

APPLICATION NO: 24/00399/FUL		OFFICER: Ms Michelle Payne
DATE REGISTERED: 8th March 2024		DATE OF EXPIRY : 7th June 2024
WARD: Swindon Village		PARISH:
APPLICANT:	Aster Homes Ltd.	
LOCATION:	The Folley Swindon Road Cheltenham	
PROPOSAL:	Development comprising the erection of 122no. dwellings along with associated access, infrastructure, landscaping, open space and car park.	

REPRESENTATIONS

Number of contributors	60
Number of objections	58
Number of representations	0
Number of supporting	2

The Lodge
31 Church Road
Swindon Village Cheltenham
Gloucestershire
GL51 9QP

Comments: 20th November 2024

The Folly is a much needed green space for sport and wildlife.
The local infrastructure is not sufficient to support the development.
There are already significant traffic issues and delays with existing usage. The increase in cars from the proposed new houses will exacerbate the traffic issues and increase pollution.
This will bring no benefit to existing residents, road users or wildlife.

33 Howell Road
Cheltenham
Gloucestershire
GL51 0EE

Comments: 12th February 2025

Additional housing in this area will add further pressure to the GP Practices, whom are already struggling with service provision. A new GP Practice is urgently needed in this area of Cheltenham before more houses are built.

20 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 8th September 2024

As a resident of Stanwick Gardens, I strongly object to the proposed development of 122 dwellings at The Folly for several reasons, which I outline below:

Impact on Privacy and Light: The proposed development is in close proximity to existing homes, including mine. The construction of new buildings, especially three-storey dwellings, will result in a significant loss of privacy, overshadowing, and a reduction in natural light for current residents. Many of us purchased our properties due to the tranquility and privacy offered by the green space, which this development will greatly diminish.

Traffic Congestion and Safety Risks: Swindon Road is already heavily congested, particularly near Gardener's Lane and Waterloo Road, which poses safety risks, especially with a primary school and nursery nearby. The additional traffic generated by 122 new dwellings will exacerbate these issues, increasing the risk of accidents. Past planning applications in this area have been rejected due to similar concerns, which have only worsened. This is in addition to the already approved development at Manor Road which will also contribute to increase in traffic congestion in the same area.

Environmental Impact and Loss of Green Space: The Folly is a critical green space that serves as a habitat for diverse wildlife, including protected species such as bats, as well as foxes, hedgehogs, owls, and badgers. This development would destroy these natural habitats, significantly reducing local biodiversity and altering the character of our community. Green spaces like The Folly are essential within urban settings to maintain ecological balance and quality of life.

Insufficient Infrastructure and Amenities: Local infrastructure, including roads, schools, and healthcare facilities, is already operating at or beyond capacity. The proposal does not include adequate plans to enhance these services to accommodate the additional residents. The strain on local amenities will reduce access and quality for current and future residents.

Flood Risk: The Folly and surrounding areas have a known history of flooding, notably in 2007 and 2012. Developing this green space, which acts as a natural drainage area, will increase the risk of flooding for both new and existing properties, posing unacceptable safety hazards and potential property damage.

Noise, Pollution, and Disturbance: The proposed development will significantly increase noise levels and air pollution, especially during the construction phase, disrupting the peaceful nature of the area. This is of particular concern for residents and the nearby Cheltenham Animal Shelter, which relies on a calm environment for the care and rehoming of vulnerable animals.

Lack of Proper Communication and Transparency: Communication regarding the planning and progress of this development has been inadequate, with notices placed in obscure locations, such as on trees near the Animal Shelter, where they are unlikely to

be seen. This lack of transparency has caused distress among local residents, who feel excluded from the decision-making process.

Previous Rejections and Unchanged Circumstances: Previous applications for this site were rejected due to concerns over traffic, flooding, and the impact on local wildlife. None of these issues have been addressed or mitigated in the current proposal. The high-density nature of the proposed development is incompatible with the character of the surrounding area.

Impact on Air Quality and Pollution: The increase in traffic and construction will contribute to higher levels of air and noise pollution, negatively impacting the health and wellbeing of the local community.

Conclusion:

In conclusion, the proposed development at The Folly is unsuitable due to its adverse effects on privacy, traffic congestion, wildlife, local infrastructure, flood risk, air quality, and the overall character of the area. We urge the planning authorities to reject this application and prioritize the protection of our green spaces, wildlife, and quality of life for existing residents.

Thank you for considering our objections. We hope these points will be given serious attention in the decision-making process.

32 Linwell Close
Cheltenham
Gloucestershire
GL50 4SD

Comments: 5th December 2024

Dear Sir/Madam (to whom it may concern)

Ref: 24/00399/FUL The Folley, Swindon Road Cheltenham - proposed planning for 122 dwellings and infrastructure.

The residents of the surrounding area object strongly to the above proposal because they care about the area they live in and want to preserve it for future generations. Signatures have been collected as many of the elderly residents have no access to the Internet but wanted their objections to be registered. A local online petition was also raised, and signatures are increasing daily.

Please find attached files for both ,on line and hand collected signatures.

This is the link to the petition for your perusal

<https://chnng.it/CWxfpLc5cb>

Please take a few minutes out of your day to read the responses ,although I have attached them to this email .

The residents, particularly on Swindon Road, are also very concerned that many of them have not been kept fully informed or received any correspondence, and even at this

stage, they were unaware of the situation. Those who attended the meeting at Gardeners Lane felt their concerns were not taken seriously at the time.

Comments from elderly and disabled residents were:

Poor road infrastructure, lack of safe crossing areas, and speed of traffic. Narrowness of the roads and the rail bridge . Some residents have had to wait in excess of 20 minutes to be able to cross the road or surrounding junctions.

Planning permission was declined in March 1993 by the Planning Inspectorate for a number of reasons, including the importance of Greenland in an already highly populated area. Since then, the surrounding area has continued to be developed. Report attached.

Please consider the following:

Are the residents' concerns and objections being taken into account?

The effects on local organisations, schools, and added pressure on public services, etc. The University's Hardwick Campus is less than a 1/4 mile away and is being considered for additional housing. The Manor Road development is also in full swing with continued expansion.

Expand Cheltenham, but please don't turn this area into an overpopulated ghetto.

I have all the hard copies of the above information if you would like it presented in person.

Yours sincerely

***** (on behalf of the residents).

Comments: 27th November 2024

The Folley, a green space cherished by many local residents and was host to various sporting activities, is under threat. A revised planning application, Ref No: 24/00399/FUL, proposing 122 new dwellings has been submitted to Cheltenham Council. This land not only serves as a leisure space but is also a habitat for badgers, slow worms, bats, and foxes. Several trees on this property hold a preservation order, emphasising its significance as an ecological refuge within Cheltenham.

The current road infrastructure around The Folley is already struggling. Narrow pavements and lack of sufficient road safety measures pose constant concerns, especially for Gardeners Lane schoolchildren and the elderly. One resident said on many occasions she has had to wait for more than 20 minutes to cross the busy Swindon Road as there are no safe places to cross and drivers don't stop. An influx of traffic from 122 new homes, without outlined traffic management or access information, will only exacerbate these risks.

Moreover, this development will inevitably increase noise and air pollution levels. This poses problems for both the local school and the Cheltenham Animal Shelter in the immediate vicinity. Furthermore, the proposed development threatens to strip away our green space, which is essential for community wellbeing and local biodiversity.

This development risks irreplaceable losses to our community and the future generations. I, along with many local residents, believe it's crucial to preserve The Folley and voice our concerns about this development. Petition signatures will be submitted directly to the planning department.

391 Swindon Road
Cheltenham
Gloucestershire
GL51 9LB

Comments: 9th September 2024

I would like to object to this planning proposal.

Swindon road is already a busy thorough fare with vehicles, large and small, using it to traverse between the Tewkesbury road, the retail park, towards the race course and various other routes. The lower end of Swindon road is a massive pinch point for vehicles and has been for some time. Any further addition to traffic will just create more pollution and more hold ups.

With the current building of the Manor road development, GCC/CBC/Developers of the Manor road new estate have already shown their true colours of what they think of the local community by causing major grid lock to local roads, long term traffic delays and diversions (with date extensions). Mauds Elm which already has a planning permission applied for, will add much more noise and traffic from the stages of development through to when those residents move in.

Will Aster care about the current residents and community if this application is approved?

The Folly is a green and peaceful area and should be left that way. If this application gets approved, the wildlife habitats will be destroyed in an instant. You only need to look at the mature hedgerows that were ripped out along the manor road site and also on the Old Gloucester road housing development.

Once the habitat is lost, so is the wildlife.

Ref access/egress to the development versus foot traffic along Swindon road. If the developer is trying to promote walking, would it not be more prudent to have a raised footpath with markings across the vehicle entrance where the pedestrian would have priority to cross the road instead of a car entering/exiting? Are the pedestrians travelling up Swindon road towards Cheltenham coming 2nd place to the car? It's metres from a school.....!!

The RTP gives an insight into what is hoped will happen, but in real life terms, nobody will bicycle to get their weekly shop. A bus route does not go past this development. What strategies does the developer have to mitigate HMO and the problems that will occur with lack of parking spaces? Will this be written in to the title deeds?

The RTP is a model that needs to be remodelled to fit the 21st century real life reality, where people will walk to a car and not the described fable.

Comments: 25th March 2024

I object to this planning proposal.

It appears that the proposed building on the roundabout at Mauds Elm has not been taken into account by the company trying to build on the Folley. By adding even more houses to this area will increase the amount of traffic to an already busy road and adjoining streets.

No amount of paragraphs in the traffic assessment with positive wording of cycling and walking will stop people using their cars for shopping or commuting.

The lower end of Swindon road (where the road goes over the railway line) is a major pinch point for traffic, and there are queues daily at certain times of the day which the traffic count would not have taken into consideration.

With regard to the proposed 122 dwellings with 189 parking and visitor spaces, what is the reasoning behind the parking allocation figures? Typically nowadays households have multiple vehicles so where would these be parked? The maths here doesn't add up. This would potentially push any overspill parking onto already busy residential roads (or newly landscaped grassed areas). You only have to look at the dire parking efforts on Swindon Road where houses have multiple vehicles and inadequate parking available. Local Amenities are close by, but most doctors surgeries and schools already have full books, so where are these people going?

This is currently a green space, it needs to be kept that way.

1 Royal Mews
Suffolk Square
Cheltenham
Gloucestershire
GL50 2DR

Comments: 10th September 2024

There isn't sufficient investment in surrounding infrastructure to alleviate the inevitable pressure on roadways and amenities that will come from this development. While the government's assessment of surface water flood risk is Low, there has been little monitoring of the absorption of water served by the existing site of 6.21 hectares lawn, as well as the long-term effect of heavily concreting over the grass, even taking into account proposed detention basins. Would the historic ditch system be updated and maintained as part of development in order to address the medium-risk of overland flood flows?

The underlying sand and gravel beneath Cheltenham can present a higher risk of potholes and sinkholes. Pressure on roadways will exacerbate this. This needs to be taken into account since the weight of new buildings and cars across the site will have a tangible impact on underlying geological structure, even if it's not immediately apparent.

In terms of nature, the fact that this space is an expansive corridor for wildlife to utilise to avoid death and injury along busy roadways means that it will be difficult to carry these full amenities over to a substantial housing site with little active travel provision (which has been noted within Sports England's objection to the site designation change). There has been mention of artificial grass pitches on site which would be highly polluting and would fail to provide the surface water absorption previously provided by lawn. We do not have adequate information on the long-term effects of large-scale artificial grass, but the fact that it creates urban heat traps as well as shedding incalculable amounts of microplastics pollution suggests that this is not a sustainable option.

The proximity of the Folley site to the Kingsditch Trading Estate is also a cause for concern, since that space is heavily overbuilt and offers nothing in the way of urban nature corridors. The Folly could be vital mitigation for urban heating as well as wildlife support if given the right investment.

Swindon Village is facing substantial development for new housing over the next few years, and the pressure on the space will increase significantly. The loss of irreplaceable green space, even if the community has been cut off from utilising it, still have manifest effect on neighbouring residents, and little has been done to consult with them or include them in decision-making processes beyond cursory attempts at awareness-raising exercises.

1 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 22nd November 2024

I think this is dafter than having an enclosed football field. Apparently the original fence on Swindon road is going to be removed . Therefore there could be children playing alongside a busy. Soon to get busier with traffic from the Swindon village development and even busier if this gets the go ahead main road. Who actually thinks these things up? I also think it could well become a meeting point feral kids.

Comments: 16th March 2024

*****44 stanwick gardens. We are totally against this for the following reason. Firstly the Swindon road isn't as safe as portrayed in the survey. They have only put reported accidents. If this gets the go ahead the Swindon road will become dangerous around this part of the road. Seven roads entering it in a few hundred metres is excessive. The football field is too near the road the chances of balls flying over the perimeter fence is dangerously high. The bridge over the railway is already a bottle neck. The new development along manor road will already add more traffic, we don't need any more. The influx of 500+ more people isn't feasible as the amenities will not be enough to cope with them all. Schooling, doctors, dentists etc. are already full. The noise and light pollution is not acceptable. Our privacy will vanish. 2 previous proposals have been turned down due to the extra traffic entering Swindon road. This should be rejected too.

18 Northcroft
The Park
Cheltenham
Gloucestershire
GL50 2NL

Comments: 30th January 2025

Hi,

Just a quick question: With regards to this application and its public space component will the site be adopted by the council or will the residents of the new development be paying to maintain it? I can't see it in the documents?

What I am getting at is can the council condition the terms under which the management company if there is to be one is set up so that this site does not join the national

FirstPort scandal?

kind regards

Comments: 29th January 2025

Objection to Planning Application 24/00399/FUL - The Folley, Swindon Road

Dear Cheltenham Borough Council Planning Department,

I write to object to planning application 24/00399/FUL on the following grounds:

1. Loss of Protected Playing Fields

Sport England has lodged a statutory objection to this development as it fails to re-provide the lost playing fields in terms of both quantity and quality, in violation of Paragraph 103 of the National Planning Policy Framework (NPPF). The proposed mitigation is inadequate and does not meet any exceptions under Sport England's Playing Fields Policy. If the council proceeds with approval, it must refer the case to the Secretary of State.

2. Failure to Meet Local and National Sports Policy

The site was previously used for multiple playing pitches and sports activities. The developer has not demonstrated that there is excess playing field provision in the area, nor has it replaced the lost facilities with equivalent or better alternatives. Recent planning appeals (APP/P4605/W/24/3342499 & APP/W4325/W/23/3329105) reinforce that failure to meet these standards is grounds for rejection.

3. Loss of Green Space and Community Benefit

Despite the developer's claim of delivering a "Community Park," this is not a like-for-like replacement for the lost sports fields. The site was not allocated for development in the Cheltenham Local Plan and was only made available due to a private sale, not as a strategic housing allocation. The proposed play area and tree planting do not compensate for the loss of the larger, open recreational space that previously existed.

4. Traffic and Parking Concerns

The area already experiences significant congestion and parking issues. The addition of 122 homes, without a sufficient traffic impact assessment, will worsen road safety and accessibility.

Housing Need vs. Appropriate Development

While I acknowledge the need for additional housing in Cheltenham, this should not come at the expense of careful, sustainable planning. The argument that we must accept development "no matter what" ignores critical issues such as location, infrastructure, and long-term impact on the community.

Firstly, new housing should be appropriately located to minimise strain on infrastructure and local services. The proposed development at the Folley risks exacerbating pressures on roads, schools, healthcare, and drainage systems, which are already under strain. Without a clear plan for mitigating these impacts, this development would be irresponsible.

Secondly, Cheltenham has alternative sites that are better suited for housing growth. The focus should be on brownfield regeneration within the town centre and other areas with strong transport links and existing infrastructure. A well-planned approach that prioritises high-density, well-connected housing is more effective than ad hoc development that places additional pressure on suburban areas.

While this site is designated as 100% affordable housing, affordability alone does not justify poor planning. Delivering genuinely affordable homes must go hand in hand with ensuring access to transport, schools, healthcare, and employment opportunities. If new housing is placed in locations where infrastructure cannot support it, it risks isolating residents and creating long-term issues rather than solving the housing crisis.

Finally, allowing developments like this one outside of a strategic planning framework undermines Cheltenham's Local Plan and sets a dangerous precedent. Planning decisions should be based on a coherent, sustainable strategy-not short-term pressure to approve housing at any cost. A plan-led approach ensures that housing is delivered in a way that benefits both current and future residents without compromising essential services and green space.

Conclusion

This application fails to meet planning policies on playing fields and green space. I urge the council to reject this proposal and seek a solution that maintains Cheltenham's sports provision while supporting sustainable, well-planned development in line with the town's broader housing and conservation strategy.

Yours sincerely,

21 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 16th November 2024

I previously objected in March and said in my comment then about the houses at the back the only ones that will be over looked as the others are side on, this hasn't been changed on the plans. Traffic is extremely busy already in the area and down side streets this will but more pressure on the roads. There is wildlife living in the folly which will get distributed if the land is built on.

Comments: 17th March 2024

1. Road access in a already busy built up area.
2. The houses at the back face on to residents houses my house being one, over looking to my garden, these are going to be three story this will affect light and privacy. Why can't they be side ways on like all the others.

4. There is wildlife living on this land bats and foxes.
5. Flood issues back in 2007 and 2012 our house was affected by this.
6. The affect and noise for the animals at the animal shelter especially around bonfire night more residents setting off fire works nearby.
7. The extra pressure this will have on school spaces, doctors and dentists if there is more residents in the area when there is already a struggle to places.

32 Linwell Close
Cheltenham
Gloucestershire
GL50 4SD

Comments: 28th September 2024

: Unrealistic number of houses proposed.

: Swindon Road ,oversubscribed area which has congestion problems and the infrastructure isn't suitable for additional traffic. Including the proposed exit and entrance between two busy junctions leading to Tewkesbury Road.

: Narrowness of lanes on Swindon Road, pot holes need attention.

: Swindon Road Bridge too narrow, causing congestion unable to cope with two vehicles passing opposite. The bus service and frequent large goods vehicles use this road to access Kingsditch . Bridge foot path also too narrow only allowing single person crossing and is used by cyclists and mobility scooters because of the narrowness of the bridge and high traffic flow.

: Impact on wildlife and long established Animal shelter, due to pollution and noise levels during and after build.

: Proximity to Gardeners Lane school, again the impact on the children's health and well being due to dust, and air/noise pollution.

: Additional pressure on services ie; doctors, dentists etc

: No A & E services at Cheltenham General Hospital to cover current population .

: Increase crime rates and degradation, with fly tipping and graffiti which is already increasing since the appointment system came into force .

: Noise and light pollution from the proposed football pitch (ie: floodlights and people playing on there) and cars etc at the new junction.

: Checking into Covenant to check right of use if building is allowed on the Folly.

: Drainage and sewage as flooding problem there.

12 Marsh Lane
Cheltenham
Gloucestershire
GL51 9JB

Comments: 5th December 2024

GCC Highways report dated 24th July 2024 - The highways officer addresses residents concern about increased traffic by concluding that there is projected to be an extra trip every 8 minutes, within acceptable variations. This calculation appears, wading through the jargon, to be based on development size, parking provision and the likely social demographic of residents. This would appear, to a lay person, to be an under calculation. The Department of Transport - National Road Traffic Projections 2022 section 3.23 Figure 7 uses resident numbers to calculate vehicle trips, calculating that there will be 16 trips per adult resident per week (employment, leisure, social visits, children transportation, deliveries and trades persons)

This equates to 2,400 extra trips per week, 343 per day. There will be very few of these trips between the hours of 10pm and 6pm, leaving 16 hours of vehicle movement. The net result is 1 trip every 3 minutes, over twice that amount estimated by the GCC Highways officer.

As many of these trips will be condensed into a few hours at the beginning and end of each working day during the week, when there is also the maximum movement of pedestrians (particularly school children) and cyclists, this is a concern.

It is requested that the highways officer further comment on the above figures/calculation and whether he remains unconcerned about the volume of additional traffic movements the residential site will generate to an already over burdened minor urban road.

Comments: 5th December 2024

GCC Highways report dated 22nd July 2024 - The officer reported that there had been no collisions on the site frontage but three incidents to the SE - car v parked car, car v pedal cyclist and 2 car shunt in traffic queue. The concluded inference that there was not a safety issue, the causation pattern being a failure to observe other road users.

Many local residents have commented that the volume and speed of traffic along Swindon Road in general, including close to the site access, is becoming more dangerous.

On the 24th October 2024 an 8 year old girl was struck by a passing vehicle close to the site and was taken to hospital. As it was a hit and run by a transit van a police incident number was issued (87?). In light of this incident, and that this is in effect a fresh consultation, the highways officer should be reconsulted for comment and the incident included to be considered by planning committee.

In addition, on the 4th July 2024 a cyclist was struck by a lorry further on Swindon Road, albeit away from the site entrance. This was declared as a serious incident involving a road closure for some time whilst the cyclist was rescued by an air ambulance.

This is further evidence to support residents' view that Swindon Road is becoming a dangerous road for residents and cyclists (narrow pavements and no cycling provision) due to the volume and speed of traffic. The highways officer should also be consulted re the safety of pedestrians along Swindon Road on the narrow pavements approaching the site and that there is no protection/provision for cyclist along this road

Comments: 3rd December 2024

Swift nests (bricks/boxes) - The installation of swift nests in all new developments of this size is currently being considered by the House of Lords. After a few amendments it will go to the House of Commons for debate/ratification.

It has cross party support and is very likely to become planning law in 2025, that is by the time construction commences assuming planning permission is granted.

In anticipation of this new planning law it is suggested that this is a mandatory requirement for this development.

It is anticipated that the law will specify nests built within the brickwork to avoid them being removed if only boxes are affixed to the outside of each property. Therefore, any planning permission should specify nests within the brickwork rather than boxes.

Comments: 10th September 2024

On the previous consultation re this development I submitted a comment as 'neutral'. I now wish to change this to 'objection'.

All the approach roads to this site continue to have a 7.5 tonne weight limit from Marsh Lane, all along Swindon Road to the recycling centre, and along Windyridge Gardens.

Since the first application the same landowner, University of Gloucestershire, have submitted a pre planning application for the Hardwick Campus, including Hardwick Green, seeking approval of 69 homes. This has been approved in principal by CBC and the land is up for sale on this basis.

This site is 250m along Swindon Road from The Folley. A further 800m to the east, effectively along the same continuous road, the council have approved 147 homes on the North Place site.

Should this development be approved that will 338 homes to be built on a single mile of urban road, in one of the most densely populated areas of Cheltenham. Hardwick Campus, including Hardwick Green, and North Place are within the St Paul's ward. The Folley site is on the very boundary of St Paul's ward. This will be a considerable strain on already poor amenities with a considerable increase in traffic. I know of local residents who will not walk along Swindon Road due to the narrow pavements and the constant flow of traffic at speeds greater than 30 mph within an arm's width.

Development on this site has been declined twice before due to the increase in traffic volumes. There is no mitigation, other than house building targets, to take a different view now.

In 2024, CBC commissioned a highly visible, full length wall mural along Swindon Road on the approach and near to the site advising drivers of the health risks to children/families due to running/idling vehicle engines. This is clear evidence that CBC recognise that the current vehicle traffic along Swindon Road is a health hazard to local residents.

Should approval be given that would three major developments of housing within a space of a few months all within one mile of each other, in a single area of Cheltenham, along one main arterial road/direction. There is not a single benefit for the existing local residents represented as an increase in amenity (there is already a football pitch on

Elmfield Park adjacent), plus the loss of green space here and at Hardwick Green will contribute negatively to well being, townscape, bio net diversity and air quality due to increased traffic volumes throughout the day, including weekends

Comments: 10th April 2024

This location was refused planning permission for development in both 1988 and 1991. My understanding is that on both occasions this was due to increased traffic concerns. These reasons should be reviewed to ascertain whether they still apply.

Since 1991, the Kingsditch Industrial estate, Gallagher retail park and CBC's re cycling centre have all developed significantly. Residents from the north/west of Cheltenham use Swindon Road to access the facilities resulting in Swindon Road bearing more traffic. Swindon Road is an unclassified road meaning that it (should) be "of very low significance and to be only of very local importance". In my opinion it currently exceeds this classification and adding 120 homes will have an obvious impact further.

Swindon Road has a 7.5 ton weight limit - this starts at the eastern end at Marsh Lane - depicted in a red circle not a red triangle meaning that it is a mandatory limit not a warning. There are no exceptions depicted. There is no bus route along this stretch to The Folley. It was decommissioned many years ago, although the bus stops remain, presumably due to the weight limit.

At the east end, this limit starts by the re cycling centre access, which has a sign for those leaving the site "HGV's must turn left". I believe that the Ubico lorries follow this instruction both in and out of the site. The railway bridge is probably the principal reason, though the weight limit continues beyond the bridge along Swindon Road, and also into Windyridge Road

Access to the site from the north would be via Windyridge Road/Swindon Lane, which also has a 7.5 ton weight limit, excepting buses, coaches and for access (to existing houses one would presume for the Ubico refuse collections). Windyridge Road has two bridges which provide pedestrian underpasses. They are not constructed to withstand sustained heavy vehicles that would be required for the development.

The applicant should adhere to the 7.5 ton weight limit at all times to access the site. Should they not be able to do so it would suggest that the location is not suitable for a development of this magnitude.

In 2023, planning was granted to The Petersfield Partnership to develop the Saracens football ground for sports and community use, a project that will cost in excess of £1m This site is about half a mile away. Saracens run many teams across all age groups and gender. They are very much in need of a second pitch. Should the proposal go ahead Saracens should be offered first refusal on the football pitch/facility. To offer this to team/club outside of the St Peter's are would undermine the project, which has been endorsed by CBC, the local MP and with government funding.

Finally, there is no 'community hub' within the proposal, which is an outdated practice for new housing developments. Studies and statistics show that communities of this size benefit greatly from having somewhere residents can meet, undertake activities of celebrate a particular occasion. To not make provision for such a facility will isolate the

residents within the estate. I would suggest that one dwelling is set aside as a community hub.

79 Marsh Lane
Cheltenham
Gloucestershire
GL51 9JE

Comments: 8th February 2025

122 houses means at the very least 122 cars with most homes nowadays having 2 cars with some having more. If they're student houses they can have up to 5 or 6. This means at a minimum 122 with potentially up to around 250+ cars trying to get out of ONE exit onto the Swindon Road. This is frankly ridiculous and will cause mayhem, especially considering new homes will also be built opposite at Mauds Elm. Another exit, potentially through to Windyridge Road simply has to be considered to make this feasible.

46 Marsh Lane
Cheltenham
Gloucestershire
GL51 9JB

Comments: 5th September 2024

I oppose this development on the grounds that it will increase traffic and parking in the Swindon Road and surrounding area to a level with which the infrastructure cannot cope. There can be little faith in any level of mitigation promised by relevant council departments concerning road safety and parking. Traffic, parking and associated road safety concerns have been present and unaddressed by CBC for many years in this area as the residents and users of roads including and off of Swindon Lane can readily testify. Parking is wholly insufficient for residents and further exacerbated by the unmanaged utilisation of on street parking by Royal Mail workers, Uni of Glos students and other people working in the town centre. Roads are very narrow with limited vision at junctions. There are many families with young children in the area and a busy primary school, road safety compromised by heavier traffic and dangerous parking will be a significant issue.

Loss of green and community space should also be of serious concern. This development cannot be considered if isolation when it is likely that Hardwicke Green on Swindon Road will also be lost to development in the near future. Loss if the Folley would represent a huge reduction in the amount of green space in the Swindon Road area reducing biodiversity, wildlife corridors and space for recreation and wellness activities including sports.

4 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 16th November 2024

Ref the Folley planning 24/00399/ful

I see from the letter dated 5/11/24 ref 22224 nothing much has changed, Cheltenham may need more housing but the road systems in this area are just not suitable because the side roads off Swindon Road are narrow and the bridge over the railway in Swindon Road is very narrow and dangerous, having just lived through the months of congestion and chaos caused by the building behind Sainsbury's, building 122 houses will mean at least 122x vehicles this next to a school and Animal Shelter is ludicrous. I really think the planner need to re think this application. We already suffer from motorists who use Swindon Road and Windyridge road like a racing track making it difficult for the many elderly people and dog walkers to cross the roads. I for one do not want to sit in queues of traffic polluting the atmosphere just so that more green spaces can be slaughtered. PLEASE rethink this application it must not happen

Comments: 20th March 2024

I object to the building of houses on the Folley for the following reasons

Danger to the school

It will upset the Animals in the shelter

Cause traffic problems in an already congested area

More pollution

Reduce the value on the local property which is around the Folley

Altogether a total folly

Elmfield
Dark Lane
Cheltenham
Gloucestershire
GL51 9RN

Comments: 21st March 2024

I object to the proposal for the following reasons:-

- Surrounding roads are already busy and access from the site to the A4019 is difficult. It is impossible to turn into Elm Street if someone is waiting to turn out of it due to the narrowness of the road. This access is however the most sensible due to the traffic lights that control the Tewkesbury Rd junction. Waterloo St is often congested and traffic struggles to flow due to parked cars. The narrow railway bridge restricts the other main access and reduces the road to single file if encountering a large vehicle - this happens frequently due to it being a bus route and its proximity to the Recycling Centre and numerous commercial units. The bridge also forms part of the signposted route to the Racecourse during large Race Meetings.
- Local roads will also be taking heavier traffic once the already permitted developments at Maud's Elm and Swindon Farm have been completed.

- Highway and pedestrian safety - increased traffic will impact on children and parents attending the school adjacent to the site as well as staff and visitors to the Animal Shelter.
- Construction noise and ongoing noise (vehicles etc) from the developed site will negatively impact the animal shelter.
- It is a shame to lose this open space which adds character to this residential area.

27 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 8th September 2024

To all concerned,

As a long-standing resident of Stanwick Gardens, I would like to object to the proposed Folly housing development due to its adverse effects on nearby residents. Please find below a summary of my objections:

1. The proposed boundary encroaches too closely to the rear of our properties, jeopardising our quality of life with increased noise levels and diminished natural light. Numerous Stanwick Gardens residents purchased our properties for the privacy and tranquillity of our gardens and the serene view of greenery that the playing field behind provides, which we fear will be lost if this development proceeds. Furthermore, the anticipated rise in noise pollution poses a significant concern for local residents, particularly the elderly, and the potential for an increase in crime is concerning. This is also one of the few local remaining green areas in this part of Town. This green area is a wonderful place for local wildlife to be based; which in the current day and age is a rarity. This would remove this safe space for this wildlife to roam freely and be part of our local communities.
2. The proposed housing development's excessive density on a constrained plot of land will exacerbate traffic congestion in an already densely populated and busy area. Placing the entrance near a local primary school and nursery heightens safety concerns. The anticipated surge in traffic resulting from this development is substantial and unwelcome. We have already seen the additional congestion the closure of Manor Road has caused to the local area. This has caused additional traffic in residential areas, additional pollution and a negative impact on the local businesses as people try to avoid visiting the area.
4. The field behind the residents' houses has previously experienced flooding, and could still hold the potential to flood again, posing significant risks if a new housing development is constructed. This could lead to property damage, financial losses and safety hazards for both current and future residents, placing a strain on local infrastructure.
5. Existing residents already face a shortage of local amenities, which will only be exacerbated by the addition of hundreds of new residents.

6. I have now been made aware the Hardwicke sight is also up for sale. When developments are approved for this sight this will cause additional traffic on a part of town this is already over subscribed and under pressure. This causes me great worry as this is already a residential area with lots of children using the pathways to get to and from local Schools and amenities.

7. I am also aware of proposed building work in the Mauds Elm area; which is close to this proposed sight. Once again this will add more people to an already densely populated area; putting additional pressures on local amenities and traffic. I am also aware that Stagecoach don't provide a Bus Service on Swindon Road which is alarming based upon the population of this local area.

I trust that these comments will be given serious consideration during the discussion of the proposals.

Wellesley Cottage
Wellesley Road
Cheltenham
Gloucestershire
GL50 4LD

Comments: 1st February 2025

While development of this site is welcomed, the fact that it is to comprise of 122 shared-ownership and affordable homes is a significant concern. St Paul's has a significantly higher proportion of social housing compared to other areas of Cheltenham. This is a large and potentially delightful area and the development could be very appealing, but the much-needed improvement of St Paul's will be far better achieved if home owners can be attracted into the area. The current social problems in St Paul's are well known and centre around the existing social housing, and we need to move away from this historic social make-up of the area.

328 Swindon Road
Cheltenham
Gloucestershire
GL51 9JZ

Comments: 4th December 2024

The number of houses planned will mean an increase in population of at least double who will almost certainly have two cars. Most will have children so it will probably mean a total of around 500 new residents. That will add to the already very busy and dangerous traffic in Swindon Road. It is an everyday occurrence to witness speeding between Maud's Elm Roundabout and the narrow bridge at the end of the road if a boy racer sees the road clear ahead when there is a possible gap and it is not unusual to see cars overtaking on a narrow road but more often than not there are traffic jams thanks to those who want to use side roads to get onto the Tewkesbury Road but are held up each way. As other people have said, the junction from Gardner's Lane onto the main Swindon Road is a blind turn from both directions and being adjacent to Gardner's Lane Primary

School is a cause for concern. Waterloo Street and Elm Street have non-stop traffic to access Tewkesbury Road and last year I was nearly run over by a car suddenly reversing as I tried to cross Elm Street, saved only because a pedestrian on the other side who yelled at the driver. The only access to Cheltenham Animal Shelter is Gardner's Lane and it will severely affect them.

The welfare of the animals at Cheltenham Animal Shelter will be seriously undermined and wildlife on the Folly will be lost which includes bats, (a protected species), foxes and birds. So much of our wildlife is in danger of becoming extinct and the loss of so many trees would be a disaster, not just because they are lovely to look at but we rely on them for producing oxygen and improving air quality, reducing pollution, and providing essential habitats for wildlife.

The development at Maud's Elm, if it ever takes place, has already been a concern for residents who are unable to park in the vicinity causing many to pave or gravel their small front gardens that has increased the risk of flooding as the drains can't cope. There have been many accidents in the 19 years I have lived in this road. My garden wall has been knocked down twice and I believe a house on the corner of Elm Street has a constant problem with their wall.

The loss for many of the view to the hills, the increase of traffic on an already busy road, the loss of trees to make way for a road, the fact that there is no bus service along this road and that there is a weight restriction on the railway bridge although we constantly have huge HGV's that are the length of 3 houses whose SatNav has sent them in the wrong direction, turning around Maud's Elm Roundabout and going back towards the bridge - never understood why this happens.

I strongly object to this development and the possible loss of one of our last green spaces. Is Pittville Park going to be next on the list??

6 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 25th March 2024

I object for the following reasons:-

1. INCREASE IN TRAFFIC

Swindon Road is already an extremely busy highway, this will only get worse when the new developments at Maud's Elm and Swindon Farm are built. The Planning Authority decided back in 1988 that the road had reached its capacity, the only thing that has altered since then is a vast increase in vehicles.

2. INCREASE IN STREET PARKING

Insufficient parking planned on the proposed site (189 spaces) We could see an increase of 250+ cars on this land, this will result in parking on the newly created green areas of the development and surrounding roads, causing a problem for residents of the area and people wishing to use the school, early learning centre, animal shelter and allotments..

3. LOSS OF GREEN SPACE

The Folley is a Landmark giving much character to the area.

4.ANIMAL SHELTER

The development will be too close and cause a lot of distress to the animals.

5.WILDLIFE

Loss of habitat for many Mammals and Birds, including bats, foxes, hedgehogs and more..

The reasons given for previous applications being refused still stand and are more relevant than ever today.

Whilst there is a need for affordable housing THE FOLLEY is NOT the place for it.

GardnersLane Primary School
Cheltenham
GL519hy

Comments: 25th July 2024

The proposed development will have a direct impact on the school.

The school is located directly adjacent to the proposed site.

School leaders have met with developers to understand the development and the proposed facilities that are included.

At present our school has no on site car parking for staff or visitors. The developers have included a car parking facility that it has been agreed will be for the school in term time. This will provide security and safety for staff and their vehicles and reduce congestion on roadside parking. The school is currently under subscribed and the proposed development is likely to provide homes for families that would attend and raise numbers thus, through funding from GCC, benefitting the provision for all in the school.

The school has raised concerns regarding the increase in traffic and the safety of pupils and families at both pick up and drop off times but we have been reassured that these aspects will be carefully considered by Highways and that sufficient measures be in place to mitigate these risks.

1 Courtenay Street
Cheltenham
Gloucestershire
GL50 4LR

Comments: 7th February 2025

I don't think it would be necessary or helpful to repeat the words of many other objecting comments but I agree with them completely. The area already has limited parking and insufferable congestion for residents without the addition of more cars on the road. In St Pauls we are already at risk of ground water flooding (in cellars) and cannot afford more green spaces to be built on that help keep this flood risk at bay.

There are plenty of sub-standard and empty home in St Pauls that cannot be renovated or are struggling due to limited tradespeople parking permits (that are affordable) or affordable options for waste removal such as skips. It would be wholly unfair for residents

to have to then suffer large developers being granted this ability to build where we have been restricted.

If this application is granted, the decision would have to come under scrutiny of the planning inspectorate as it would be a blatant disregard for the residents valid concerns and one would have to wonder what motivation the planning department had to approve it. Particularly in an area of Cheltenham that suffers from increased crime rate and a disproportionately higher level of affordable housing compared to the rest of Cheltenham.

Make renovating ex-HMO and empty homes more accessible to homeowners (trade parking, waste, planning) before allowing low quality homes with exploiting buying schemes to take over our green spaces.

166 Swindon Road
Cheltenham
Gloucestershire
GL51 9EY

Comments: 30th November 2024

I think the proposed development provides a significant enhancement to the existing site. The current site is a very large playing field, secured exclusively for the use by Uni of Gloucestershire. The grass is kept permanently short, with a circa 8ft green palisade fence around the perimeter of the site and a derelict looking building along Swindon Road. Currently the site is completely inaccessible to local residents and provides zero benefit or use to local residents. The site currently looks grim and unappealing as you pass along Swindon Road, if anything detracting from the area, and giving a run down ghetto feel.

The current site is highly unlikely to provide any ecological habitat, due to the fact it is a large open field, with the grass kept permanently short. The only habitat will be around the perimeter of the site, which looks to be getting enhanced by the plans.

Reviewing the recent proposal, it looks like the originally proposed playing field along Swindon Road, is to be replaced with an open use park with frontage along Swindon Road, and all the housing set back. This is a significant improvement, both over the originally submitted plans, and the current site. This will actually provide some green open space for use by local residents, that is currently lacking. This park will provide a much more inviting and enhanced appearance along Swindon Road.

I doubt the development will significantly increase local traffic. Whilst there is a fairly steady flow of traffic along Swindon Road, I believe it is actually people using the road as a rat run, rather than local residents. I suspect a lot of the traffic is going to the Swindon Road tip. With the imminent closure of the tip, I anticipate the traffic flows along the road will significantly reduce. I don't generally ever have an issue driving along the road at any time of day, and I doubt the development will alter it that much. The biggest issues are the road bridge over the railway line, and the double mini roundabouts at Swindon Village. If S106 contributions could be sought to improve these, then that would be an improvement. Additionally, if S106 contributions could be sought to improve and re-tarmac the pavements along Swindon Road that have been allowed to fall into disrepair by the council, that would be a significant improvement.

I don't really understand the point of the 40 space car park to the southeast of the site, I highly doubt anyone will be driving to visit the park, the parking just detracts from the site, particularly being prominent along Swindon Road. That said, when the permit parking

schemes were introduced some years ago, the staff from the Royal Mail, who used to park up near the Royal Mail, were pushed to parking further along Swindon Road and the side streets beyond where the scheme ended, clogging these areas. If there is to be a car park, maybe you can seek that it is used by Royal Mail staff, keeping them off the rest of the streets. If there is to be a car park, it definitely should be free to park, and not pay and display, as this would render the car park pointless, everyone would just park on the side streets.

I like that the layout plans for the housing match the historic Victorian vernacular of the area, with terraced houses running along parallel side and end streets, with gardens backing onto themselves. Much more in keeping than the horrible 20th century cul-de-sac developments to the west of the site such as Stanwick Gardens. I would like to see the properties matching the Victorian vernacular being terraced rendered bay fronted, with sash windows, recessed front doors and slate gable roofs, when the full plans are developed.

53 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 9th December 2024

The traffic in this area is becoming a big problem and it's going to become much worse, especially with the development at Sainsbury's. This needs to be considered when looking at the Folley development.

I'm also concerned about anti-social behaviour, we've already had letters about this and I'm sure it will get much worse if the Folley went ahead. Very worrying for residents and not to mention the potential for house prices to fall.

Thanks for taking these comments into consideration,

Comments: 4th December 2024

OBJECTION TO THE PLANNING PROPOSAL FOR THE FOLLEY DEVELOPMENT

I strongly object to the proposed development on the Folley site. This plan is not only ill-conceived but clearly prioritizes profit for developers who have no stake in the local community over the well-being of those who live here.

TRAFFIC

The current traffic situation in the area is already intolerable. Swindon Road, particularly near St Paul's and Kingsditch, has become severely congested, with journey times tripling over the past five years. The Elmfield area is equally problematic, with its narrow roads frequently clogged by parked cars and insufficient space for passing vehicles, creating dangerous conditions for both drivers and pedestrians.

The strain on traffic will only worsen with the planned developments near Sainsbury's and Maud's Elm, oh and not to mention the development that's OPPOSITE?? Adding yet another housing development in this area-where most households are likely to own more

than one vehicle-will push the local infrastructure beyond breaking point. Accessing the Town Centre near the post office and exiting the town, particularly via the narrow Kingsditch bridge, is already a nightmare and will become both impossible and hazardous. The risks to pedestrians, especially children, navigating these narrow pathways amidst increased traffic are simply unacceptable.

AMENITIES

Local amenities are already under enormous pressure. It is nearly impossible to secure an appointment at St Paul's Medical Centre, and access to dentists is equally limited. Introducing additional housing developments along this already overstretched corridor will only exacerbate these problems, further diminishing the quality of life for current residents.

IMPACT ON EXISTING PROPERTIES

This development poses numerous risks to existing properties. Myself and my neighbors are deeply concerned about:

- Loss of privacy: The proposed development is far too close to existing homes, effectively encroaching on residents' back gardens.
- Noise pollution: Increased traffic and construction will result in persistent disturbances.
- Risk of flooding: Removing the green space will significantly increase the likelihood of flooding in the area, a risk that cannot be ignored.
- Property devaluation: The combination of reduced privacy, increased noise, and potential flooding is likely to lower property values, negatively impacting homeowners.

Additionally, there are already concerns about anti-social behavior in the surrounding area. This development risks exacerbating those issues.

PREVIOUS REFUSALS

This site has twice been refused planning permission due to traffic concerns-at a time when there were fewer vehicles on the road. How can it possibly be considered a viable option now, with traffic significantly worse and set to worsen further with additional developments?

LOSS OF GREEN SPACE

This development will result in the loss of one of the few remaining green spaces in an already crowded residential area. In a neighborhood dominated by housing, this green space provides an essential breathing zone, contributing to the physical and mental well-being of the community. Green spaces are not just aesthetic; they play a crucial role in supporting local wildlife, including birds, hedgehogs, and other species that rely on these habitats. Removing this space will irreparably harm the biodiversity of the area and deprive residents of a vital connection to nature.

CONCLUSION

The proposal to build on this site flies in the face of common sense and disregards the well-being of local residents. The answer is clear: do not build on this site.

Listen to the community, heed the warnings from Sport England, and prioritize the needs of residents over developer profits.

This development is neither sustainable nor in the best interest of the area or community. Reject it.

51 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 26th November 2024

Additional letter attached.

Comments: 2nd April 2024

Letter attached.

49 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 18th March 2024

To All concerned,

We have had a lot of difficulty in accessing your website with the proposed plans for the development of the Folley and feel this

We are worried about the development of the Folley and the amount of houses to be built on the Folley Playing Fields. The public access is already very difficult and very congested. Parking is also at a premium on all the surrounding streets and roads. The amount of houses planned will also create more noise pollution and havoc in such a concentrated area. We feel that this not only poses a hazard to other motorists but also to pedestrians and pupils as there is a primary school so close to the proposed development site and the animal shelter parking and access. This is such a major concern.

Quite a few Stanwick Gardens properties back onto the Folley. This will impact privacy and create extra noise pollution. We appreciate there is a need for housing but I am sure there are more appropriate sites than building on the Folley. Many people in Stanwick gardens bought their properties for the outlook and privacy and are not very happy with the proposed development. I was also under the impression by previous attempts to build on this site conflicted with policies BE5, GE2, BE21, GE6, GE8, GE4 and BE18 and therefore refused due to Cheltenham Borough Council Local Planning because of inadequate off street parking. Apparently the committee decided to refuse the previous application as the land was not allocated for development citing that it would result in a noise nuisance to future residents.

The development of the Folly playing field will also impact the welfare of the wildlife that can be seen on the playing fields. We also have pipistrelle bats which are a protected species. It will be rather a shame that all this will be lost for a development that could probably be sited elsewhere with less impact to residents and wildlife.

I hope these comments are taken into serious consideration when discussing the proposals.

Kind regards

46 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 29th March 2024

Planning application CB18622/00 submitted on 23 May 1988 was rejected for a number of reasons:

1. The Folley makes a significant contribution to the character of the town which, if planning were approved, would seriously erode the attractiveness and character of the locality.

2. Highway Safety. Under Local Plan Policy TP1:

The proposed development will not be permitted where it would endanger highway safety, directly or indirectly, by: (a) creating a new access, altering an access or increasing the use of an existing access on to the main highway network, or at other points where it would be hazardous to highway users, unless a satisfactory improvement has been carried out.

The local infrastructure is already beyond broken. Gardeners Lane School cannot possibly welcome an additional 100/200 children and nor can St Pauls Medical Centre welcome a further 300+ not forgetting the additional occupiers of the Maud's Elm development. If the children are not attending a school on their doorstep then the nearest school/medical facility will require the use of transport.

Many residents of Stanwick Gardens and Thomond Close purchased their properties for the peace, security and scenic views all of which will be lost or watered down. The proposed closeness of the new dwellings will result in a loss of light, privacy and peace but, instead of the current scenic views will have the outlook of a brick wall to look forward to.

The number of open spaces being lost and the speed in which it is happening results in spaces of this size going from small and insignificant to small but very significant. Noise pollution to the Animal Shelter, Gardeners Lane School and local residents will increase. And wildlife habitat will be lost.

Comments: 22nd March 2024

The proposal to develop The Folley into residential housing is opposed for the following reasons.

1. Previous planning applications have been rejected. One of those rejections was for an application submitted over 36 years ago, in 1988. The conclusion of that rejection was, "the increase in traffic would pose a significant risk to pedestrians, cyclists and motor vehicles, the junction to Swindon Road was substandard and that Swindon Road had already reached its capacity and therefore could not accommodate further increases in traffic flow. In the 36 years since that rejection, the only thing that has changed is the increase in traffic.
2. Planning has already been approved for a development at Maud's Elm with traffic joining directly on to the Swindon Road roundabout which is situated on a blind bend.
3. The 300 metres either side of Gardiners Lane School already has 11 junctions joining onto Swindon Road. Most, if not all, are struggling to cope with the current volume of traffic. Many of these roads are used as rat run short cuts in order to access the main Tewkesbury Road ring road.
4. A number of incidents have occurred and residents along that stretch of Swindon Road have suffered damage to their properties as a consequence of traffic attempting to join/exit from/to these junctions due to the tight/narrow entry/exit points.
5. Parking is already an issue with occupants along that stretch of Swindon Road some are already parking their vehicles in Stanwick Gardens and likely other roads in the area. The likelihood of parking restrictions being placed along that stretch of Swindon Road will only exacerbate the situation.
6. Construction is likely to take several years to complete. Hundreds, probably more, industrial vehicles will need to use Swindon Road as an access point. The road is already in serious disrepair and is, as pointed out in the 1988 rejection, of substandard quality and therefore not fit to take such heavy volumes of traffic.
7. The Swindon Road Bridge is extremely narrow, pedestrians walking across the bridge already run a gauntlet of cars and vans that often force their way across. The narrowness of the bridge results in many vehicles riding the kerb resulting in many near misses to pedestrians using the path. With the potential of hundreds of industrial vehicles using this bridge there is a very significant risk to any pedestrian crossing at the same time.
8. The Tewkesbury Road carriageway is already earmarked for a significant increase in traffic flow upon the completion of the developments already approved at the Runnings and between the M5 and Uckington. Traffic already backs up significantly on this Ariel route during peak times, usually coinciding with school timetables. As a consequence, traffic from all of these developments will seek alternate routes, as they already do, further increasing traffic on Swindon Road and surrounding route adding further traffic to an already congested and dangerous road.
9. Any increase in traffic will be detrimental to pupils using Gardeners Lane School in noise levels, increased traffic and traffic pollution. This an early learning centre and

infants school where pupils are obviously of an age where pollution is more likely to affect their respiratory systems.

10. The proposal to include a cycle lane along the boundary of the Stanwick Gardens fence line to emerge onto the footpath directly adjacent to the Swindon Road roundabout is ill thought out. The apex of that the footpath is on a blind bend and the footpath itself wholly inadequate for the use of both pedestrian and cyclist. The fact that there is a proposal for a cycle path will only encourage cyclists to make use of that path and thus to the illegal use of any pavement the cycle path joins. The fact that the path emerges on a blind bend straight onto a heavily used road will force cyclists to make use of a pavement that can barely accommodate pedestrians and even less so for parents with children/pushchairs. There is already an increasing number of occasions where pedestrians are forced onto the road in order to allow others to pass. Further danger will be experienced where cyclists emerge from the cycle path directly at a blind bend into the path of pedestrians coming round the same bend but in the opposite direction.

11. 122 2/3 bedroom dwellings are proposed, each dwelling is likely to include 2 cars. With the addition of the traffic emerging from the Maud's Elm development there is the potential for an additional 400/500 vehicles per morning/evening journey. With any housing estate there will also be an increase in ancillary traffic from visitors, deliveries and utilities further increasing/hindering traffic flow.

12. Contrary to the suggestion that the sports field is no longer in use, it has been, for many years, and still was in use until late 2023. The field ceased use at the same time as the planning application was proposed. Has Sport England been approached for approval to discontinue the Folley as a sports/recreation field? The proposal for the site of the new sports field will be in the footstep of the current sports field which was used for games of rugby only. Incidences of rugby balls landing on the main road don't exist as there is little need to kick a rugby ball except after a conversion. However, as a football pitch, this likely to change as a football ball is, as a general rule, kicked, posing a risk to traffic and players retrieving miss-kicked balls.

13. The current sports field was used by Gloucester University and was heavily used, especially during the summer months. Sports undertaken since the closure of the field is now at The Oxstalls in Gloucester. The knock on to the closure is an increase in traffic on Swindon Road with players and spectators now driving to the new site.

14. Noise pollution and traffic pollution for current residents of surrounding dwellings, the Animal Shelter and Gardeners Lane School will increase during both day and night. Whilst single ground source heat pumps are relatively quiet, when used as a single pump, the more you add the louder it becomes. With 122 pumps being added there is an obvious risk of debilitating background hum, especially during winter months.

15. The proposal to include a cycle path along the boundary fence line of Stanwick Gardens includes lighting to illuminate the path. Low level lighting or not this will have a light pollution effect on every bedroom situated at the rear of Stanwick Gardens as those lights are to remain on throughout the night. Noise pollution is highly likely from pedestrian traffic during dark hours.

16. The positioning and proximity of the proposed dwellings is an issue with both overshadowing and rear view privacy. Notwithstanding the majority of dwellings are proposed to be side on there are many that will be face on with direct line of sight to

Stanwick Gardens upper floor bedrooms. Dependant on the positioning of the side on dwellings there is still an issue with angled viewing again directly into upper floor bedrooms.

17. Gloucester University are currently responsible for the maintenance of the fences running along the Stanwick Gardens, Swindon Road and Thomond Close boundaries and are responsible for all the trees within the Folley. Residents of those areas have not been advised what proposals are in place to repair or replace the current dilapidated fences whether they will be of a security standard similar to the current security fences used around the bulk of the Folley. There is also concern over who will be responsible for future maintenance of those fences and for how long. This concern includes all the trees within the site one of which was blown over recently and the rest being old and in need of some maintenance.

18. Much of the literature promoting the uniqueness of Cheltenham is on its heritage including views and open space the use of this open space will destroy the view of not only one of the few remaining sites of outstanding beauty but will remove a significant open space. It will also remove a wildlife habitat that is currently occupied and used by several species. Far from this field no longer being viable for sports this can be solely placed on the shoulders of the current owners through their failure to promote or even offer the use of the field outside of the University campus activities.

19. During periods of heavy rain, occurring more often due to effects of climate change, a number of properties sited in Stanwick Gardens have suffered flooding. A field the size of the Folley acts as a natural drainage system in the main. Concreting over a sizable portion of the field will remove this natural drainage and poses a higher risk of flooding. Coupled with the poor maintenance of the current drains along Swindon Road flooding is more likely to occur than not.

36 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 18th November 2024

Again another comment, why are the proposed new builds so close to the boundaries of properties in Stanwick gardens and Thomond cl this will have a massive effect on or privacy and any natural light would be lost with the newbuilds so close to existing houses.

Comments: 30th August 2024

Proposed new houses are so close to the boundaries of houses in Stanwick Gardens, our privacy will be severely affected, our living room window is only just over a meter from boundary and any new builds would be able to look directly into our front room, and will have a big impact on any natural light. Also with the amount of wildlife in the folly recently we have also seen and heard an owl.

Comments: 15th March 2024

We are residents in Stanwick Gardens, our house faces onto the Folly.
There are a few concerns regarding your proposed development.

1 Our living room window faces directly into the Folly so concerned about what our view might be, we enjoy views of the field and surrounding hills
this will have an impact on us. Also any natural light we get will be impacted, personally think the development is too close to existing property's that border the folly, impacting our privacy.

2 Trees in the folly directly next to our boundary really need work, if left to grow they hit our roof
the university have taken care of this for a number of years. Who is or would be responsible in the future?

3 Concerned of Noise and anti social behaviour with a new park, as there is already a park across the road, we currently live in a very quiet area!
as this might effect the value of our property.

4 There are also a number of Bats that we enjoy watching from our front room window. As you know they are a protected inc including their roosts.

5 The folly is also home to lots of urban wildlife, there is a family of foxes currently living there we also have seen badgers.

6 Also the impact of extra traffic in the surrounding area which is already very busy, especially with the close proximity to a primary school, the Swindon road is a very busy road, the impact of another junction will make it even more dangerous.

28 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 18th March 2024

To whom it may concern,

Reference: 24/00399/FUL

We reside in Stanwick Gardens and object to plans to develop the Folly for the reasons below:

1. The sheer number of houses planned to be crammed onto a relatively small plot of land will increase traffic in an already busy and built up area. The junction from Gardener's Lane onto the main Swindon Road is a blind turn from both directions. As there is no alternative route into the Folly, this poses hazards to motorists and pedestrians. This turning is adjacent to Gardener's Lane Primary School and should be a major cause for concern for the safety of pupils walking to and from school. Swindon Road is already a busy main road leading into town and Waterloo Street and Elm Street, which are both residential streets and opposite Gardener's Lane, are frequently used as

cut throughs to access the Post Office on the shop front as well as the Tesco superstore on Tewkesbury Road. Gardener's Lane is also the only road used to access Cheltenham Animal Shelter. The extra traffic this will bring to the local area will be significant and not a positive addition.

2. Impact of potential development for residents of Stanwick Gardens, Thomond Close and the animal shelter. The boundary for the proposed Folly development is very close to the back gardens of many of these residents which will impact on living, light and noise levels. Many residents enjoy looking out from their back gardens into green space and being surrounded by quiet and they now face the prospect of losing that right. If the build goes ahead, the noise disruption to these residents will be high. You must also consider the welfare of the animals at Cheltenham Animal Shelter. Most of these animals are looking to be re-homed and come with a range of needs due to this fact. Forcing the noise of 122 dwellings upon them is wholly unfair and will be anxiety-inducing. The shelter is also used as a boarding facility. These animals also have a right to quiet which this development will not bring them.

3. Impact on existing wildlife on the Folly. You will displace existing wildlife who choose to reside there: bats, foxes, birds. We should be trying to increase biodiversity and green space, not remove it. Sometimes planting a tree back to compensate for the loss of wildlife which has established itself over many years just doesn't cut it. I would please ask you to take these and others' points into careful consideration. Previous planning permission to develop on the Folly has been rejected and I do not see why reasons would change now to grant this build.

Yours faithfully,

***** (residents of 28 Stanwick Gardens)

27 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 26th March 2024

To all concerned,

As a long-standing resident of Stanwick Gardens, I would like to object to the proposed Folly housing development due to its adverse effects on nearby residents. Please find below a summary of my objections:

1. The proposed boundary encroaches too closely to the rear of our properties, jeopardising our quality of life with increased noise levels and diminished natural light. Numerous Stanwick Gardens residents purchased our properties for the privacy and tranquility of our gardens and the serene view of greenery that the playing field behind provides, which we fear will be lost if this development proceeds. Furthermore, the anticipated rise in noise pollution poses a significant concern for local residents, particularly the elderly, and the potential for an increase in crime is concerning.

2. The proposed housing development's excessive density on a constrained plot of land will exacerbate traffic congestion in an already densely populated and busy area.

Placing the entrance near a local primary school and nursery heightens safety concerns. The anticipated surge in traffic resulting from this development is substantial and unwelcome.

4. The field behind the residents' houses has previously experienced flooding, and could still hold the potential to flood again, posing significant risks if a new housing development is constructed. This could lead to property damage, financial losses and safety hazards for both current and future residents, placing a strain on local infrastructure.

5. Existing residents already face a shortage of local amenities, which will only be exacerbated by the addition of hundreds of new residents.

I trust that these comments will be given serious consideration during the discussion of the proposals.

Sincerely

26 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 29th March 2024

We strongly object to the proposed plans for housing development in the Folley.

Having lived in the area for 20 years, we have enjoyed and appreciated the green spaces surrounding us, and are disappointed to hear about the potential loss of these. The pleasant views and calming nature have made this location a wonderful place, and the destruction of this would be extremely displeasing.

Has the risk of flooding and threat to wildlife also been taken into consideration? This seems to have been overlooked..

The environment has provided privacy for residents within the area which was a key reason for us moving here in the first place. We feel that noise levels will consequently increase as a result of the developments disrupting the quality of life for many of us which I am very unhappy about. I am also concerned about the potential rise of antisocial behaviour in an area which has been peaceful and quiet for us.

There isn't a clear explanation about the space between our gardens and the developments, as well as the decisions regarding the trees, I haven't found this to be clear?

There are many pedestrians including young children in the area attending the school, so there is a lot of traffic on the roads currently! There will be an increased amount of congestion which further raises health and safety concerns for all - it feels as if this has just been ignored? Local services have already found themselves under constraints due to growing demand and pressure - this will reduce quality and availability of care for residents as well as create a barrier for accessing facilities.

We do hope that these points are taken into account, and once again emphasise the fact that we strongly object to the proposed plans.

22 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 24th November 2024

The revised plans show only that they have removed the proposed football pitches to put a play area instead. As per my comments in March and many others that I have read that seemed to be the least of anyone's concerns. It is far more about the increase in volume of traffic, how with weight restrictions on bridges they are going to access the area with lorries and trucks, amenities available to new and existing residents, impact on the properties backing onto and what is going to be done to ensure privacy is not lost, but to name a few of the original comments. Maybe the comments people have made are not clear enough for the company. I don't quite see how changing a football field to a park area is going to address any of the other issue, all of which are far more important. To allow this application to be approved would be letting down exiting residents in the area and creating more issues.

Comments: 29th March 2024

As stated by many others there are several reasons we object:

Wildlife - the land is and has been for decades an area that inhabits and has encouraged a large range of animals including foxes, bats, owls, hedgehogs, badgers and many more and these will not return with the proposed development, another green space lost.

Traffic - as many have already raised the access for this site for both in and out of the site exits onto Swindon Road which is an already extremely busy road, with a school situated on the opposite corner and on a blind spot, causing safety issue to not only other car users but to all cyclists and pedestrians. The increased level will be unacceptable to the local community.

Building/suppliers lorries - how are these planned access for, there is a weight restriction on the bridge on both Swindon Road & Swindon Lane along with height restrictions on bridges at Hyde Lane and Lower end of the High Street, with narrow roads surrounding the whole area, that are already struggling to cope and in poor condition.

During races in Cheltenham, as residents you already can not move easily and with another 200 plus cars, this is increasing congestion yet again

Other proposed sites - there is already a proposal for buildings on Maud's Elm by CBH, which also sits to Swindon Road therefore creating even more traffic and congestion.

Another proposed site over by Manor Road, Swindon Village which will be 3 phases.

Amenities - What new amenities are going to be located in the area, dentists, doctors, local shop, school all of which these properties will need and all of which are already full

Pollution - increase in noise & air pollution

Flooding - the area is susceptible to flooding and did in 2007 & 2012, impacting the existing properties, if you build will be nowhere for this water to go, proposing a bigger risk for both existing and new properties

Affordable - you state they are affordable what is this value, as far as I can see they will not be within the grasp of many

Existing Properties - the distance between the existing boundary to new is very small, existing properties will lose privacy and light. Have increased noise and disturbance as a result of building both during and after. Will fencing on existing properties be replaced to counteract some of this? Many of the new builds are planned to be 3 storey so when look out your window look straight into someone's house or garden, no privacy. Why do you have to build in an already built up area where the road infrastructure (which can't be made bigger) and local amenities can not support it and are already at maximum capacity.

21 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 15th November 2024

Nothing hasn't changed since my last objection back in March.
Haven't addressed about increasing traffic and junction too close to other junctions including the school and access to the Animal Shelter.
The car park will be fill with other residents before school staff start their shift so where they going to park? On Gardener lane?
The plot at the bottom of the folley is facing onto our property so lack of privacy to us?
Need to persevere the green space for wildlife.
Lack of services nearby ie doctors surgery!
This latest changes and closing time is very short for the residents to act upon(only 3 weeks is a bloody joke).

Comments: 16th March 2024

- 1: new junction to the housing estate will be nightmare due to being close to Waterloo road and gardeners lane junction with a bend of the Swindon road which will be blindspot
- 2: we do know that we do have wildlife in the folly ground with foxes and bat's
- 3: bottom of the new housing estate, houses are facing towards to our property plus its three storey high(higher height than ours) so it will block our views and lack of privacy. Also their boundary is closer to our boundary and yet rest of the housing estate got bigger space between the boundaries
- 4: with 122no new properties with average 2 to 3 cars per household would possibly create another 250+vehicles to already busy traffic in our area.
- 5: concerns on road between the changing rooms and the sport field(are they expected sport people walking across the road close to junction in their boots with studs? Surely safety is top priority
- 6: lack of green space
- 7: would school and doctors surgery plus other services cope with extra local people

8: would animal shelter cope with the noisy building work?

20 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 28th March 2024

Regarding the proposed housing development we feel it will put too much traffic on an already busy Swindon Road.

It is quite difficult at times to drive from Gardeners Lane onto Swindon road with the restricted view to the right.

Also it is busy with pedestrians who use the school. Any access to the proposed site is a hazard to all concerned.

The Folly has in the past badly flooded at times especially in 2007 when many of the properties backing onto the field were badly flooded throughout the ground floors of their houses. Drainage has always been a problem in this area.

There is also Cheltenham Animal Shelter near the proposed site which will be impacted greatly with extra noise and traffic.

We are not in favour of this proposed build.

Regards

53 Windyridge Gardens
Cheltenham
Gloucestershire
GL50 4SY

Comments: 2nd April 2024

As residents of Windyridge Gardens for 46 years, we object to the proposed development of The Folley, for the following reasons.

We feel the existing roads around this area will not cope with the increase in traffic.

Planning permission was refused for this site in 1988, as Swindon Road had already reached capacity. Traffic has increased considerably since then. Swindon Road is a narrow, extremely busy road, so the proposed development will put more traffic onto this already well used route in and out of the town centre. This site is not the only development in this area as CBH are planning to build at Mauds Elm only metres away, and Persimmon are building on Manor Farm, Swindon Village. Therefore there would be a huge increase in traffic using Swindon Road. Also the narrow railway bridge is already a danger to vehicles and pedestrians.

The proposed walkways through to Thomond Close leading to the shops on Windyridge Road are, we feel unnecessary. The Wymans Brook estate was built with lots of alleyways/ratruns that can, and have been, used for criminal activity. For security reasons these should not be added to. This could also lead to more noise for existing residents.

We know the site has had flooding issues, looking at the drainage plans, it appears that the surface water is to run in the direction of Windyridge Gardens, through residents

garage block, could this mean more flooding in Windyridge Gardens if this overloads the system.

The infrastructure will not be able to cope with this development, as schools in the area are already at capacity. There will be parking issues in the surrounding roads as these exist now, as people park on residents' hard standing, to go to the school and The Animal Shelter as travelling down Gardners Lane is so difficult already with parked vehicles.

Cheltenham Animal Shelter
Gardners Lane
Cheltenham
Gloucestershire
GL51 9JW

Comments: 2nd April 2024

As a Charity of 99 years standing, over 60 of which have been on this site in Gardners Lane, Cheltenham Animal Shelter (CAS) has a number of concerns about the proposed new housing development on the Folley playing field.

- 1) Up until this week no one has made contact with us to discuss the impact it would have on our two very busy businesses - the Charity rescue and rehoming work, CAS, and the associated vet practice, CASvet. These are both very busy operations at the heart of the local community with a regular flow of traffic up and down Gardners Lane already.
- 2) In conjunction with the above, the plan to have a cycle way crossing on the only blind bend in Gardners Lane opposite the allotment entrance seems to us to be a badly thought out and dangerous proposal.
- 3) General traffic around the area is a major concern with only one proposed exit from the 122 dwelling proposal just a few metres to the west of the Gardners Lane junction onto Swindon Road. No mini roundabout is proposed. Gardners Lane remains the only access to and from CAS and CASvet. Even exiting this junction for my staff and our customers is quite dangerous even now with poor visibility to the west.
- 4) Offroad parking is a concern as parking for many of the dwellings is restricted to one space. We feel that that is not necessarily enough and inevitably parking will take place in Gardners Lane and the surrounding residential streets causing potential road blocks, and problems - Elm Street already suffers with this problem.
- 5) We currently have huge concerns about access for emergency vehicles and other delivery vehicles to our site if more traffic clogs up and parks in Gardners Lane
- 6) Widening the catchment area brings in to play the somewhat narrow railway bridge further down Swindon Road towards the industrial estate which could be used daily by a further 150-200 cars? This is quite a dangerous narrow bridge.
- 7) Generally we take measures to keep the noise of our animals as low as we can and I hope that local residents feel that they do not get disturbed too much - that said we would be disappointed if the new residents on the proposed development were to start complaining about noise from our site which we foresee could happen despite us being where we are for many years before the new houses are built
- 8) We are told that noise monitoring has taken place but we were not asked about or involved in this. The construction noise over the estimated two years of development will create substantial noise itself and will no doubt add extra challenges to our work in trying to rehabilitate many of our animal residents.

- 9) Conversely fireworks are a huge problem for us and disturb our animals and cause much stress and suffering to them on a regular basis. This can result in difficulty with feeding and extra cleaning required as a result of the very stressed and agitated animals . With 122 new houses with gardens we fear the firework problem will only escalate.
- 10) We concur with many local residents in sharing concerns for the potential disturbance and loss of natural wildlife such as bats and foxes who inhabit the Folley. These will be lost forever.

The above are just some of our concerns which we hope the planners take in to consideration when looking at the proposed development . We agree that good affordable housing is required in Cheltenham but are not sure whether the site identified at the Folley is really the best place to put it as it will impact hugely on our two businesses and many of the local residents in the surrounding area. Traffic, noise and parking remain huge concerns.

29 Marsh Drive
Cheltenham
Gloucestershire
GL51 9LN

Comments: 10th September 2024

I'm concerned because of the impact along Swindon Road that will have a significant knock-on effect on Marsh Lane and Marsh Drive. People parking on the curb makes it a blind corner, and any increase in traffic will bring commuters to a complete standstill.

We have seen the volumes of traffic increasing significantly over the 45 years that we've lived here - there have been promises to improve existing roadways which have not materialised. More housing, even in another ward, will impact us significantly, and any changes need to include residents across the surrounding area who will be affected by large developments.

43 Medoc Close
Cheltenham
Gloucestershire
GL50 4SP

Comments: 9th December 2024

Planning Department
Cheltenham Borough Council

Dear Sir/Madam,

I am writing to formally object to the proposed development of "affordable and social housing" on the Folly Rugby Ground in Swindon Road, Cheltenham. As a local resident, I believe this development poses significant issues for the community and exacerbates longstanding challenges in the area. Below are the key points of objection, supported by historical and current evidence, which I urge the Council to consider carefully:

1. Previous Planning Context and Local Deprivation

A prior application by the University to build student accommodation for 350 students on this site was rightly rejected by the State Inspector, who cited the existing deprivation in the area and the detrimental impact such development would have. The Inspector highlighted the role of Cheltenham Borough Council (CBC) in contributing to these issues through poor planning decisions, urging corrective action.

Despite these recommendations, no substantial improvements have been made. Instead, further developments and expanded waste facilities have worsened living conditions. This failure to address deprivation undermines public trust in CBC's planning policies and calls into question the suitability of further housing in this already overburdened ward.

2. Overdevelopment and Impact on Housing Quality

The Wymans Brook estate stands as a cautionary example of overdevelopment. The developer exceeded the permitted density, and the Council failed to take corrective action. This pattern of unregulated development has led to:

- o Increased strain on infrastructure and services.
- o Depressed property values in St. Peter's Ward compared to other areas of Cheltenham.
- o A growing disparity in living standards, reinforcing the stigma of deprivation.

The clustering of "affordable" and social housing in specific wards, such as St. Peter's, perpetuates inequality. To ensure fairness and integration, such housing must be distributed across Cheltenham, not concentrated in already disadvantaged areas.

3. Loss of Green Space and Community Resources

The Folly Rugby Ground serves as an essential green space for the local community, offering recreation and relief from urban density. Its loss would deprive residents, especially children, of a vital resource. Studies consistently show that access to green spaces improves physical and mental well-being.

The relentless infill of green spaces with concrete developments leaves no room for community growth or unforeseen emergencies. These actions erode the area's identity, contributing to feelings of neglect and abandonment among residents.

4. Infrastructure and Environmental Strain

The area's infrastructure is already under considerable pressure. Adding further housing would exacerbate:

- o Traffic congestion: Heavy goods vehicles (HGVs) cause daily disruptions and safety hazards to pedestrians using the road to the school with vehicles parking on the pavement waiting for access to businesses, particularly near Elmfield School. Also the narrow hump-back bridge poses dangerous conditions for pedestrians of all ages, and wheel chair users, and there are reports of vehicles' wing mirrors striking pedestrians, when passing over it.
- o Drainage and sewage issues: The area has a history of sewage leaks, which could worsen with additional housing, undermining previous flood prevention efforts by Severn Trent.

o Road safety: The recent accident involving a child near Elmfield School underscores the dangers of increased traffic in an area ill-equipped to handle it.

These issues highlight the Council's failure to prioritize resident safety and infrastructure adequacy in its planning.

5. Social and Economic Consequences

The Council's continued clustering of social housing in St. Peter's Ward fosters segregation and stigmatization. Residents face limited opportunities due to the area's poor reputation, affecting their education, employment, and quality of life.

By contrast, areas like Leckhampton and Charlton Kings benefit from superior amenities, schools, and infrastructure. The Council must adopt equitable planning practices to ensure all wards receive fair investment and opportunities.

6. Legal and Ethical Responsibility

The Council has a duty of care to address residents' concerns and ensure planning decisions are made in the public interest. The following points require urgent consideration:

- o Duty to consult: Residents must be meaningfully consulted, and their objections must influence planning outcomes.
- o Balanced development: Future housing must be equitably distributed across Cheltenham to avoid perpetuating social and economic disparities.
- o Adherence to safety standards: The Council must address existing safety and traffic issues before introducing further developments.

Conclusion

The proposed development on the Folly Rugby Ground is ill-conceived and disregards the welfare of the local community. It would exacerbate existing issues of deprivation, overburden infrastructure, and eliminate a vital community resource.

I urge Cheltenham Borough Council to reject this application and instead focus on balanced, thoughtful planning that uplifts all wards equally. I also recommend revisiting the State Inspector's advice, ensuring it informs future development decisions.

I look forward to receiving confirmation of my objection and your response to the points raised.

Yours faithfully

Comments: 27th March 2024

I was wondering if you would have time to look at the proposed development for 122 houses on this site The Folly Swindon Rd/ Gardeners Lane please? (Plans below)
I'm concerned about this going ahead for a few reasons...

Environmental, safety & humanitarian reasons

The total loss of all our 'Green' spaces causing more pooling of rain water & flooding! The gardeners lane entrance to Elmfield park is impassable in winter & wet weather due to

lack of drainage surely more buildings would only worsen this issue? Elmfield Park is a well used and loved park they will try to build on that next!

There are 2 families of foxes the vixens are seen regularly playing with their fox cubs on the Folly let alone other birds and wildlife that live there!

Extra pollution from traffic in a small area right close to Gardeners Lane School & nursery which is nowhere near big enough to take the children of 122 more families. I went to the school myself it's not very big!

The extra volume of traffic on a narrow, already very busy Swindon Road that is a blind bend at the junction with Gardeners Lane. It can only be a risk to life especially when school opens & closes.

I live on Wymans Brook they are gradually taking every spare scrap of land possible [ie 3/4 of the allotments] turning it into housing estates of poor quality that will end up like a shanty town!

We've already had the eyesore of the 5G mast stuck on the corner of Windyridge Rd even though we opposed it, it still went ahead. They could have easily put it on the council ground or industrial area and not smack in the middle of houses! No doubt lowering the value, I would not want it outside my home

I feel that this would not happen in Charlton Kings, Prestbury, Swindon village, Battledown, Leckhampton or other similar areas !!!! I believe it has been refused before and strongly feel this is 'Over development' and is just about financial gain!

Please help to keep some of our area green We DONOT want to live in a concrete jungle
Thankyou for your time

I have contacted my local Cheltenham & Tewkesbury MPs and was suggested I forward my thoughts to you

43 Medoc Close
Wymans Brook
Cheltenham
GL50 4SP

266 Swindon Road
Cheltenham
Gloucestershire
GL51 9JP

Comments: 9th September 2024

I am objecting to the proposed development of 122 properties within the Folley playing fields on Swindon Road.

My objections are the following,

- . An increase in congestion on the surrounding roads; Swindon Road, Waterloo Street, Elm Street etc.
- . An increase of vehicles entering Swindon Road from already high-risk junctions which incorporate blind turns (Gardeners Lane, Waterloo Street, and Elm Street onto Swindon Road).
- . Impact on wild-life and nearby animal shelter.

- . An increase in demand on already struggling infrastructure such as schools and doctors.
- . "People will use be encouraged to use bikes" as told to me when I voiced my concerns at the meeting is not a sufficient excuse to squash concerns about rising traffic.
- . Manor Road closure due to the Road works taking place has confirmed to me and most people living around the roads mentioned above that it cannot take an increase in traffic. Its been a nightmare.
- . Reading one report it mentions that only 3 accidents have happened on the Swindon Road. I can assure you there have been many many accidents. Ive gone out to more than 3 this year alone.
- . Effect on mental health due to the loss of green space.

280 Swindon Road
Cheltenham
Gloucestershire
GL51 9JR

Comments: 28th March 2024

We are residents of Swindon Road & wish to object to this proposed development.

As a resident of the area for many years including many happy childhood memories. The Folley has always been a fantastic safe space for St Peters. It would be a tremendous shame if St Peters was to lose this area of space for yet more housing which alternatively could be put to better use to serve the community better, keeping it as a open space for all to enjoy.

Alternatively The Folley offers fantastic opportunities as a green space for dog walkers, outdoor exercising, new cycle paths, footpaths, new shrub areas, wildlife areas, extra planted tree's, park benches, & sports facilities which would alleviate weight from Elmfield Park.

While there's a need for extra housing, there's also a need to maintain natural beauty, once its gone, its gone. The Folley is a area which doesn't need or require planned housing development which will only add potential pollution, noise, & anti-social behaviour.

This proposal will worryingly also add extra, heavier traffic on an already busy Swindon Road. We live on the corner of Swindon Rd & Waterloo St. The Traffic is regulary busy, whatever time of the day. I found their assesments of Swindon Rd astonishing & in fact were the opposite of what we experience. It's to my amazement that any section of this road hasn't been reduced to a 20mph speed limit or had any plans to install speed bumps considering the volume of pedestrians/cyclist's & a children's school which is at full capacity.

The junction of Swindon Rd/Waterloo St is a an accident waiting to happen, due to it's horrendous blind spots. We hear foul language, shouting, cars horns & tyre screeching frequently throughout the day due to many near misses. We've recently applied for a Dropped Kerb & the proposal of the site entrance sits potenially opposite of our driveway.

The impact this could have on our Entry/Exit points of our property weigh heavily, adding another junction opposite increases all of the roads current hazardous issues & provides extra significant challenges for the animal shelter, allotments, the school, all road users, our family & local residents.

I've personally witnessed wild animals like foxes, bats & hedgehogs who continue to occupy this beautiful area of land. There's already planned development on the corner of Richards Rd/Swindon Rd to alleviate the housing crisis.

It is of my assessment this proposal doesn't meet, need or fit the requirement's of St Peters, it's residents, the school or its surrounding areas. It is unreasonable to build on every green space available, the Folley MUST remain as it is.

325 Swindon Road
Cheltenham
Gloucestershire
GL51 9LB

Comments: 26th March 2024

Hello Flo

Thank you for your leaflet posted through my door, regarding the proposed development on the Folley

Increase in traffic on an already busy road, where traffic calming is already required to make crossing safe for residents, also the already planned building of new accommodation on the corner of Richards Road/Swindon Road, will add to that increase. There is already an issue around residents having somewhere to park their cars along this stretch of road.

The roads around this area are not suitable for increased traffic usage and the railway bridge will definitely cause more problems/congestion.

Access /exit from proposed works will greatly add to problems for the school/animal shelter/allotments,

Loss of green space, I believe that the land at the Folly was bought by Rev Francis Close, for use by the college students, according to the History of Cheltenham Schools, I have also heard that there are plans to build on the green space by the Hardwick Campus, so eating into more green space, hardly producing a green, environmentally friendly environment.

The building on the Folley, will also impact on the varied wildlife that is seen around the area, and closes off a wildlife corridor.

Flooding already happens on areas of the Folley, and installation of balance ponds creates its own problems.

Sorry for the moan, I hope this does go to a full planning committee, and environmental issues etc can be addressed.

Yours

1 Stanwick Drive
Cheltenham
Gloucestershire
GL51 9LG

Comments: 19th November 2024

Looking at the revised plans, which appears to have just taken away the sports pitch!! Still a very high number of properties in this small area which is unacceptable to the volume of traffic this will create. The roads around it are not suitable for this amount of additional traffic.

On Stanwick Drive the parking of vehicles, cars, vans and lorries is increasing at such a rate and is often dangerous, this is certainly not going to help this.

To develop this land may help with social housing, but it will make this area unpleasant for many many people.

TOO MANY PROPERTIES CREATING TOO MUCH TRAFFIC IN AN AREA NOT SUITABLE.

Comments: 15th April 2024

This proposed development at the Folley is shameful!

Firstly to keep taking away all the Green spaces is sad and unacceptable.

Secondly- It is far too many dwellings and as many others have stated not enough parking spaces.

I.e - 52 x 2 bedrooms homes with 1 parking space says it all.

We live in Stanwick Drive and the increased parking on all the roads around us and traffic over the years is unsustainable .

This development will increase the traffic in all areas. As previously stated Swindon Road and all the surrounding areas are far too congested already and the Railway Bridge just ridiculous.

There are more and more houses being built and industrial development in this area, but NOTHING is done or improved with the roads.

These are just a few, but the main reasons, why I STRONGLY OBJECT to this development.

1 Royal Mews
Suffolk Square
Cheltenham
Gloucestershire
GL50 2DR

Comments: 28th March 2024

As an activist, I wish to raise my objections to the proposed development in this area.

The communities in Swindon Village and neighbouring St. Pauls have enjoyed this green space for many years. During a time in which we are suffering multiple hazards to health

and wellbeing alongside a rapid decrease in biodiversity, the last thing we need is for it to be stripped away.

Residents have all witnessed this land being used by wild animals such as hedgehogs, foxes and bats, whose lives will be severely impacted by the removal of a natural habitat.

Aster have provided reassurances that their work will be eco-safe. However, at the present moment, I don't see the sense in claiming this development will be "in response to the climate emergency" when it includes a large car park as well as 250+ parking spaces.

The impact on local communities by the inevitable increase in traffic is also worth noting. These new homes would be situated directly next to a school and an allotment - it's doubtless they would be affected by noise and air pollution, as well as the increase in traffic.

The housing crisis deserves action, but that action ought to be driven by the needs of existing communities. More work needs to be done to protect existing housing and make it more affordable and sustainable.

I have passed on my concerns to the Aster Group and hope to start a dialogue, aiming to mitigate harm. It is my opinion that these planned developments should not go ahead; or, if they do go ahead, that they should be under considerable scrutiny.

Comments: 27th March 2024

As a Green Party activist and candidate to represent Swindon Village at borough council, I wish to raise my objections to the proposed development in this area.

The communities in Swindon Village and neighbouring St. Pauls have enjoyed this green space for many years. During a time in which we are suffering multiple hazards to health and wellbeing alongside a rapid decrease in biodiversity, the last thing we need is for it to be stripped away.

Residents have all witnessed this land being used by wild animals such as hedgehogs, foxes and bats, whose lives will be severely impacted by the removal of a natural habitat.

Aster have provided reassurances that their work will be eco-safe. However, at the present moment, I don't see the sense in claiming this development will be "in response to the climate emergency" when it includes a large car park as well as 250+ parking spaces.

The impact on local communities by the inevitable increase in traffic is also worth noting. These new homes would be situated directly next to a school and an allotment - it's doubtless they would be affected by noise and air pollution, as well as the increase in traffic.

The housing crisis deserves action, but that action ought to be driven by the needs of existing communities. More work needs to be done to protect existing housing and make it more affordable and sustainable.

I have passed on my concerns to the Aster Group and hope to start a dialogue, aiming to mitigate harm. It is my opinion that these planned developments should not go ahead; or, if they do go ahead, that they should be under considerable scrutiny.

19 Cleaveland Street
Cheltenham
Gloucestershire
GL51 9HL

Comments: 10th September 2024

I am very concerned about this development and its impact on traffic levels in the area, especially those residents on Marsh Lane and the connected streets.

I know that the green space bordered by Marsh Lane and Swindon Road is owned by the University, but for as long as I have lived in Cheltenham this has been used by the general public and it would be a great loss of an open space.

Finally, if this is given the green light, what are the prospects of the large playing field adjacent to Gardener's Lane Primary School as I think that this is also owned by the University.

I know that there is a massive need for new housing, but green spaces within urban areas are also crucial.

42 Medoc Close
Cheltenham
Gloucestershire
GL50 4SP

Comments: 16th November 2024

The suggestion that it's important there is not an overprovision of parking from the traffic SME is insensitive and does not take into account that many properties will be multi-occupancy and people will need to travel to work in different locations not just the town centre and it is totally unrealistic as is demonstrated by surrounding area to assume no dwellings will have more than 1 vehicle per household (and no visitors /visiting tradespersons or delivery drivers, shopping deliveries etc). The folley serves as both floodplain and protection against heat island effect both have which are able to be demonstrated and the land flooded multiple times including most notably in 2007, along with surrounding houses. Surely concreting over this land will adversely affect neighbouring residents from a pollution perspective, from a traffic perspective, a heat island perspective and increase local flood risk. Nearby Tewkesbury road has some of the worst air quality in Cheltenham and Wymans Brook is saved from this only by presence of green spaces. Getting rid of the largest green space in Cheltenham other than Pitteville at the same time as significant development is also happening the other side of wymans brook at the end of Tommy Taylors Lane and Manor road (which notably significantly exacerbated traffic and pollution problems) is going to have a permanent detrimental affect on surrounding areas and residents health at a time where there are concerns about climate change. The idea that ensuring "no over provision of parking" is

in any way beneficial for climate change mitigation is laughable. Others have mentioned a lack of tree screening between properties. Small trees at the ends of gardens increase air quality, provide privacy and help biodiversity.

As others have mentioned before where the estate is due to pop out onto Swindon Road is already an accident blackspot (next to a school!) and this can be evidenced by the house on the corner of Elm Street having damage to its border wall from multiple vehicle impacts. The local school uses the Folley for parking but even with that the road to the animal shelter is often nearly impassible from parked cars throughout the day (not just at pick-up / drop off time).

8 Addis Road
Cheltenham
Gloucestershire
GL51 9BL

Comments: 10th September 2024

I am concerned about increased traffic in an already densely populated area. Swindon Road regularly experiences fast, heavy traffic which already poses a danger to pedestrians, especially near Gardners Lane School. This is not an area that can safely tolerate more vehicles.

Increased traffic would also negatively impact on noise and air quality, which is already a concern in the area. Children are particularly vulnerable to the health impacts of polluted air and more traffic in this area would mean more harmful emissions in close proximity to a primary school and children's centre.

The loss of green space would have several negative impacts. It is well documented that lack of green spaces in an area directly contributes to lack of physical and mental wellbeing in the local population. The current playing fields offer cooling protection from extreme heat and flood protection from extreme rainfall. Urban heat island effect and flood risk both present a threat to local residents.

The loss of wildlife habitat for the buzzard and foxes regularly seen on the site would also be felt by local residents and would be especially unfortunate at this time of biodiversity crisis. The Tree Equity Score puts St Peters as the most depleted area in Cheltenham for tree canopy cover.

The Folley land was originally gifted to benefit young people through sport and education. This proposed development would add to existing traffic issues in the area whilst also depriving us of a valuable local amenity.

22 Westdown Gardens
Cheltenham
Gloucestershire
GL52 6AY

Comments: 14th September 2024

I object to this application because of loss of the valuable green space that the planned development would cause.

There is already a lack of quality green space in this area of our town, as shown on the CBC green space strategy map. Our green space in Cheltenham must be preserved. This site sadly is inaccessible to the public, so local residents and visitors are unable to enjoy the many potential social and immediate health benefits of spending time in open green space.

However this site value has significant environmental value. Our green spaces are natural flood defences due to soil drainage, they mitigate the impacts of climate change by regulating temperatures in built up areas and soaking up carbon emissions, and they are home to plants and wildlife which boost the town's biodiversity.

Our community needs more green spaces, not less.

57 Somerset Avenue
Cheltenham
Gloucestershire
GL51 8BD

Comments: 2nd September 2024

I have a plot on Midwinter Allotments and regularly take my pets to Casvets, so I have seen first hand how bad traffic can get, especially around school times. Adding housing there would make the current residents, and regular visitors' lives difficult. There are also so few green spaces in Cheltenham, why cut another one? Building over the field would mean we lose the trees and wildlife (bats, foxes, birds of all kinds).

191 Swindon Road
Cheltenham
Gloucestershire
GL51 9HZ

Comments: 2nd December 2024

As previously noted, the volume of traffic running through Swindon road is at what I would consider a hazardous level. The risk of an accident due to the hazards arising from the increased volume of traffic on a narrow road with a school situated on the perimeter of the proposed site is extremely high.

The current volume of traffic forces vehicles to create rat runs down Waterloo Street, Sun street, Queen street and Elm street which are consistently blocked with traffic trying to get in and out of the Tewkesbury road. These roads cannot take any more volume of

traffic that will inevitably come from any more homes in this area. As a resident of Swindon road for 30 years I have seen the gradual increase in the volume of traffic and witnessed multiple road accidents due to this increase of volume. The cars are wider than they were 30 years ago and the roads are just too small.

Comments: 2nd September 2024

Swindon Road and surrounding areas cannot cope with any more traffic. This would cause a serious danger around Gardeners Lane school. School drop offs and collections causes parking on pavements and street corner, creating multiple hazards and safety concerns. Parking is at premium across this area forcing people to park in a dangerous way. Access in and out of Queen Street, Waterloo Street and Hope street is hazardous with the existing level of traffic today, with poor visibility . There is also a weight restriction on Swindon Road, so how would all the materials and machinery get to the site. There is already a development site on the Mauds Elm site on the same road.

25 Dark Lane
Cheltenham
Gloucestershire
GL51 9RN

Comments: 1st December 2024

Having viewed and considered the recent additional information in relation to this application I am pleased to offer my support to the comments made by Sports England. There is also nothing to address concerns in respect of traffic either on the site or in Swindon Road, particularly in respect of the nearby railway bridge. It is reasonable to expect the applicant to address these issues.

Comments: 30th April 2024

There have been previous applications for this site and these have been refused. The reasons for these previous rejections remain the same. There are serious existing issues with traffic in Swindon Road, not least the dangerous railway bridge with no separate pedestrian and cyclist bridge. There is a high density development already approved at 320 Swindon Road which will further exacerbate existing traffic issues.

This sports ground is within walking distance of Francis Close Hall, University of Gloucestershire, accessible to students without use of vehicles. An important sport asset for the University whose use could easily be expanded to encompass the wider community as part of the curriculum.

The University have already closed their swimming pool at Hardwicke Hall, the loss of this playing field would be yet another degrading of the facilities available to students.

325 Swindon Road
Cheltenham
Gloucestershire
GL51 9LB

Comments: 1st September 2024

Our objection to this proposal is the impact this will have on the surrounding area
The impact on flora/fauna and lack of green space
This will also have an impact on the loss of openness, and the view to the hills beyond,
so eroding a sense of open space
The increase of traffic on an already busy road, with the plans showing a pedestrian
area/secondary rd, exiting onto a blind corner
Trees that will be felled to make way for a roadway, not taking into account the light
pollution of those living opposite said opening
This development will also diminish daylight into existing properties
Will impact on the school, animal shelter and allotments, as the access rd is narrow
There is no bus service along this rd and a weight restriction is on the railway bridge
Rds in this area are already narrow and congested, with little parking available for
existing residents
I believe similar applications prior to this have been rejected, as should this.

363 Swindon Road
Cheltenham
Gloucestershire
GL51 9LB

Comments: 25th November 2024

This is the last of the green space in this over populated area. Once you build you can
never get it back!
I live on the Swindon rd and the tragic is very bad. We don't need more!

4 Farriers Close
Cheltenham
Gloucestershire
GL51 9JA

Comments: 30th August 2024

The council needs to stop building on green spaces which are vital for mental health,
wellbeing and local biodiversity. The council has climate goals it needs to meet and need
to start thinking about the residents of st Paul's and this area. Additionally, car parking is
difficult in this area and adding 122 new homes will make this already busy area difficult
to access.

21 Marsh Drive
Cheltenham
Gloucestershire
GL51 9LN

Comments: 8th September 2024

On behalf of myself and my husband we object to this proposed development due to the obvious increase in traffic on Swindon Road which is already at saturation point, particularly when this development is considered in conjunction with the proposed residential development at Maud's Elm for CBH and what we understand further residential development on the Hardwicke campus site.

We presume that a TIA has been produced by consultants on behalf of the developer which are notoriously biased in favor of the developers .

Any TIA for the proposed development should be considered in conjunction with associated TIA,s produced for the development at Maud's Elm and potentially for the potential development at the Hardwicke Campus.

Finally, should construction works overlap for the three residential developments under the forgoing this would result in absolute chaos for the residents in the area.

211 Swindon Road
Cheltenham
Gloucestershire
GL51 9HZ

Comments: 9th September 2024

We strong object to this development, mainly for the following reasons:

1) Traffic: Swindon Road cannot cope with an increased traffic as it is already at capacity. Even Cheltenham is becoming busier, which is in turn creating extra pollution, noise and safety concerns. This proposed development has a direct knock on effect which contributes to this disturbance, and overall annoyance.

2) Wildlife & Greenery: We are currently in a climate crisis and have been constantly losing green spaces across Cheltenham, even Gloucestershire. If this development goes ahead, we have lost yet another green space for children and our future children's children to enjoy and this will instead become yet another housing development which the average person cannot afford.

3) Safety: Furthermore, it's directly on an already busy enough main road, which is sometimes prolific to fast and unsafe drivers. The development will be causing a concern for future children, pets and overall safety for all those who live on Swindon Road and surrounding areas. It should be a safe green space for the schools, dog walkers and more to enjoy. We actively promote walking and getting outside to improve mental health, which everyone will suffer with at one point in their lives, yet we are considering more

unaffordable houses on an already dangerous main road to further distress those who already live here.

14 Marsh Drive
Cheltenham
Gloucestershire
GL51 9LN

Comments: 9th September 2024

I object to this planning permission as I feel it will have a hugely negative impact on the area and in particular the level of traffic. The roads surrounding the proposed development are already congested enough during peak hours. The average household in the UK has 1.3 cars and therefore there's the potential for an addition 158 cars on one small and poorly maintained portion of road.

Although the reports state that the safety of the road currently is average, the addition of that amount of cars will inevitably create much more accidents. The roads currently and also planned are not fit for the proposed purpose. The roads surrounding are narrow due to cars parked in the street and not maintained sufficiently by the council.

I also feel that the development will affect the local animals as there's lots of wildlife whose homes will be encroached on.

29 Manser Street
Cheltenham
Gloucestershire
GL50 4HG

Comments: 28th March 2024

I object to this as the road is absolutely terrible as it is and adding more houses will only make this worse, the field is outstanding and to ruin it by putting more houses there is wrong, I also see lots of wildlife in there, this will also cause disruption to the animal shelter also the people who live opposite and on the side of the folly, making the roads more dangerous than they already are, not every field has to be built on!!!!

50 Rivelands Road
Cheltenham
Gloucestershire
GL51 9RF

Comments: 16th November 2024

As many others have stated the impact of this on existing residents will outweigh any benefits. The school next door will bear the brunt with increased risk of serious accidents and increased rates of respiratory illnesses. The increase in traffic on roads not designed for the volume exacerbated by this development. The developers will encourage the residents to walk the phrase fat chance comes to mind. The loss of green space will

mean that something which improves air quality and mental health is gone for ever. What steps are there to keep these houses affordable in 5 years they will be sold to landlords and there will still be no affordable housing in Cheltenham. If the developers think that by leaving a small amount of green space that will placate people they are wrong that doesn't deal with many of the issues about this site causing concern

Comments: 23rd April 2024

In this area of Cheltenham there is already very little green space left. The proposed development will impact this but also increase the traffic in an area which is already congested (the railway bridge is already too narrow to cope). What about the impact on the animal shelter and the school. Please reject this application to keep some greenspace available for people in this area

53 Stanwick Gardens
Cheltenham
Gloucestershire
GL51 9LF

Comments: 4th December 2024

OBJECTION TO THE FOLLEY DEVELOPMENT

I strongly agree with the concerns already raised about this development. Three separate developments on one road, in such a small area, are completely unnecessary and unsustainable. This is going to cause so many problems to the 1000s of residents that live here.

Traffic

- The Kingsditch area and Swindon Road are already overwhelmed, with 5-minute journeys now taking 20 minutes.
- Elmfield's narrow roads are not equipped to handle any additional traffic, creating dangerous conditions for residents and road users.

Impact on Homes

- Noise pollution will increase significantly, and homes in Stanwick Gardens will lose privacy.
- Flooding risks will rise with the loss of green space, further threatening local properties.
- House prices are likely to decline due to these issues and an expected increase in anti-social behavior, which the police have already had to address in this area.

Lack of Amenities

- The area is already overstretched, with it being nearly impossible to get a doctor or dentist appointment. This development will only make things worse for existing residents.

Rejected Twice Already

- This land has been refused for development twice before for valid reasons. Those reasons are even more relevant now due to worsening traffic and infrastructure issues.

This development is impractical, harmful, and ignores the concerns of the community that lives here. Please listen to the residents and reject this proposal.

20 Cromwell Road
Cheltenham
Gloucestershire
GL52 5DW

Comments: 4th December 2024

Posted on behalf of Chair and Vice- Chair of Cheltenham and District Allotment Holders' Association (both Midwinter Allotment holders)

This revision does not address the issues raised in our previous objection (and in the comments of others), particularly the safety aspect.

The proposed vehicle exit from the development has not been moved and if it remains in the position shown there will be 4 side roads joining the main busy Swindon Road in a very short distance, with no clear visibility to the corner. If the vehicle exit is moved to the existing roundabout at Maud's Elm it would be a lot safer for both road users and pedestrians.

At the other end of the site it shows a footpath exiting on the corner opposite the allotment site and park entrances which is a blind corner. Traffic for the Animal Shelter and allotments often has difficulty passing here, especially as cars also park along Gardners Lane. Cars also use the allotment entrance to turn around and there are also bikes and pedestrians using the gateway to the park so the current proposed footpath position will not be a safe exit for bikes and pedestrians from the development. Moving this exit along the road where it is straight and gives clearer visibility in all directions would make it safer for all concerned, and adding a crossing would be even better.

Comments: 10th September 2024

Posted on behalf of Chair and Vice- Chair of Cheltenham and District Allotment Holders' Association (both Midwinter Allotment holders)

6,Arle Close,
Cheltenham,
GL51 8JZ
10th September 2024.
Your Ref: 24/00399/FUL.

Dear sir,

The planning development at the Folly. I use Gardeners Lane on a daily basis, and turn right at the end onto Swindon Road with a blind bend in the road to my right giving about twenty meters of vision when turning , specially now with electric bikes doing in excess of thirty MPH. (I know this because they have over taken me when I am doing thirty MPH.) Sooner or later there will be a death.

That junction for Gardeners Lane and the one your proposing will have the same situation, but on their left side. There are peak times at that location, is already overwhelmed, start of school and end of school, combined with a constant traffic from the animal shelter and to add to the mix about 200 cars to and fro to the midwinter allotment daily.

The new development may look nice on paper, as Wymans Brook was when first built every house had two parking bays, now take up the two plus three others parked on the road making it difficult for emergency vehicles to get through, have the planners not learnt from previous situation, or is it intended to build the slums of the future.

The school in Gardeners Lane, the staff use the folly for parking as the road is completely full plus there own small car park, where are they going to park on the roads of the new estate? Or leave the school and go to another with parking.

Yours sincerely,

(Chairman Cheltenham and District Allotment Holders Association)

(Vice Chairman, Cheltenham and District Allotment Holders' Association)

266 Swindon Road
Cheltenham
Gloucestershire
GL51 9JP

Comments: 27th November 2024

I object to planning application: 24/00399/FUL

After reviewing the revised plans, I see no substantial changes that have considered the previous concerns voiced by local citizens. The only change of note is the addition of a new park; We have a park located at Elmfield, and this has consistently been left to decay and is a hot spot for vandalism and anti-social behaviour.

A lot of the recent objections were in relation to the increase amount of traffic this development would bring on an already congested and dangerous road. The entry into this new development would be put between Waterloo Road & Elm Street; Extremely busy roads where entering and exiting them is already a nightmare. Next to Elm Street, you also have Gardner's Lane Road, which to exit onto the Swindon Road, is already a blind corner. Couple the above points up and add the traffic light crossing into the mix, I feel this is only adding fuel to the fire in a location for concern that has been raised many times.

There is already a lot of land within Cheltenham that has been used recently for new developments. We simply do not need another green space in this beautiful town being destroyed in what some would call 'Progress', as we all know this is for financial gain and not the betterment of this town.

Considering my points above, the destruction to wildlife, and the agreement in principle that this field was to only ever be used for sport activities, I strongly object to any plans to develop this land.

51 Stanwick Gardens

Cheltenham GL51 9LF

24 NOVEMBER 2024

Planning: Place and Communities Cheltenham Borough Council

P.O. Box 12 Municipal Offices Promenade

Cheltenham Glos GL50 1PP

Dear Sir or Madam

Re: 24/00399/FUL The Folley

Dear Sir or Madam

I have looked at the revised planning application and have the following comments.

I might add that I agree with previous objections and would like those and the comments below taken as further objections from myself.


Two main comments on the letter of Conor Flanagan – he appears to suggest that the type of housing, quality and quantity should fit well within a “modest value area of Cheltenham”. So are we to be faced (literally) with perhaps modest quality housing? What actually will happen is that the value of our already “modest value of etc.” houses we live in will decrease – estate agents have confirmed that to me. That is a major concern to existing residents and should be taken into account. I would prefer to keep my valuation as it is.

The other comment concerns the opening up of The Folley at the front facing Swindon Road. He says the appearance at the moment is “hostile” Hostile? No, the frontage is safe – always has been even before the University gave up on it – no-one ran out into the road. Remove the fencing and create a dangerous frontage. I note on the revised plan that some existing trees will be removed – that is not acceptable either.

My points were made in my previous letter however I note now that more trees are to be added to the open space between the boundaries of Stanwick Gardens and this development – so less light for us, more leaves in the autumn for us, more roots extending into our narrow gardens and perhaps penetrating our foundations. Sorry not acceptable. Push those houses if they must be built over to the Gardner’s Lane side. Then upset the school and the allotment owners and the Animal Rescue Centre further, reduce the actual number of houses permitted, forbid all cars on the estate and then see if Aster think it is worth their while to pursue this.

You must consider the impact of pollution in this area, the impact of increased traffic on an already congested area and the implications to all existing users - drivers, children, cyclists, pedestrians – then but especially when CBC finally build on the Maud’s Elm site.

Use the brown field sites first.



51 Stanwick Gardens

Cheltenham

GL51 9LF

27 March 2024

Planning: Place and Communities Cheltenham Borough Council

P.O. Box 12 Municipal Offices Promenade

Cheltenham Glos GL50 1PP

Dear Sir or Madam

Re: 24/00399/FUL

CONTEXT: The houses in Stanwick Gardens which have a boundary with The Folley were built with their living areas at the back of the properties. i.e. overlooking The Folley. The visual outlook following this new development will be on brick walls and roads. Whether these new houses will be attractive is unknown. For Stanwick Gardens read S.G.

OBJECTIONS: The largest houses (6/7 occupants) are I believe the nearest to S.G. boundaries. The distance from the boundary varies from a mere 8 metres to 11 metres.

The development has been positioned well towards S.G. whilst the "open space" is on the Gardner's Lane side which is not overlooked and is wooded. Bungalow constructions or the football pitch would have been more considerate options.


Trees: The developers say they will plant trees as "barricades". There are trees already on S.G. side. No more may be wanted by existing residents. Trees do grow....they block light and cause problems with roots and leaves.

Fences: The developer plans to erect a 1.8 metre fence to aid privacy and security to S.G. on the boundary of their development. This could block light to our properties and particularly gardens.

Disturbance: Houses have one or two parking spaces. Most households run 2 (sometimes more) cars depending on the number and age of occupants. So, shortage of car parking per house. 122 houses, possibly over 300 cars using the estate. Add noise of delivery vans, lorries, weekly rubbish collections, visitors etc this adds up to constant noise and worse POLLUTION.

Street Lighting: light pollution will affect S.G. accommodation especially bedrooms.

Roads: These run off a main road and face S.G. houses – cars in winter from 4.00pm through the night and early morning will cause more noise and pollution day and night.

Flooding: S.G. boundary gets flooded on the The Folley side when there is heavy rain. Has this been addressed? Will the developed field be able to absorb the excess run off?  .

Traffic: Gardner's Lane: During term time is used as a car park – single lane option. This is the access road to the Aspire Foundation, the Animal Shelter and Midwinter Allotments. 122 houses and their cars - more parking may impede emergency vehicles should they be needed.

Swindon Road: The exit road from the development is onto Swindon Road where it is quite narrow. The road would cut the pavement – issues for pedestrians.

This is a very busy road. The development will cause more delays and more problems on the railway bridge. Kingsditch Lane is a nightmare now. Traffic from 320 Swindon Road when completed will further add to the chaos and pollution. Elms development will impact too on routes into Cheltenham centre.

At night car headlights from cars exiting will shine into the houses on Swindon Road.

Increased traffic and the proximity to Gardeners Lane School could impact on the safety of the children and parents plus those from the Foundation. The extra pollution may well impact on the health of the children.

A cycle path exits the development just near the corner of Swindon Road (Maud's Elm end).

Potentially this is another hazard for pedestrians and for traffic coming up from Kingsditch Lane.

LOSS OF GREEN SPACE (in situ since 1880's)

The Folley is home to foxes, a huge bird population, bats and hundreds of seagulls. The developers say biodiversity will be given – beg to differ – it's already there. The development is a threat to biodiversity. The developers further suggest that people from Cheltenham will use the green space – they have Pittville and Elmfield parks much nearer!

A football pitch is close to Swindon Road. Will the boundary trees be cut down? Will there be measures to stop balls flying over onto the road? Is there enough parking for all? Is there a plan in place to maintain the pitch and sports changing areas?

Unlike other developments being planned elsewhere there is no community facility which might have benefited the entire area.

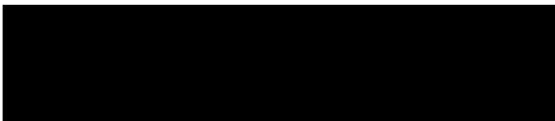
There will be an impact on the school – places will also be needed when 320 Swindon Road is finished.

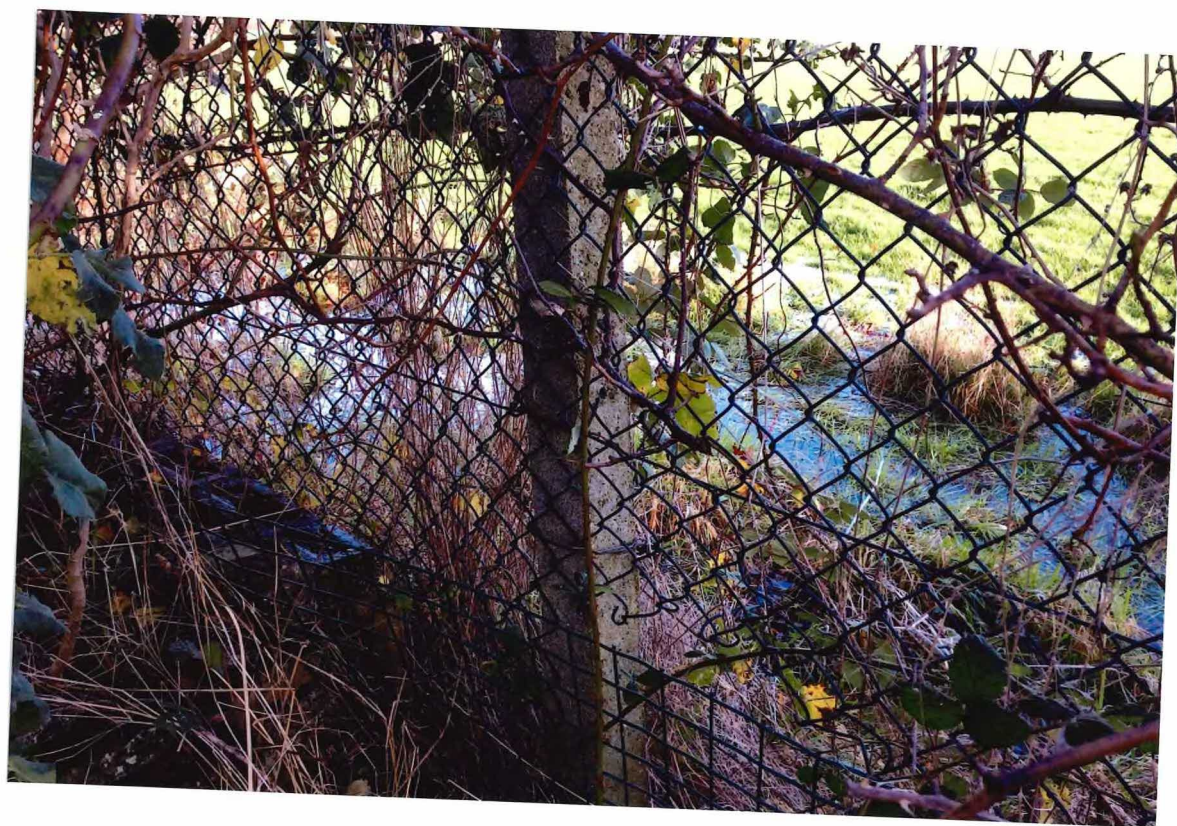
There will be an impact on health facilities – difficult now.

Policing may be over stretched to cover yet another new area.

My opinion: The "Amenity" has too many houses, not enough parking spaces, houses, road cycle paths sited inconsiderately, traffic implications for all users, increased light and air pollution, no local social facilities, no environmental advantages, no help with health facilities, a loss of a beautiful green space which could be used more sympathetically for the entire area.

Yours faithfully

A large black rectangular box redacting the signature of the sender.



Feb 2024.

Water Runoff boundaries of

50 + 51 Stanwick Grads