields were divided by hedgerow and established large trees, gently sloping towards Badgeworth Road which assisted with drainage and absorption of rainfall. Following the development of the site and the building of BMW & Aldi all internal trees & hedgerow were removed and the poor draining clay soil was brought to the surface. Much of the excavated soil was not removed from site and huge mounds were created, which remain to this day. The land running adjacent to our property remains approximately 2-4 metres higher than pre development, with very poor drainage due to clay. The runoff from flood water has greatly increased and further development and insertion of paths and roadways will increase flooding risk to our property. We request that the land on this proposed development be returned to its former height to protect our property and that of our neighbour (we have photographs of pre & post development land heights).

Since development, even during periods of hot weather and no rainfall there is constant water running off onto North Road West(NRW) starting from Aldi. The water has been tested and it is not chlorinated therefore it is from rainwater that is not draining. From our cottage window there are pools of water on the site that are never draining. The water runoff gushes from Aldi / BMW site onto NRW during heavy rain and as it hits

Badgeworth Road, a backwash returns the flood water back into NRW. There have been at least 2 occasions of a serious flooding to a nearby property since the initial development of this site in 2015/16

The water has contributed to the deterioration of the condition of the road on NRW, with increase in pot holes and a constant programme of repair impacting on the GCC Highways budget and the public purse, public safety and vehicle damage.

The Flood Risk Survey requisitioned by Revival Developments clearly states that the site currently has a medium risk of flooding, although it does not consider any impact of additional development and loss of drainage land.

Neither does the survey take into consideration the impact of further development on flood risk or the impact to existing properties.

It does not take into consideration the loss of drainage due to the recent development of the Arle Transport Hub, and the additional risk of flooding to the Arle Roundabout.

- Highways

NRW at present is narrow, with 2 standard vehicles just barely able to pass each other; at various places along the road 1 vehicle will have to stop to allow another to pass. The verges are not edged and are constantly being eroded where vehicles have to mount the verge to safely pass. Constant surface water and verge erosion has created deterioration of the tarmac and increased risk to public safety. In particular, pedestrians and car users are most frequently being put at risk. The request for additional access points on North West will increase traffic and create further risk to the public. It is not suitable for heavy machinery, plant and new residents to access from a country lane with established verges hedges, protected trees and wildlife. We recommend that the access to the proposed development remains via the established entrance of roads and paths off Grovefield Way. At present there is a 30MPH speed limit on NRW from Grovefield Way to just past the Reddings community centre where it changes to 50MPH. NRW needs to become a one way system, a no through road, and change its speed limits to 20mph. There will be an increased risk to pedestrians from increased traffic from the proposed development and the Arle Transport Hub, and we would recommend the installation of street lighting towards the bottom of the road to further safeguard pedestrians. To remove the existing verges would only reduce rain water drainage which would increase flood risk; therefore we recommend the installation of double yellow lines to assist with traffic flow. Vehicles are often mounted on the pavement by the cottages with pedestrians having to walk on the roads. We suggest that Highways place a ban on parking on the pavements and verges on NRW and issue parking permits to residents, for public safety.

The blind spot at the top of Grovefield Way into NRW needs to be addressed as a matter of urgency if approval of this application is given.

- Wildlife

The local wildlife had already been impacted by the existing development and further development and light pollution will impact them further.

Bats are observed nightly along the length of NRW using the hedges and trees.

Deer, owls, woodpecker's pheasants, sparrow hawks and kestrels amongst other wildlife exist along NRW and the impact of further development on the wildlife needs to be considered.

- Noise & Privacy & Security

The proposed plan shows a path around a pond by the side of our house and cottage. This along with increase in traffic will impact on noise, privacy, security of our property and water fall drainage. Many of the trees bordering our property are in poor condition and we would request that if the development is accepted the developers commit to replace the trees and hedging to reduce noise pollution, traffic pollution, light pollution,

and improve drainage, maintain our privacy and security and also improve the visual impact that the development will have on us.

- Housing

The local infrastructure is already overloaded to support 60 dwellings on this site. The roads are already congested, and NRW is too narrow. Schools are full and there is not enough available local health provision.

The development needs a reduction in the number of properties built, as the area cannot support a development of this size.

A pond on a development with a high water table would increase the risk of flooding.